HERITAGE CITATION REPORT

Name	HOUSE, OUTBUILDINGS, AND RUINS		
Address	121 Mt Lofty Road REDESDALE	**Grading**	2008 Local

Building Type	Other - Residential Buildings (private)
Assessment by	Context Pty Ltd

Recommended Heritage Protection	**VHR** No **HI** No **PS** Yes

Architectural Style	Victorian Period (1851-1901) Vernacular

Maker / Builder	Unknown

Integrity

Altered

History and Historical Context

History of the Shire of Metcalfe

Note: The following history is a series of excerpts from *Twigg, K. and Jacobs, W (1994)* **Shire of Metcalfe Heritage Study Volume 1 Environmental History**, *Ballarat.*

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area Australia Felix.

Less than a year after Mitchell's return to Sydney with glowing reports of the stocking capabilities of the land in the south, the first overlanders arrived in the district and soon thereafter laid claim to the rich basaltic plains of the Campaspe and Coliban Rivers. The pastoral occupation of the Shire was completed by 1843 and the process of shaping the landscape to fit the demands of white settlement gathered pace.

Over the next decade many of the earliest pastoral runs were subdivided; Bowman's Run, for instance, was split in two to form Stratford Lodge and Sutton Grange [1]. It was also a period of improvements around homesteads.

During the 1850s the pressure of supplying sufficient food to the newly discovered gold diggings and the growing demand for land by miners led to the survey and sale of large areas of land in proximity to the gold fields.[2] At the time of the first land sales in the 1850s there were no restrictions on the amount of land an individual could buy and most squatters managed to purchase between 3,000 and 6,000 acres of the old leasehold. However the land sales also attracted wealthy entrepreneurs and successful miners. At Stratford Lodge almost the entire leasehold was offered for sale and between 1856 and 1857, William Degraves, successful flour miller and William Williamson created something of a stir by buying between 12000 and 13000 acres each.

In September 1851 the Mount Alexander gold rush exploded after a small notice in the Argus announced a discovery in the Mount Alexander Ranges. Serle has suggested the Alexander rush set the standard for all subsequent rushes and argues that at no other gold field was gold spread so shallowly and liberally over such a large area.[3] The temporary nature of many early gold rush workings is witnessed by isolated ruins or a cluster of buildings which once formed a small settlement. By contrast the townships which survive from this period still retain the layout, the commercial street design and many of the residences and solid public buildings of their gold field origins.

By the late 1850s it was clear that road making was needed and it was agreed that the responsibility for works should be given to each local district. The Metcalfe Roads board was proclaimed on 14 August 1860 and wasted little time in seeking money for road construction. At its first meeting it was moved that the Board 'with as little delay as possible.obtain a portion of the government grant for the present year.'[4] Rates were also levied on residents and by 1865 this must have amounted to over £1000 for this level had to be reached before a district could be proclaimed a Shire. The Shire was proclaimed in July 1865 and at this time its area was substantially increased by the voluntary addition of Elphingstone, West Faraday, Harcourt and Barkers Creek.

A seventeen mile branch line was opened to Redesdale in 1891 leaving the Melbourne-Mount Alexander and Murray River Railway at Redesdale Junction to the north of Kyneton, and then continuing through the stations of Green Hill, Edgecombe, East Metcalfe , Emberton and Barfold before terminating at Redesdale . The stations consisted of little more than a tin shed and a water tank but they rapidly became a focal point for the surrounding communities.

History of Redesdale

The first scattered buildings of the township of Redesdale grew up near Monro's Crossing (Campaspe River) on the Kyneton Heathcote Road, catering to miners en route to the Heathcote old fields. During the early 1860s telegraph coaches followed this route daily carrying mail between the gold fields and Kyneton. Nevertheless, Redesdale was scarcely considered a place of significance and when Mr Bain suggested making a road to Redesdale in 1860 there was much amusement with someone responding he might was well make a road to the moon.[5]

More extensive settlement of the area in the 1860s by the Catholic settlers prompted the survey of the Redesdale

Township and the sale of the first township blocks in 1871. Building work was characterized by the use of bluestone and by 1870 the main road boasted a police station, hotel, a Catholic Church, a post office, a bakery, a drapery and butchery with slaughter yards out the back.

During this period Redesdale established itself as a solid agricultural township. After the construction of a branch line railway in 1891 the township became an important railhead.

History of house, outbuildings and stone wall, 121 Mt. Lofty Road, Redesdale

The buildings at 121 Mt Lofty Road are located on allotment 103B in the Parish of Redesdale, which formed part of a Crown grant to James Kelly on the 21st April 1873. Kelly was also granted allotments 104B, 87A, 87B and 88 at the same time, and together the two allotments gave him a total parcel of more than 182 acres.[6]

Kelly took out a mortgage over his property in May of 1873, and he probably used the capital he raised to finance the construction of the house and outbuildings at Mt Lofty Road. [7]

Kelly died in 1915, and the property passed to James Kelly and Augustasia Kelly, who were probably his children. In 1920, William Kelly became the owner. [8] He sold the place to Archibald Gooch in 1922, who held it only for a short time before selling to Charles Joseph Took the following year.[9] Took owned the property until his death in 1978.

The property has been recently extended with the addition of a residence to the rear of the c. 1870 stone buildings.

[1] Randell, J. O. (1982), *Pastoral settlement in northern Victoria, Vol. 2: The Campaspe District,* Chandos, Burwood, p.138

[2] Powell, J.M. (1970) *The public lands of Australia Felix; settlement and land appraisal in Victoria 1834-91 with special reference to the Western Plains* Melbourne, New York, Oxford University Press, p .67

[3] Serle (1963), *The Golden Age*, *A History of the Colony of Victoria 1851-1861*, University of Melbourne,p. 23.

[4] Metcalfe Roads Board Minutes, 10 September 1860

[5] *Taradale Express*, 16 December 1871

[6] Certificate of Title, Vol. 576, Fol. 179

[7] Certificate of Title, Vol. 576, Fol. 179

[8] Certificate of Title, Vol. 576, Fol. 179

[9] Certificate of Title, Vol. 576, Fol. 179

Primary sources

Certificates of Title

Secondary sources

Randell, J. O. (1982), *Pastoral settlement in northern Victoria, Vol. 2: The Campaspe District,* Chandos, Burwood.

Powell, J.M. (1970) *The public lands of Australia Felix; settlement and land appraisal in Victoria 1834-91 with special reference to the Western Plains* Melbourne, New York, Oxford University Press.

Randell, J. O. (1985). *McIvor: A History of the Shire and the Township of Heathcote,* Shire of McIvor

Serle (1963) *The Golden Age*

Twigg, Karen & Jacobs, Wendy (1994), *Shire of Metcalfe Heritage Study,* vol. 2, Ballarat, Victoria

Relevant Historical Australian Themes

4 Transforming the land

4.4 Farming

Description

Physical Description

121 Mt Lofty Road comprises a complex of buildings including a house and outbuilding, and ruins of a chimney. All are constructed of bluestone apart from the contemporary house which has been built adjacent to the outbuilding with a garage attached. The bluestone house is quite substantial in size, has a hipped roof and a straight profile verandah that was possibly once built in, as evidenced by the multi paned windows that are flush with the edge. The door is not centrally located in the front elevation resulting in two windows one side and one on the other.

The outbuilding has a square plan with a pyramidal roof and small windows. Information from the current owner indicates that this was used as a dairy. The verandah appears to have been a later addition as evidenced by the style of the verandah posts. Nearby is the remains of a substantial brick chimney.

This group of buildings are complemented by some mature trees including a large cypress and some other exotic deciduous trees.

Physical Condition

Fair

Conservation Policy

Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise:

Roof, verandah repairs and replacement of eaves gutters to the outbuilding would help to conserve this building.

Comparative Analysis

The arrangement of buildings at right angles to each other may be compared with several other farm complexes including those at the corner of Axedale Kimbolton Road, Eppalock and *Penarth* at 2351 Kyneton Redesdale Road, Redesdale.

Statement of Significance

What is significant?

The complex of bluestone buildings at 121 Mt Lofty Road, Redesdale, including all of the fabric of the earlier bluestone house and outbuilding, and ruins of a chimney is significant. The cypresses and large deciduous trees along the driveway are also significant. The more contemporary house is not significant.

How is it significant?

The complex of bluestone buildings at 121 Mt Lofty Road, Redesdale is of local historic and architectural significance to the City of Greater Bendigo.

Why is it significant?

121 Mt Lofty Road, Redesdale, is of historic significance for its association with the Kelly and took families. Joseph Took was well known in the district for his property and business interests.*Criterion A*

The buildings 121 Mt Lofty Road, Redesdale are architecturally significant as an important example of a complex of bluestone buildings in the City of Greater Bendigo. The complex comprises a substantial house and a square plan outbuilding that may have been used as a store. There is also the remains of a substantial brick chimney. This complex of buildings is complemented by mature trees including a large cypress and some other exotic deciduous trees. The arrangement of buildings is a feature of some other properties in the area where houses and outbuildings form small farm complexes with buildings arranged at right angles to each other in a fairly formal way. *Criterion D*

Assessment Against Criteria

HERCON CRITERIA

Importance to the course or pattern of our cultural or natural history. *Criterion A*

Possession of uncommon rare or endangers aspects of our cultural or natural history. *Criterion B*

Potential to yield information that will contribute to an understanding of our cultural or natural history. *Criterion C*

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments. *Criterion D*

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

Importance in demonstrating a high degree of creative or technical achievement at a particular period. *Criterion F*

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

Special association with the life or works of a person, or group of persons, of importance in our history. *Criterion H*

Recommendations 2008

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes
Fences & Outbuildings	Yes
Prohibited Uses May Be Permitted	No
Incorporated Plan	Yes
Aboriginal Heritage Place	No

Other Recommendations

It is recommended that the 121 Mt Lofty Road, Redesdale be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is as defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'