

HERITAGE CITATION REPORT

Name	House and Ruins		
Address	1737 Lyell Road REDESDALE	Grading	2008 Local
Building Type	House		
Assessment by	Context Pty Ltd		



Recommended Heritage Protection	VHR No HI No PS Yes
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Architectural Style	Victorian Period (1851-1901) Vernacular
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Maker / Builder	Unknown
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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 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

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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 Degraives, 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 Elphinstone, 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 as 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.

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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 and Ruins, 1737 Lyell Road, Redesdale

The buildings at 1737 Lyell Road were built on part of allotment 42 (no sec) in the parish of Redesdale. The land was granted by the Crown to Thomas Poole, a farmer, on the 5th August 1864, and covered an area of 114 acres, one rood, four perches, upon which Poole assumedly established a farm. Thomas Poole held a further series of allotments in the parish, one of which he had been leasing under Sections 19 and 20 of the Land Act of 1869. Parish plans showing allotment 42 do not record the date of the crown grant, indicating that this allotment was perhaps also subject to a lease prior to Poole's formal acquisition of the property.[6] Poole probably built the house at Lyell Road in the 1860s, probably soon after his acquisition of the property.

Poole sold the place to James Hamilton on the 4th July 1865, which he leased to John Talbot from the 15th November that year.[7] Hamilton mortgaged the property to John Bloomfield in 1866, and the mortgage was then transferred to Peter Mather in 1867. Hamilton may have used the capital raised through mortgaging the property to finance further development at his property, and it is likely that buildings were constructed on the property as they became necessary.

James Hamilton died on the 4th July 1872, and George Hamilton, a farmer from Glenhope, became the owner of the property as the administrator of his estate. George Hamilton eventually sold the place to John Govelt on the 9th March 1881.[8] Govelt was the owner of substantial lands in the district, and the acquisition of lot 42 brought his holding to over 500 acres. He mortgaged his entire holding soon after acquired lot 42, and then sold all 534 acres, two roods and twelve perches to Mary Poole on the 1st December 1885.[9]

Mary Poole was a widow, presumably of George Poole, who had previously owned the land, or a relative of his. She mortgaged the property to Paul de Castella and Arthur Rankin of Blackwood.[10] Mary Poole extended her holding in 1890 with the acquisition of part of allotment 47 and lot 47 in the Parish of Redesdale, which together brought her total acreage to over 700 acres. Mary Poole died soon after taking out a further mortgage in 1890, and by 1891 Knud Peter Hanson had taken over the property as the proprietor of her estate.[11] Gertrude Dorothea White, a married woman from South Yarra, took over the estate in 1900, and mortgaged the property back to Knud Peter Hanson in order to finance her purchase. She took out a further mortgage to Eliza Whitfield White in 1904.[12]

George Took became the proprietor of the estate of Gertrude Dorethea White following her death circa 1906. On the 10th April 1910 Amelia Cook, of Coonover Bridge near St. Arnaud, became the owner of the property. Following her marriage to Albert Hamilton, Amelia transferred ownership of the property to him on the 11th of April 1921.[13] Following his death, Catherine Hamilton became the owner of the property, which was subsequently mortgaged to the Bank of Australia on the 1st December 1931.[14] In 1941 George Albert Hamilton became joint owner with Catherine in 1941.

The property was sold to Albert McInnes on the 3rd March 1954, who owned the place until his death in 1976, after which time Timothy Rogers and Harold Ross Lanyan were the owners of the place.[15]

[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*,Melbourne University Press,p. 23

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[4] Metcalfe Roads Board Minutes, 10 September 1860

[5] *Taradale Express*, 16 December 1871

[6] Plan of the Parish of Redesdale, undated.

[7] Certificate of Title, Vol. 130, Fol. 841.

[8] Certificate of Title, Vol. 130, Fol. 841.

[9] Certificate of Title, Vol. 1242, Fol. 358.

[10] Certificate of Title. Vol. 1806, Fol. 004.

[11] Certificate of Title. Vol. 2282, Fol. 325.

[12] Certificate of Title. Vol. 2282, Fol. 325.

[13] Certificate of Title. Vol. 2282, Fol. 325.

[14] Certificate of Title. Vol. 2282, Fol. 325.

[15] Certificate of Title. Vol. 6501, Fol. 036.

Primary Sources

Certificates of Title

Secondary sources

McLaren, Bruce (1994), *Historical Notes on the Redesdale Junction to Redesdale Railway*, Courtesy of the Greater City of Bendigo.

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, Heathcote, Victoria.

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

Rowe, Bill (1989), *Redesdale: Yesterday and Today My Last Hurrah*, the Author, Redesdale, Victoria.

Serle (1963), *The Golden Age, A History of the Colony of Victoria, 1851-1861*, Melbourne University Press.

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

Relevant Historical Australian Themes

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4.0 Transforming the land

4.4 Farming

Description

Physical Description

The house at 1737 Lyell Road Redesdale is part of a farm complex that comprises a stone house and the ruins of a stone and brick building and a number of contemporary farm sheds. The house is built of the bluestone laid in a coursed and snecked pattern. There are two slender brick chimneys. The hipped roof is clad in corrugated iron. A verandah appears to have been added to the house at a later date and this is built with timber posts and vertical timber infill to the ends. There are substantial stone ruins adjacent to the house. The modern house is not of interest, nor are the corrugated sheds.

Physical Condition

Fair

Conservation Policy

Guidelines (Specific)

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

Painting of all timber components would be desirable.

Statement of Significance

What is significant?

The stone house built c1870 is significant. The stone ruins are significant for the potential to yield information about the nature of the farm complex. The modern machinery sheds of corrugated iron are not significant nor the modern house at the front of the block.

How is it significant?

The stone house and adjacent ruins at 1737 Lyell Road Redesdale are of local historical and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The property at 1737 Lyell Road is significant for its association with a number of local people including John Govelt in the 1880s. Govelt owned and managed a large amount of property in the area, and his period of ownership was followed by that of George Took who was involved in both farming and mercantile activities in Redesdale. *Criterion A*

The house is of aesthetic significance as a representative stone farmhouse built of the local Redesdale bluestone. Apart from the addition of a verandah the building is fairly intact. *Criterion D*

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The ruins are of significance for their potential to yield further information about the nature of the farm. *Criterion C*

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

No

Fences & Outbuildings

Yes

Prohibited Uses May Be Permitted

No

Incorporated Plan

Yes

Aboriginal Heritage Place

No

Other Recommendations

It is recommended that the house and ruins at 1737 Lyell Road, Redesdale be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'