

HERITAGE CITATION REPORT

Name Penarth - Farmhouse and Buildings
Address 2351 Kyneton-Redesdale Road REDESDALE **Grading** 2008 Local
Building Type Homestead Complex
Assessment by Context Pty Ltd



Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)
 Vernacular

Maker / Builder No information held

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

HERITAGE CITATION REPORT

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.

HERITAGE CITATION REPORT

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 *Penarth*, 2351 Kyneton-Redesdale Road, Redesdale

The house and outbuildings at Penarth were built on part of the land that was granted by the Crown to John Took on the 15th January 1863. Took's original allotment covered an area of 20 acres but later that year he acquired adjacent Crown allotment 57 in Redesdale, which expanded his holding to over one hundred acres.[6] By the time of this purchase, Took is recorded in titles records as residing at *Green Hills*, which is almost certainly the name he gave to his property at Redesdale. By 1872, Took's holding totalled some 172 acres, and he was in the process of expanding his holding with the acquisition of a further 286 acres.

John Took is listed in rates books as the owner of a house on 418 acres at Redesdale in 1874, suggesting that the stone residence on the property was constructed prior to this time.[7] Pastoral estates tended to expand over time, with new buildings being constructed as necessary. The buildings on Took's estate probably undertook a similar pattern of construction.

Along with his status in the community as a farmer, John Took invested in a number of properties throughout the district. He bought one of the Redesdale hotels that had been built by John McNiff in 1862 and used it as a rental property. The place was initially leased to the Police Department for the sum of £8/10/- per month.[8]

Part of John Took's property was sold to the Victorian Railway Commissioners towards the end of 1889, presumably as part of a resumption of land for the construction of the new line for Kyneton and Redesdale. Construction of the line commenced in February 1888 and the completed Redesdale station opened in 1891.[9]

John Took died on the 20th July 1900, and John Barrow and Joseph Palmer became the owners of all of his property. Took's widow continued to live in the house after the death of her husband, and it was probably rented to her by the new owners.[10] John Barrow ran a store in Kyneton, and Joseph Palmer was a solicitor there.[11] Palmer was a partner in the legal practice of Palmer, Stevens and Rennick that gleaned much of its clientele from the local community of Redesdale.[12]

Palmer and Barrow sold the property to George Took on the 1st March 1912. George's relationship to John Took is not known, but he was probably his son or grandson. The Took family was fairly prominent in the district, and donated a block of land for the public of Redesdale to erect a new Hall.[13] By the time of their acquisition of the property, the Tooks held a parcel of land that covered a total of more than 415 acres.

The property was sold to Nancy Rose on the 16th April 1943. Rose is recorded in Titles Records as a married woman, residing in Redesdale. She did not hold the property for long, and it was sold on the 26th May 1943. The new owners were David Spurling, his wife Margaret Spurling, William David Spurling and Mary Monica Ellis, and each owned a quarter share of the property.[14] Both David and Kevin Spurling were tailors.

David Spurling died on the 26th July 1955 and his portion of the property was granted to the National Trustees, Executors and Agency Company and Kevin Spurling. The remainder of the property continued to be held by the surviving members of the foursome.

[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*

HERITAGE CITATION REPORT

special reference to the Western Plains Melbourne, New York, Oxford University Press. p .67

[3] Serle (1963), *The Golden Age*, p. 23

[4] Metcalfe Roads Board Minutes, 10 September 1860

[5] *Taradale Express*, 16 December 1871

[6] Certificates of Title, Vol. 138, Fol. 552; Vol. 23, Fol. 569.

[7] Twigg, Karen & Jacobs, Wendy (1994), p. 90.

[8] Rowe, Bill (1989), *Redesdale: Yesterday and Today My Last Hurrah*, the Author, Redesdale, Victoria, p. 10.

[9] McLaren, Bruce (1994), *Historical Notes on the Redesdale Junction to Redesdale Railway*, Courtesy of the Greater City of Bendigo, p. 1.

[10] Twigg, Karen & Jacobs, Wendy (1994), *Shire of Metcalfe Heritage Study*, Ballarat, Victoria, p. 90.

[11] Certificate of Title, Vol. 23, Fol. 569.

[12] Rowe, Bill (1989), p. 15.

[13] Rowe, Bill (1989), p. 13.

[14] Certificate of Title, Vol. 23, Fol. 569.

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.

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

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

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

Relevant Historical Australian Themes

4.0 Transforming the land

4.4 Farming

HERITAGE CITATION REPORT

Description

Physical Description

Penarth is a farm complex comprising four stone buildings including two houses, a large barn and a small detached building at the rear of one house. The buildings are predominately built of bluestone presumably quarried locally in the Redesdale area. The sequence of construction appears to be that the barn and small cottage were built at some time during the ownership of John Took in the 1860s, whilst the house and outbuilding at the rear of the house may date from slightly later in the 1870s. The timber house has a large stone chimney at one side.

The barn is a large structure mainly constructed of stone but with a timber framed extension to one end, now clad in galvanized corrugated iron. The roof cladding has also been replaced. Of particular interest is the wall construction which is composed of bluestone blocks as facings and a rubble stone cavity built from rounded stones set in thick 'mud' mortar. The rounded stones are likely to have originated from a river. As Redesdale is situated on the confluence of the Campaspe and Coliban Rivers this is not an unlikely scenario.

The small cottage has a steeply pitched roof with an extended roofline that forms a wide verandah around the building. Timber shingles are visible under the corrugated iron roof cladding. The windows are especially small, however the stonework has been well executed and there are stone sills and lintels to each of the windows. The adjacent house is larger and of double fronted form with a hipped roof and a slightly convex profile verandah. The chimneys have been well designed with an ovolo moulding in stone to each. A small stone outbuilding is at the rear of the the house and this also has a chimney indicating that it was likely to have been used as a kitchen. There is a cellar with stone access steps and side walls.

There is a large timber framed weatherboard extension at the rear of the stone house with a large bluestone chimney. The setting of all of the buildings is enhanced by some mature elm trees.

Physical Condition

Fair

Conservation Policy

Guidelines (Specific)

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

Restoration of the damaged stonework to the barn would be desirable.

General conservation of all stonework is highly desirable.

Comparative Analysis

Penarth is one of the best examples of a farm complex in the region. Other places with some similarities include Axedale-Kimbolton Road, Eppalock and 121 Mt Lofty Road, Redesdale, which also comprise a number of farm buildings in close proximity.

HERITAGE CITATION REPORT

Statement of Significance

What is significant?

The property Penarth at 2351 Kyneton-Redesdale Road comprising four stone buildings dating from the 1860s and 1870s is significant. The timber wing at the rear of the larger house and the alterations to the barn are of lesser significance. The mature elm trees are also significant.

How is it significant?

Penarth at 2351 Kyneton-Redesdale Road is of local historical, aesthetic and technical significance to the City of Greater Bendigo.

Why is it significant?

Penarth demonstrates the development of John Took's farm through the sequence of buildings. His ownership of the property lasted for over thirty years and in that time the expansion of land and buildings demonstrate an evolution of the farm. Took's association with Redesdale was an influential one through his investment in a number of properties throughout the district. *Criterion A*

Penarth demonstrates a coherent group of buildings linked in form and materials. Some details of the stonework are unusually sophisticated such as the chimneys lintels and sills, indicating a superior level of stonemasonry. The whole group of buildings are located together whereby it is possible to interpret the development of the site and to relate their functions to the working of a small farm. This is considerably enhanced by the elm trees that provide a sense of scale and enclosure to the complex. *Criterion E*

Of particular note is the wall construction of the barn using rounded stones laid like flints, the cellar and stairs, and the presence of timber shingles to the roof of one building. *Criterion B.*

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.

HERITAGE CITATION REPORT

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

Other Recommendations

It is recommended that the farm complex Penarth at 2351 Kyneton-Redesdale 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 defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'