

HERITAGE CITATION REPORT

Name Former Hotel
Address 2132 Heathcote-Redesdale Road REDESDALE **Grading** 2008 Local
Building Type Hotel
Assessment by Context Pty Ltd



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Victorian Period (1851-1901)

Maker / Builder Unknown

Integrity

High

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 the land, Mitchell named the area Australia Felix.

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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 former Hotel, 2132 Heathcote-Redesdale Road

The former hotel at 2132 Heathcote - Redesdale Road was built on allotment 8 of section 10 in the Parish of Redesdale and the Township of Redesdale, that was granted by the Crown to Alfred Gloster on the 11th of February 1870.[6] Gloster mortgaged the property to Henry Hurry on the 18th July that year, and it can be assumed that he used the capital raised in this venture to finance the construction of the building on his land. It seems that Gloster was perhaps unable to afford his property for much longer, as he sold to Charles Lyons on the 22nd April 1872.[7]

Charles Lyons was the owner of a number of adjacent allotments, and the acquisition of Gloster's land made him the proprietor of Crown allotments 8, 12, 13 and 14 of section 10. He mortgaged the land to the National Bank of Australasia on the 14th July 1876.[8]

In August 1876, Lyons was subject to an action in the Supreme Court by Thomas, Edward and John Bedggood, trading as the Bedggood and Company.[9] The nature of the action is not known. Lyons appears to have defaulted on his mortgage soon thereafter, and the property was transferred from the National Bank of Australasia to Edward Orr on the 12th December 1879.[10]

By the time of his acquisition of Lyons' land, Edward Orr had recently acquired Crown allotments 1, 2, 3, 4 and 5 of section 10 as the administrator of the estate of John Orr, a squatter, who had previously held the lands. The purchase of Lyons' property gave Orr a total holding of a mere three acres, one rood and 13 perches, but gave him the entire block of land circumvented between School Road, Lyell Road and the Heathcote - Redesdale Road. [11]

On the 27th September 1880, Rosanna Lyons became the owner of the parcel of land. She mortgaged the place to John Took to purchase the property, but by the 17th October 1883 Patrick Lyons, a farmer, was the owner.[12] Within two years, Lyons had sold the place to John McNiff, a publican, who presumably ran the place as a hotel. John McNiff died on the 5th March 1901, and his widow, Anne McNiff, and Hugh Rawson became the owners of the land as the executors of his will. Thomas McNiff was the sole owner of the property by 1910.[13]

In 1915, McNiff sold the place to William Henry Rowe, who owned it until his death in 1946. The uses of the building at Heathcote - Redesdale Road during this period are not known, and it is possible that the place was used as a private residence. Following Rowe's death, George and William Rowe and Julia McNiff became the owners of the property, but by 1955 William Rowe was the sole proprietor.[14]

[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, Geoffery (1963), *The Golden Age: A history of the colony of Victoria 1851 - 1861*, Melbourne University Press, Melbourne, p. 23

[4] Metcalfe Roads Board Minutes, 10 September 1860

[5] *Taradale Express*, 16 December 1871

[6] Certificate of Title, Vol. 355, Fol. 880.

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- [7] Certificate of Title, Vol. 355, Fol. 880.
- [8] Certificate of Title, Vol. 355, Fol. 880.
- [9] Certificate of Title, Vol. 494, Fol. 607.
- [10] Certificate of Title, Vol. 494, Fol. 607.
- [11] Certificate of Title, Vol. 494, Fol. 607.
- [12] Certificate of Title, Vol. 1505, Fol. 999.
- [13] Certificate of Title, Vol. 1505, Fol. 999.
- [14] Certificate of Title, Vol. 1505, Fol. 999.

Primary sources

Certificates of Title

Metcalfe Roads Board Minutes, 10 September 1860

Taradale Express, 16 December 1871

Information supplied by current owner, 2009

Secondary sources

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

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.

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

Serle, Geoffery (1963), *The Golden Age: A history of the colony of Victoria 1851 - 1861*, Melbourne University Press, Melbourne.

Relevant Historical Australian Themes

6.0 Building towns, cities and the garden state

6.5 Living in country towns

Description

Physical Description

It may be assumed that the former hotel at 2132 Heathcote-Redesdale Road is built of local bluestone quarried from nearby quarries. Redesdale had a plentiful supply of bluestone from several quarries in the 1870s and most substantial buildings in the township are constructed of this material. 2132 is built to the road frontage as it winds through Redesdale in a picturesque manner. It is one of a number of commercial buildings in the township. It is built with a cut off corner that is commonly associated with hotels, and this is reflected in the roof form where the hip is segmented. It is believed that the roof form is original, however, that original materials would have been different from the current galvanised iron. [1] Doors are four panelled and have a fanlight above whilst the windows are of two different designs including four pane sash windows and fixed windows with arch headed sashes. One of these has been altered in the lower part of the sash.

There are the remains of stone paving set in the footpath at the front door. The rear of the building has been altered by the addition of a skillion weatherboard extension. The site contains a large bluestone base structure, believed to have been built in the 1950s, on which water tanks are mounted [2]. This appears to have been constructed from bluestone salvaged from a former building, however it is not of interest. There is also other tank stands on the property, and these are not of any interest. There is a corrugated iron woodshed which is not of interest.

[1] Information from current property owner, 2009

[2] Information from current property owner, 2009

Physical Condition

Good

Conservation Policy

Guidelines (Specific)

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

Replacement of non-original window frames and sashes with new based on historical evidence would be desirable.

Conservation of the stones set in pavement at the front door is desirable, however, if they are deemed hazardous due to vandalism, their removal can be considered.

Under clause 43.01, it is clearly outlined that some minor works, including replacing like with like, and general maintenance and repairs which does not change the appearance of a building, does not require a permit. This wording is as follows:

43.01-1 Permit requirement:

A permit is required to:

- Carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials.

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Comparative Analysis

The Redesdale Hotel is one of two hotels in Redesdale, the other being the Redesdale Tavern at 2640 Kyneton-Redesdale Road. Both Redesdale and Axedale still retain two hotels within the townships, however Redesdale provides the best example of a corner hotel.

Statement of Significance

What is significant?

The former hotel constructed c. 1870 at 2132 Heathcote Redesdale Road is significant. The other outbuildings and tankstands on the property are not of interest.

How is it significant?

2132 Heathcote Redesdale Road is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

Although there is little historical evidence to link the operation of this building as a hotel before 1883 when John McNiff is recorded as a publican of this address, the form of the building indicates that it was designed as and operated as a hotel from before this time. It is one of several hotels or former hotels in the Redesdale area, although only one still operates as a hotel, at 2640 Heathcote Redesdale Road. *Criterion A*

The building demonstrates a particularly clear evocation of the hotel building form. It is a key building in the picturesque setting of Redesdale and is complementary in terms of form, some materials and scale with other building in the township. It is notable as a building of locally quarried stone. Although altered by the replacement of some windows and a timber addition at the rear, the hotel is substantially intact in its masonry and is an exceptional example of a nineteenth century corner hotel. *Criterion D*

Assessment Against Criteria

Criteria:

Criterion A Importance to the course, or pattern, of Victoria's cultural history.

Criterion B Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

Criterion C Potential to yield information that will contribute to an understanding of Victoria's cultural history.

Criterion D Importance in demonstrating the principal characteristics of a class of cultural places or objects.

Criterion D Importance in exhibiting particular aesthetic characteristics.

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

Criterion G 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 their continuing and developing cultural

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traditions.

Criterion H Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

Recommendations 2008

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

Other Recommendations

It is recommended that the former hotel at 2132 Heathcote-Redesdale 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 defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'