

HERITAGE CITATION REPORT

Name Shops and Dwellings
Address 2127 Heathcote-Redesdale Road REDESDALE **Grading** 2008 Local
Building Type ShopResidence
Assessment by Context Pty Ltd



Recommended Heritage Protection VHR - HI - 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 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.

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 shops and dwellings, 2127 Heathcote-Redesdale Road

The buildings at 2127 Heathcote-Redesdale Road are built on part of Crown Allotments 4 and 5 of Section 11A, which were granted to Martin Clarke and John Took respectively on the 7th August 1875. By the 1870s, the town of Redesdale had undergone substantial development, and a number of shops and retail establishments had been set up in its centre. Martin Clarke's profession is not known, but John Took was a prominent figure in the district. He worked as a solicitor, and owned substantial land holdings, including John McNiff's Hotel, which he acquired in 1862.[6] Both Took and Clarke's allotments were small in size, totalling a single rood and a number of perches a piece, though Took's allocation was slightly bigger than Clarke's.[7]

John Took owned the allotment until his death in 1900. It is not known if he had developed the land in that time, but it is assumed that some construction had been undertaken. The shops and dwellings at 2127 Heathcote-Redesdale Road were probably not built during the period of Took's ownership. After his death, Took's substantial estate passed to John Barrow and John Farmer. Farmer was a solicitor, who ran practices in Kyneton, and had presumably worked with Took. Conversely, Barrow was a storekeeper, and it is possible that he undertook to build at least part of the shop buildings.[8] Soon after their acquisition of the Allotment 4, however, Barrow and Farmer sold the land to Susan Westblade, who is recorded in titles records as a married woman from Mia Mia.[9]

Martin Clarke sold his allotment to John Maker on the 22nd July 1874. Maker was a butcher, and it can be assumed that he was responsible for the construction of the shop on his portion of the land. Photographic evidence dating from the 1920s shows that this shop was at that stage a butchers, though whether it had maintained continual use for that purpose since its construction is unknown.[10]

Regardless, Maker sold the land to Henry Hahn on the 9th October 1878. Henry Hahn was a German immigrant, and had started the first butchery in the district in the 1860s. Hahn initial success as a butcher perhaps prompted his acquisition of Maker's property. Hahn is thought to have been responsible for the construction of the shop on Allotment 5, which incorporated a residence at the rear of the property.[11] Hahn also acquired the adjacent lot from Susan Westblade.[12] A 1920s photograph shows 'Bert Hahn Butcher and Grocer' emblazoned on the parapet.[13]

As well as running the butchery, Hahn was also listed as a grazier in Titles Records, and it is assumed that he held lands in the vicinity of Redesdale. He owned the two lots on the Heathcote-Redesdale Road until his death on the 1st March 1928. Frank Thrum Stevens, a solicitor who was residing in Kyneton, then became the owner of the property.[14] Bertram Hahn (possibly Henry Hahn's son) acquired the store in 1929, and he mortgaged it to the Bank of New South Wales two years later. It is possible that some further construction or renovation was undertaken at this time, financed by the funds acquired through the mortgage.

Hahn sold to George Harold Rayson on the 20th October 1947, and he continued to run the place as a store. Rayson took out a series of mortgages before he sold to Edward and Olive Beresford on the 2nd September 1953. They sold to Alfred Willing, a retired school teacher and his wife, Beryl, in 1957, who owned the place for almost twenty years.[15] The Willings sold to Paul Charles Fielding, a mechanic, and his wife Jill in 1979, and they in turn sold to the Dempsters in 1983.[16] Bill Rowe has said that the store was at one point occupied by a branch of the Commonwealth Bank and a Post Office.[17]

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

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- [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] Rowe, Bill (1989), *Redesdale: Yesterday and Today My Last Hurrah*, the Author, Redesdale, Victoria, p. 10.
- [7] Certificate of Title, Vol. 626, Fol. 034.
- [8] Certificate of Title, Vol. 626, Fol. 114.
- [9] Certificate of Title, Vol. 626, Fol. 114.
- [10] 'The Old Redesdale Store, Main Road Redesdale', circa 1920, courtesy of the Redesdale Post Office.
- [11] Rowe, Bill (1989), p. 10
- [12] Certificate of Title, Vol. 626, Fol. 114.
- [13] 'The Old Redesdale Store, Main Road Redesdale', circa 1920, courtesy of the Redesdale Post Office.
- [14] Certificate of Title, Vol. 626, Fol. 114.
- [15] Certificate of Title, Vol. 8151, Fol. 626.
- [16] Certificate of Title, Vol. 8151, Fol. 626.
- [17] Bill Rowe, *Redesdale: Yesterday and Today*, 1989, p. 10

Primary sources

'The Old Redesdale Store, Main Road Redesdale', circa 1920, courtesy of the Redesdale Post Office.

Certificates of Title.

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

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

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

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

2127 Heathcote-Redesdale Road comprises two shops and a residence. It appears likely that the residence and right hand shop with the curved parapet is the earlier part of the building with the gable roofed shop being added at a later date. This is apparent in the different window designs to the shopfronts. The house has gable roofs and a straight profile verandah of wide proportions that matches those of the adjacent shops although is set at a lower level. There are a number of alterations to the rear of the residence including some new construction that links an outbuilding to the main house. Unusually, the residence has no front setback and opens directly onto the footpath as do the shops. The verandah has an intact frieze, however, the verandah posts have been replaced in galvanized pipe.

Of most interest is the middle shop that retains its stallboard in diagonally laid timber, and the ingoing entrance to the shop. The glazing bars are of lamb's tongue mouldings and there is an elaborately constructed sill moulding. The glass has been removed from the high level at one side of the entry and timber cladding has been used as infill panels. This is a later addition possibly connected with the use of the shop for residential purposes. Both parapets are clad in iron of a modern profile, replacing timber cladding. The timber verandah posts evident in the c.1920 photo have been replaced with galvanized pipe, however the verandah frieze in vertical timber with a rounded edge is still intact. Part of the residence has a timber shingle roof and sawn palings under the iron (information from Bert Knight, Mia Mia, Dec 2008).

The shops and dwelling are situated on the main road through Redesdale and have zero setback from the property boundary. Stone lined drainage channels are still evident across the front of the building and there are some large oak trees in the vicinity of the buildings.

Physical Condition

Good

Conservation Policy

Guidelines (Specific)

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

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- Reinstatement of original verandah posts based on historic evidence.

Comparative Analysis

The shops and dwellings at 2127 Heathcote-Redesdale Road are amongst the best examples of 19th century commercial buildings in the study area. Few examples survive outside of Heathcote.

Statement of Significance

What is significant?

The two adjacent shops built at different times between 1870 and 1900, and the attached dwelling at 2127 Heathcote-Redesdale Road are significant. All of the construction is known to have been completed before 1920. The stone drainage channel is also significant.

How is it significant?

The shops and dwelling are of local historic, technical and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

Historically, as a rare example of this type of early 20th century small town attached shops, the only other examples in the study area are found in Heathcote. The adjacent dwelling provides tangible evidence of the living arrangements of the successive butchers and shopkeepers who ran these businesses. (*Criterion B, A*)

Aesthetically, the middle shop with the decorative curved parapet and intact details such as diagonal timber stallboard, lamb's tongue glazing bars, and elaborate sill moulding, is an unusually attractive and complex country shop of its era. (*Criterion E*)

The residence is technically significant for the timber paling and shingle roof that remains under iron. (*Criterion F*)

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*

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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

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Yes

Aboriginal Heritage Place

No

Other Recommendations

It is recommended that the shops and dwelling at 2127 Heathcote-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 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.'