HERITAGE CITATION REPORT

Name	Former Hotel		
Address	CA B33A Heathcote-Spring Plains Road MIA MIA Heathcote-Redesdale Road MIA MIA	**Grading**	2008 Local
Building Type	Hotel		
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

Fair

History and Historical Context

History of the Shire of Strathfieldsaye

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*.[1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.[2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Spring Plains, Sedgwick and Lyell.[4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.[5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6]

History of Mia Mia

Mia Mia was originally known as Miami and developed in conjunction with the settlement at Heathcote. The small postal township developed in conjunction with the land around it, that was gradually taken up for agricultural and pastoral pursuits. Mia Mia shared in some of the benefits of the gold rushes, and a number of mines were established in the vicinity of the town. The industry provided for the establishment of a number of hotels, which found the majority of their clientele in association with the mines. The town was laid out just prior to the first land sales, which occurred in 1860.

History of former hotel, CA B33A Heathcote Spring Plains Road, Mia Mia

This building stands on part of allotment B33A in the Parish of Langwornor, which formed part of a Crown grant to John Hanrahan on the 6th July 1880.[7] The allotment covered a mere three roods, 39 perches and faced Heathcote Redesdale Road, across from number 890 (though the large property of which it is now a part has a Heathcote Spring Plains Road address). John Hanrahan married Margaret Hussey circa 1873. She was the holder of a publican's license that had been granted in 1871[8], and it is thought that the couple ran a hotel from the building on the Heathcote Spring Plains Road. The licensed was transferred to John Hanrahan's name until the end of 1882, after which time the hotel closed and the building was used as a private residence. [9]

The property was then sold to Timothy Murphy on the 9th of March 1883, and it is assumed that he lived there. He is listed in titles records as the owner of the place until it was bought by Alexander Graham and Barbara McNaughton on the 21st February 1977.[10]

[1] Randell, J. O. (1985). *McIvor: A History of the Shire and the Township of Heathcote,* Shire of McIvor, p. 1.

[2] Spreadborough, Robert and Anderson, Hugh (1983). *Victorian Squatters,* Red Rooster Press, Ascot Vale, p. 150

[3] Spreadborough & Anderson (1983), p. 31.

[4] Hewat, Tim (1983), *Bridge Over Troubled Waters, A History of the Shire of Strathfieldsaye,* Shire of Strathfieldsaye, Victoria, pp. 11 - 12.

[5] Hewat, Tim (1983), p. 18.

[6] Hewat, Tim (1983), p. 107.

[7] Certificate of Title, Vol. 1199, Fol. 788.

[8] Randell, J. (1985). *McIvor: A history of the Shire and the township of Heathcote,* p. 254.

[9] Randell, J. (1985). *McIvor: A history of the Shire and the township of Heathcote,* p. 254.

[10] Certificate of Title, Vol. 1199, Fol. 788.

Primary sources

Certificate of Title, Vol. 1199, Fol. 788.

Secondary sources

Hewat, Tim (1983), *Bridge Over Troubled Waters, A History of the Shire of Strathfieldsaye,* Shire of Strathfieldsaye, Victoria

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

Spreadborough, Robert and Anderson, Hugh (1983), *Victorian Squatters,* Red Rooster Press, Ascot Vale

Relevant Historical Australian Themes

6.0 Building towns, cities and the garden state

6.5 Living in country towns

Description

Physical Description

This building is one of the small hotels that operated for a short while, and may be compared with the former Hare and Hound also in Mia Mia. It has two doorways to the front elevation and two windows. The window frames and sashes are missing. The front verandah is continuous with the slope of the roof and contains the remnants of a small and delicately cut timber frieze. There are two large brick chimneys that are badly deteriorated by dampness and salt attack. The original building is sandstone and the render is a later addition. The building is derelict and because it is not weatherproof it will deteriorate rapidly. There is a large timber framed outbuilding behind that would probably have been used as stables. This would lend weight to the evidence for this building functioning as a hotel. The outbuilding is also derelict.

The site is surrounded by mature cypresses and peppercorns.

Physical Condition

Poor

Conservation Policy

Guidelines (Specific)

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

- Stabilisation works to prevent further deterioration would secure these buildings. This will include timber and stone replacement and replacement of iron to the roof.

Comparative Analysis

There are a number of small hotels of this type in the study area including the Hare and Hound on Heathcote-Redesdale Road in Mia Mia.

Statement of Significance

What is significant?

The former Hotel site on the Heathcote - Spring Plains Road, including all the fabric of brick 1870s building is significant and the remains of the timber outbuilding is significant.

How is it significant?

The former Hotel on the Heathcote - Spring Plains Road is of local historical and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The former Hotel on the Heathcote-Spring Plains Road it is historically significant as representative of many of the small hotels in the study area that operated for a short while. Whilst there are a few examples of short-lived small hotels still extant , they are unusual in the study area. Almost all are in poor condition such as this example. *Criterion A*

The building is comparable with the former Hare and Hound hotel also in Mia Mia. Evidence of its use as a hotel are the two doorways to the front elevation, and the large timber framed outbuilding that possibly once served as stables. *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 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	Yes
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Yes
Aboriginal Heritage Place	No

Other Recommendations

It is recommended that CAB33A Heathcote-Spring Plains Road, Mia Mia 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 to be defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'