

HERITAGE CITATION REPORT

Name Outbuildings and ruins
Address 209 Daniels Lane MIA MIA **Grading** 2008 Local
Building Type Other - Residential Buildings (private)
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

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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, 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 outbuilding and ruin at 209 Daniel's Lane, Mia Mia

These ruins and outbuildings are constructed on part of Allotment 38A2 in the Parish of Spring Plains that was granted by the Crown to John Daniels on the 7th August 1871.^[7] Daniels had held the allotment of 20 acres for some years before this, first under Sec. 42 of the 1865 Land Act (renewable one-year license to reside on or cultivate a maximum of 20 acres on any goldfield), and then under Sec. 31 of the 1869 Land Act (for previous holders of land under Sec. 42). He also leased the much larger neighbouring allotment 38A of 127 acres, under the 1869 Land Act. It is probable Daniels built the primitive building on his land while selecting. Daniels did not own the property freehold for long, and sold it to James Scambler, a farmer who was residing in the district, on the 2nd March 1876. Scambler owned the property for more than thirty years until his death on the 3rd January 1909. Scambler is listed as a farmer in titles records. After his death, Janet Scambler and Henry Fitch became the owners of the land. Janet Scambler is listed in the titles as a spinster, indicating she was probably James Scambler's unmarried sister. Henry Fitch was a builder and resident of Stanley Street in Brighton.^[8]

Soon after their acquisition of the property, however, it was transferred to the ownership of Janet Scambler, Sarah Scambler and Margaret Scambler. It is probable that these were James Scambler's daughters. All three were spinsters, and resided in Mia Mia.^[9] The Scambler sisters owned equal portions of the land during their lifetimes.

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In 1913, the remaining Scrambler sisters sold the property to William Harry Clarke. Clarke was an orchardist, and probably planted an orchard on at least part of his land. He mortgaged the land soon after he acquired it, and then sold the place to Alexander MacIntosh Moodie and Stanley Macintosh Moodie, both of Mia Mia, on the 30th June 1919.[10]

The Moodies sold to Catherine McNiff and John Graham Bolton in 1952, and they subdivided the land, selling part to James Daniel on the 25th March 1953, and part to Patrick Alexander McKenzie McHarg soon thereafter.[11] James Daniel sold the property to Hugh James Fitzgerald and his daughter Kathleen in 1967. [12]

[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. 502, Fol. 276.

[8] Certificate of Title, Vol. 835, Fol. 815.

[9] Certificate of Title, Vol. 3331, Fol. 143.

[10] Certificate of Title, Vol. 3575, Fol. 898.

[11] Certificate of Title, Vol. 3575, Fol. 898.

[12] Certificate of Title, Vol. 3575, Fol. 898.

Primary sources

Certificate of Title, Vol. 3331, Fol. 143

Certificate of Title, Vol. 502, Fol. 276

Certificate of Title, Vol. 835, Fol. 815

Certificate of Title, Vol. 3575, Fol. 898.

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

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

Relevant Historical Australian Themes

4.0 Transforming the land

4.4 Farming

Description

Physical Description

209 Daniels Lane consists of a stone outbuilding and the ruins of what appears to have been a substantial half timbered structure or structures. There are the remains of two chimneys constructed of stone and brick, however it is not clear whether these are from the same building or different ones. This half timbered construction system is rare and is discussed in Miles Lewis' *Victorian Primitive* where examples of other buildings built from saplings and mud are cited from Victoria and New South Wales.

It is likely that the building from which these ruins derive was constructed prior to the Crown Grant of 1871. The method used is squared vertical corner posts with unsawn saplings attached. Between these are infilled with mud which is the characteristic orange-red colour. Early bricks from the locality tend to be this colour also. Squared horizontal members are placed on top of the walls, tying the structure together and providing timber members for the roof to be fixed. Information from the current owner (Dec.2008) suggests that the structure was used as a bread oven.

This primitive construction method is derived from several sources including English half timbering, methods of shoring up mining trenches and shafts, and sometimes from German building traditions. This particular ruin is in a fragile state and the unprotected walls of mud are particularly vulnerable. The stone and brick fireplace and chimney ruins are also vulnerable to weathering. The stonework is fieldstone with a rough mud mortar and a minimum amount of stone cutting employed to square the stones.

The stone outbuilding is of local sandstone laid in coursed random rubble. A single door with a timber lintel provides entry to the building at one end and there are small square windows to the side. The roof has been replaced and roof capping has been used for barges instead of the more traditional timber.

Physical Condition

Ruins - Poor

Stonebuildings - Fair

Conservation Policy

Guidelines (Specific)

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

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-Stabilisation or protection of the ruins to protect them from further weathering.

Statement of Significance

What is significant?

The ruins, outbuilding and the remains of two chimneys at 209 Daniel's Lane, Mia Mia, including all the fabric of the stone outbuilding and the half timbered structure or structures, and the stone and brick chimneys are significant. The house is not significant.

How is it significant?

The ruins, outbuilding and stone and brick chimneys at 209 Daniel's Lane, Mia Mia are of local historic, technical and architectural significance for the City of Greater Bendigo.

Why is it significant?

The stone outbuildings, the half timbered ruins and the stone and brick chimneys at 209 Daniel's Lane, Mia Mia, are historically significant for their association with the Daniels family. The primitive buildings were probably constructed by John Daniels prior to land selection. They are also notable for their long associations with members of the Scrambler family who owned the property for almost forty years, from 1876 until 1913, and with the Moodie family who held it from 1919 until 1952. *Criterion A*

The stone outbuilding is of architectural significance. Built of local sandstone laid in coursed random rubble, the entrance has a timber lintel doorway but the original roof has been replaced. *Criterion D*

The half timbered ruins are also of technical significance as rare examples of primitive construction techniques derived from European half timbering methods of shoring up mining trenches and shafts. Built from vertical sapling corner-posts with unsawn horizontal saplings that are infilled with mud, the ruins are important remnants. The ruins are fragile, unprotected and vulnerable to weathering, as are the ruins of the brick, fieldstone and mud mortar chimney fireplaces. *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*

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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	Yes
Prohibited Uses May Be Permitted	No
Incorporated Plan	Yes
Aboriginal Heritage Place	No

Other Recommendations

It is recommended that the 209 Daniels Lane, 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 defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'