HERITAGE CITATION REPORT

Name	House and outbuilding		
Address	88 Tannery Lane MANDURANG	**Grading**	2008 Local
Building Type	House		
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

Altered

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, 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 Mandurang

The area around Mandurang was initially known as the Sheepwash, so named for its situation on Sheepwash Creek. The township emerged for the provision of services to outerlying farms, and postal services to Melbourne commenced in prior to 1900. By the late 1870s, several vineyards, as well as a steam tannery and ginger beer manufacturing plant were in operation in the vicinity of the town.[7]

By the late 1800s, the citizens of Mandurang had established state schooling facilities, as well as several Churches. Surrounding farmers were largely focussed on the production of hay for the Sandhurst market, though development of new technologies undoubtedly changed the way in which farming was carried out. Mandurang largely avoided the glow of the gold rushes, and was predominantly a farming community well into the 1900s.

Contextual history of German immigrants in the district

German migrants played a significant role in the establishment and development of the districts in and around Bendigo. The German connection with the district began with the import of five hundred German stonemasons in 1859. The Germans were employed on the Melbourne to Sandhurst railway line, after the previous workforce had rallied around the eight hour day and imposed a strike. The migrant workforce undoubtedly experienced difficult beginnings, but following the expiration of their covenants the following year, many sought to remain in the area and went about the process of finding employment.[8]

Political turbulence in Germany and the discovery of gold at Bendigo and later McIvor brought a large number of migrants to the fledgling colony, eager to try their hand at a share of the perceived riches. A number of liberal and radical German citizens were forced or chose to leave their homeland[9], and the prospect of riches on the goldfields undoubtedly contributed to the proportion of their number who chose to seek out a life at the McIvor diggings.

Eventually, German-speaking diggers comprised the third-largest ethnic group on the Victorian goldfields.[10] By the 1850s, a number of German clubs and societies had formed in Bendigo and surrounding towns[11] and German enclaves were well established at German Gully, Diamond Hill, Victoria Hill, New Chum Gully and Ironbark.[12]

While many German migrants continued to work the goldfields, to others it became apparent that find wealth was more difficult to come by than it had appeared and many sought alternative means of supporting themselves and their families. A number of German migrants were influential in the development of the viticulture industry, and had brought with them substantial knowledge which they put to work in their new ecological context. Many Germans who had been working the goldfields began to switch to more agricultural pursuits in the 1860s and a number became successful vignerons.[13]

History of house and outbuilding, 88 Tannery Lane, Mandurang

The house and outbuildings at 88 Tannery Lane were built on part of allotment 1 in section 1 of the Parish of Mandurang, that was granted to Edward Patrick Keating on the 6th March 1855. Keating also acquired the adjacent allotment 2, giving him a total area of over fifty acres. While the date of transfer is not known, Keating sold the land to Jean Baptiste Loridan soon after he acquired the property. Loridan was associated with the City Family Hotel in Bendigo.[14]

Loridan had arrived from France in 1852 as a gold seeker. He planted a vineyard, and became a wealthy flour-miller and mining speculator. He commissioned the noted Sandhurst architect William Charles Vahland to build the City Family Hotel.[15] In May of 1856 the *Bendigo Advertiser* commented on Loridan's 10,000 vines that he had planted at the Sheepwash Creek, which was probably at this property. Loridan acquired his vines from vignerons working at Geelong, as well as from the squatter Robert Ross. [16]

As well as his interest in wine, Loridan was better known as a businessman, developer and mining speculator. His sale of the property at Tannery Lane to August Heine in the mid 1860s perhaps indicates a shift in his focus towards these pursuits and away from the wine industry.[17]

Rate books record August Heine as the owner of section 1, allotment 1 in the Parish of Mandurang in 1865. The land was rated at a net annual value of £70 and Heine had established a vineyard.[18] The property is alternatively listed as 'vineyard' and 'cultivated land and garden' in Shire of Strathfieldsaye rate books, suggesting that Heine established an orchard or garden as well as planting vines.[19] The property is recorded as having net annual value of £70 between 1866 and 1869. The net annual value jumps to £80 after 1870, suggesting there may have been improvements made to the property at this time. [20]

August Frederick Heine was the twin brother of Carl Heine, who, with their cousin William Grieffenhagen, established the vineyard known as Hercynia Vineyard, and later simply Greiffenhagen's. It was destroyed following the discovery of the vine louse *Phylloxera vastatrix* in the district in 1884, an outbreak that would have similarly effected August Heine's vineyard.[21]

Heine is listed as the owner of the land until 1872 and the property was not located in rate books thereafter until 1895.[22] In 1895, Annie and Frederick Barth were the owners of the property, which was recorded as 'vineyard and dwelling'.[23] Frederick Barth was a dairy farmer and the nature of the buildings at 88 Tannery Lane indicates that he may have used the property as a 'hobby farm'. In 1920 Leslie Nankervis, also a dairy farmer, was rated as the occupier of the property.[24] The farm stayed in the Nankervis family for a number of years. The rate books list William Nankervis as the owner circa 1930.[25]

Titles records show that the the house and outbuildings at 88 Tannery Lane are built on part of crown allotment 1, 2 and 11A in section 3 of the Parish of Mandurang, that were a Crown grant to William Leslie Nankervis on the 29th October 1948.[26] Nankervis served as a Councillor for the Shire of Mandurang from 1921 until 1927, and then again from 1933 until 1955.[27]

[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.

[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] Whitworth, Robert P. (1879). *The Victorian Gazeteer and road guide: containing the most recent and accurate information as to every place in the colony,* Melbourne, F. F. Bailliere.

[8] Lawler, Geoffrey (197?), *The Vahland School,* Fifth year thesis for the Department of Architecture, Melbourne University, pp. 2 - 3.

[9] Lawler, Geoffrey (197?) p. 1.

[10] Cusack, Frank (1998), *Bendigo: The German Chapter,* German Heritage Society, Victoria, p.15.

[11] Cusack, Frank (1998), p. 16.

[12] Cusack, Frank (1998), p. 57.

[13] Cusack, Frank (1998), p. 53.

[14] Information from former owner Mr. Janssen, cited in Earth Tech Engineering Pty Ltd (2002), *Heathcote - Strathfieldsaye Thematic History,* City of Greater Bendigo, Bendigo.

[15] Bendigo Evening News, 5 December 1879.

[16] *The Bendigo Advertiser* as cited in Dunstan, David (1994), *Better than Pommard! A History of Wine in Victoria,* Australian Scholarly Publishing and the Museum of Victoria, Glen Waverly, Victoria, p. 101.

[17] Dunstan, David (1994), p. 102.

[18] Shire of Strathfieldsaye Rate Books, 1866.

[19] Shire of Strathfieldsaye Rate Books, 1866 - 1872.

[20] Shire of Strathfieldsaye Rate Books, 1866 - 1872.

[21] Historic Buildings Council, HER2001/00550

[22] Shire of Strathfieldsaye Rate Books, 1866 - 1872.

[23] Shire of Strathfieldsaye Rate Books, 1895 - 1900.

[24] Shire of Strathfieldsaye Rate Books, 1920.

[25] Shire of Strathfieldsaye Rate Books, 1930.

[26] Certificate of Title, Vol. 7137, Fol. 242.

[27] Hewat, T. (1983), p. 113.

Primary sources

Rate books

Certificate of Title, Vol. 7137, Fol. 242

Information from former owner Mr. Janssen, cited in *Heathcote-Strathfieldsaye Heritage Study Stage One,* City of Greater Bendigo, 2002

Secondary sources

Bendigo Evening News, 5 Dec. 1879

Cusack, Frank (1998) *Bendigo: The German Chapter*, German Heritage Society, Victoria

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

Lawler, Geoffrey (1978) *The Vahland School*, Fifth Year Thesis for the Department of Architecture, Melbourne University

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

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Relevant Historical Australian Themes

4 Transforming the land

4.4 Farming

Description

Physical Description

Tannery Lane contains a number of farm buildings and no. 88 is one of the more visible complexes, along with 6 Tannery Lane, that is notable because of its design influences derived from European immigrants. 88 Tannery Lane comprises a brick house and stone outbuilding set close to the road. There is also a large two storey extension to one side of the house. The house is a very unadorned, face brick, symmetrical Victorian style with hipped roof and return verandah. The verandah has been rebuilt. The two storey addition has been rendered and windows have been altered, however it appears to have been built at a similar time to the stone outbuilding.

The outbuilding is built of the local sandstone laid in random rubble. The window and door openings are dressed in red brick in a similar fashion to the chapel at 20 Pentlands Road, Mandurang. The gable roof is of a fairly low pitch. The roof has been replaced and new window and doors have replaced the originals. There is a tall first floor window at each end, indicating that the building contained a first floor level. This is an interesting complex of buildings, but some alterations have reduced the integrity. The outbuilding is of more interest than the house.

Physical Condition

Good

Conservation Policy

None Specified

Comparative Analysis

Other buildings by European immigrants in the area including Château Doré at 303 Mandurang Road, Mandurang,and 196 Red Tank Road, Emu Creek are more intact examples of farm complexes.

Statement of Significance

What is significant?

All the fabric of the sandstone stone outbuildings and brick house at 88 Tannery Lane, Mandurang, is significant.

How is it significant?

The sandstone outbuilding and brick house at 88 Tannery Lane, Mandurang are of local historical, social and architectural significance for the City of Greater Bendigo.

Why is it significant?

The sandstone outbuilding and brick house at 88 Tannery Lane, Mandurang are historically significant for their association with a range of industries that were introduced into Victoria by European immigrants, and fostered as a result of gold mining. In the 1850s, vines were originally planted on the site owned by Frenchman Jean Baptiste Loridan. Loridan was also a wealthy flour-miller and mining speculator, who commissioned noted Sandhurst architect William Charles Vahland to build the City Family Hotel.

The complex of buildings at 88 Tannery Lane are also historically significant for their association with German vignerons. From about 1865 to 1872 August Heine had an established vineyard on the site. Heine may have been a relative of the owners of the 'Hercynia Vineyard', known later as 'Greiffenhagen's'. The site is of further importance for its association with twice elected Shire Councillor (1921-1927; 1933-1955) William Leslie Nankervis who took over the site in 1948. *Criterion A*

The sandstone outbuilding and brick house at 88 Tannery Lane is also of scientific (technical) significance for its contribution to an understanding of an ongoing tradition of grape growing in the Bendigo region and the setbacks associated with the *Phylloxera vastatrix* outbreak in nineteenth century Victoria. Although alterations have compromised the integrity of this complex of buildings, the sandstone outbuilding is of architectural significance. The window and door openings, dressed in red brick, are comparable to the chapel at 20 Pentlands Road, Mandurang. *Criterion D*

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. *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 88 Tannery Lane 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 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.'