

HERITAGE CITATION REPORT

Name	JUNCTION HOTEL (FORMER)		
Address	6 Tannery Lane MANDURANG	Grading	2008 Local
Building Type	Hotel		
Assessment by	Context Pty Ltd		



Recommended Heritage Protection	VHR No HI No PS Yes
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Architectural Style	Victorian Period (1851-1901) Vernacular
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Maker / Builder	Unknown
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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

HERITAGE CITATION REPORT

the land, Mitchell named the area *Australia Felix*.^[1]

The Port Phillip district was opened up for settlement soon thereafter, 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 hope 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] The Shire was amalgamated with the City of Greater Bendigo in 1994.

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.

History of former hotel, 6 Tannery Lane, Mandurang

The former hotel at 6 Tannery Lane is built on part of Crown allotment 2B of section 20, located in the Parish of Mandurang, which Titles records show was transferred to Andrew Olgiati on the 21st September 1869.^[8] Rate books indicate that the land was held by John Peach in 1864, and it is possible that he sold allotment 2B of section 20 to Olgiati in 1869.^[9]

Olgiati's allotment covered a mere acre and thirty two perches. Olgiati had established the Junction Hotel by the 1870s, and while the exact date of its construction is not known, it is thought to have been in the area since the 1850s.^[10] A plaque at the site reads 'A. Olgiati 1877', but titles information records that Olgiati leased the property to Patrick O'Meara in October of 1871^[11], suggesting the hotel was already been extant by that time. Rates books from 1875 confirm Patrick O'Meara was leasing Andrew Olgiati's 'land and dwelling' from circa 1875, though the Junction Hotel

HERITAGE CITATION REPORT

does not appear until 1877.[12]

The Junction was one of three hotels operating in Mandurang's Tannery Lane in the 1800s, which also included the Early Bird and Tannery Hotels.[13]

Olgianti was a charcoal burner by trade[14], but obviously also engaged in some degree of land speculation. Olgianti was one of a number of Italian migrants that settled in the former Shires of Strathfieldsaye and McIvor during the period. Italy at the time was beset by numerous problems, that prompted waves of Italian migration to various locations around the world. Many found themselves in Australia, perhaps enticed by the prospect of wealth offered by the Victorian gold rushes. Craftsmen, including builders, stonemasons, and painters, as well as labourers, farmers and vigneron, made up a high proportion of the Italian migrant population.[15]

Olgianti took out a mortgage over the property in 1873[16], which may have been a means of financing further development of the place. After the expiration of O'Meara's lease, Olgianti ran the Junction Hotel himself for a time, before leasing it briefly to William Henry Smith in 1878, then Frederick Lodding in 1880.[17] During this time the license was lost due to the building's flagstone roof being deemed unsafe.[18] Titles records indicate that the lease was transferred by Richard Colles in his capacity as Sheriff, which suggests that perhaps there had been some mismanagement by O'Meara.

The Commercial Permanent Land and Building Society acquired the property in 1885. During 1886, after William Thompson's Early Bird Hotel was destroyed by fire, the Junction Hotel became the temporary premises for the licensee, Joseph Thompson, until his hotel was rebuilt.[19]

The Hotel was sold to John Frawley, a farmer of Emu Creek, on the 10th April 1889.[20] Frawley took out a mortgage to Mary Guacham, Charles Hoffmeyer and John Illingworth float the finance for his purchase.[21] Frawley sold the place to Cousin Marchese in 1892.[22] The hotel became known as 'Marchese's Wine Shop'. It has been speculated that the hotel was destroyed and rebuilt during Marchese's period of ownership.[23]

After owning the hotel and adjacent outbuildings for almost nine years, Marchese sold to Bernardo Togno on the 20th June 1901.[24] He is recorded as a woodcarter by trade, and perhaps saw the hotel as an opportunity to diversify his interests. The hotel is believed to have continued as a wine hall until around 1902, and Togno used this premises as a residence after this date.[25] By 1908, Togno is recorded in rate books as the owner and occupier of a farm at Mandurang, and there is no mention of the Junction Hotel from there on in.[26] The establishment is later classified as a dairy farm.[27]

Bernardo Togno sold to Martin Togno in 1908, who later shared ownership with Seveno Togno, a marble polisher in 1934. By later in the 1930s, several other members of the Togno family shared ownership of the place.[28] Bernardo Togno is listed in rate books as the occupier of the place until 1940, and Louisa Togno, presumably his widow is listed as living there after 1945.[29]

[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.

HERITAGE CITATION REPORT

- [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*, F. F. Bailliere, Melbourne.
- [8] Certificate of Title, Vol. 393, Fol. 575
- [9] Shire of Strathfieldsaye Rate Books, 1864.
- [10] Mitchell, Barbara (2005), *On the Creeks: Early Life at Strathfieldsaye in the Valley of the Three Creeks - Axe, Emu and Sheepwash*, Bendigo, Victoria, p. 92.
- [11] Certificate of Title, Vol. 393, Fol. 575.
- [12] Shire of Strathfieldsaye Rate Books, 1875, 1877.
- [13] Mitchell, Barbara (2005), p. 91.
- [14] Shire of Strathfieldsaye Rate Books, 1877.
- [15] Sagazio, Celestina (1990), *Italian Craftsmanship and Building in Victoria*, National Trust of Australia (Victoria), Melbourne, pp. 6 & 23.
- [16] Certificate of Title, Vol. 393, Fol. 575.
- [17] Shire of Strathfieldsaye Rate Books, 1878 - 1880
- [18] Shire of Strathfieldsaye Rate Books, 1878 - 1880
- Mandurang School Centenary Committee (1977), *Mandurang School Centenary Booklet*, the Authors, Mandurang, p. 9.
- [19] Mitchell, Barbara (2005), pp. 91 - 92.
- [20] Certificate of Title, Vol. 1654, Fol. 684.
- [21] Certificate of Title, Vol. 1654, Fol. 684.
- [22] Certificate of Title, Vol. 1654, Fol. 684.
- [23] *Mandurang School Centenary Booklet* (1977), p. 9.
- [24] Certificate of Title, Vol. 1654, Fol. 684.
- [25] Mitchell, Barbara (2005), p. 92; Hewat, Tim (1983), p. 53.
- [26] Shire of Strathfieldsaye Rate Books, 1908.
- [27] Shire of Strathfieldsaye Rate Books, 1918.

HERITAGE CITATION REPORT

[28] Certificate of Title, Vol. 1654, Fol. 684.

[29] Shire of Strathfieldsaye Rate Books, 1918 - 1945.

Primary sources

Certificates of Title, Vol. 393, Fol. 575; Vol. 1654, Fol. 684.

Shire of Strathfieldsaye Rate Books, 1864 - 1945

Secondary sources

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

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<http://www.abp.unimelb.edu.au/staff/milesbl/australian-building/#three> accessed 02/03/2009

Relevant Historical Australian Themes

5 Building Victoria's industries and workforce

5.6 Entertaining and socialising

Description

Physical Description

The building at 6 Tannery Lane on the corner of Mandurang Road comprises a house formerly used as a hotel, and an outbuilding. A number of alterations have been made to this building that make it difficult to be confident about its origins. The roof shows a splay cornered building suggesting that it was originally designed as a hotel. The siting on the corner and the proximity to the road also tends to suggest this. The brick walls that now wrap around the two sides appear to be a later alteration as the bricks are second-hand and laid in stretcher bond, indicating that they are a skin rather than load bearing walls. The chimneys have also been rebuilt.

The history refers to the building as once having a flagstone roof. Although there is no evidence of it remaining, there are

HERITAGE CITATION REPORT

examples of buildings in Castlemaine having roofs of the local stone. [1] At one side there is an opening in the stone plinth which leads to a cellar with a timber door.

At the rear of the building is a modern extension that links to an outbuilding. The outbuilding is of interest and consists of a timber house in ruinous condition attached to a brick building resting on stone base walls. The form of this building is similar to designs by Italian immigrants where store houses or barns form integral parts of houses. It utilizes a slight slope in the land to provide floor levels at differing heights. The timber part is built with a stud frame and has the remains of vertical lining boards to dado level with hessian lining above.

There are two different types of brickwork used including the lower part of the walls with Flemish bond in alternating clinker (over burnt) headers and red stretchers. This characteristic brick pattern is used in several buildings in Birregurra. The upper part of the walls are in stretcher bond with second-hand bricks and it is likely that they have been rebuilt.

The two stones lying in the ground containing inscriptions of "A Olgiati, 1877" and "Olgiati" are of particular interest as they provide tangible evidence of the occupation by the Olgiati family. It is possible that these stones were carved at a later date to commemorate Andrew Olgiati.

The site on which the former hotel stands is picturesque and contains the remains of timber fencing including carved gate posts and a second outbuilding of poles and corrugated iron sheets that probably served as an animal shelter.

The large trees including oaks and other exotics contribute to the setting of this group of buildings.

A two storey extension has been added to this building in 2008.

[1] Lewis, M, *Australian Building, A Cultural Investigation*, <http://www.abp.unimelb.edu.au/staff/milesbl/australian-building/#three>, p. 13. accessed 02/03/2009

Physical Condition

Fair

Conservation Policy

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

Further investigation of this building is recommended prior to any further works being constructed on this site.

Comparative Analysis

6 Tannery Lane was one of the most representative examples of hotels built c1850-1860. Although altered it still displayed a distinctive form. Following the extensions carried out in 2008 it is now one of the least intact former hotels.

Statement of Significance

What is significant?

The former Junction Hotel site, including all the fabric of the brick building and a brick and timber outbuilding, is

HERITAGE CITATION REPORT

significant. Timber fencing, including carved gate posts and a second outbuilding of poles and corrugated iron sheets are also notable. The large trees including oaks and other exotics contribute to the setting of this group of buildings.

How is it significant?

The former Junction Hotel is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The former Junction Hotel probably dates from c.1860, however it is difficult to be confident about the original date of construction and later alterations. Classified as a dairy farm after 1908 and currently used as a house, the former Junction Hotel is historically significant for its association with Italian migrants, in particular Andrew Olgiati, a charcoal burner and land speculator and later with the Togno family from 1901 to later than 1945. The hotel was also known as 'Marchese's Wine Shop' period of Cousin Marchese's ownership for nine years from 1892. The form of the timber outbuilding at the rear is of interest as it is similar to designs by Italian immigrants of store houses or barns which form integral parts of houses. A second outbuilding of poles and corrugated iron sheets is also notable. *Criterion A*

6 Tannery Lane occupies a key position on the corner of Tannery Lane and Mandurang Road. Although lacking many of the defining characteristics of other hotels in the district, such as a wide verandah and high gabled roof, the former Junction Hotel is architecturally significant as a splay cornered building without a verandah. The outbuildings are tangible evidence of the range of commercial and farming activities that took place, and are of architectural interest for their relationship to the main building and their use of compatible building materials. Timber fencing, including carved gate posts, and large exotic trees contribute to the setting. *Criterion E*

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*

HERITAGE CITATION REPORT

Recommendations 2008

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

Other Recommendations

It is recommended that 6 Tannery Lane, Mandurang 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.'