

## HERITAGE CITATION REPORT

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**Name** House and Outbuilding  
**Address** 306 Nankervis Road MANDURANG **Grading** 2008 Local  
**Building Type** House  
**Assessment by** Context Pty Ltd




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**Recommended Heritage Protection** VHR No HI No PS Yes

**Architectural Style** Victorian Period (1851-1901)  
Vernacular

**Maker / Builder** Unknown

### Integrity

High

### 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*.<sup>[1]</sup>

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.<sup>[2]</sup>

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.<sup>[3]</sup>

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.<sup>[4]</sup> 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.<sup>[5]</sup>

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

## 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.<sup>[7]</sup>

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 house and outbuilding, 306 Nankervis Road, Mandurang

The house and outbuilding at 306 Nankervis Road is built on allotment 3 (no section) in the Parish of Mandurang. Title records show that the land was transferred to Thomas Lowe on the 15th March 1898, along with crown allotments 8 and 9, section 2 and adjoining crown allotments 1,2, 4,5 and 6 (no section)<sup>[8]</sup>. The land abutted the Sheepwash Creek and consisted of 48 acres, 3 roods and 4 perches <sup>[9]</sup>.

Thomas Lowe is listed in the Titles records as a Dairyman, of Sheepwash Creek, so it is likely that this land and buildings were part of his farm complex <sup>[10]</sup>. Local historians recall Lowe to have been a Derbyshire man who came to the region as a gold seeker, before turning to driving a cab in Bendigo when his mining efforts were unsuccessful<sup>[11]</sup>. He is thought to have established a dairy herd at Sheepwash from 1860 and is reported as not having missed a day's delivery of milk in the Bendigo area for nearly half a century <sup>[12]</sup>.

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Shire of Strathfieldsaye rate books show that both Thomas and George Lowe owned nearby farms in Sheepwash Creek in 1897, signifying that the land was probably transferred in 1897 -1898 from George to Thomas [13]. The 1898 entry describes Thomas Lowe's property as a 'farm, Sheepwash Creek', with a net annual value of £85, jumping from the previous years entry value of £45[14]. This is further evidence that surrounding allotments owned by George and Thomas were consolidated into one property in that year. It is unlikely that this increase was due to the construction of dwellings on the site, as the property is listed as having a dwelling in the years prior to this date at the consistent value of £45[15]. The titles records for the property confirm this, indicating that on the 30th May 1898 Thomas Lowe also acquired land on the other side of Sheepwash Creek, being allotments 2,8,9,10,11,12 and 13 (no section), and sold allotments 8 and 9 of section 2, bringing his holdings to a total of 46 acres, 3 roods, and 25 perches[16].

Rate books indicate that Thomas had ownership of this land as far back as 1875, with the description of the property intermittently described as 'farm, Sheepwash Creek' and 'land and dwelling, Sheepwash'[17]. Although rate books do not specify the allotment of the land prior to 1875, Thomas is recorded as owning a farm in Sheepwash as far back as 1869, making it highly probable that Thomas owned the farm from circa 1860, as indicated by local historians[18]. This, along with the architectural style of the structures suggests that it is likely that the house and outbuilding were built around this time.

Thomas Lowe died on 27th March 1900, with the Sandhurst and Northern District Trustees Executors and Agency Company Limited of View Street, Bendigo becoming Administrator of the Estate on 26th May 1900, prior to transferring to George Lowe, on 17th September 1900 [19]. George Lowe was presumably Thomas' brother that previously owned the land, and is listed as a farmer, of Sheepwash [20]. It is likely that George continued using the property as a working farm.

George Lowe took out a mortgage on the property from George Henry Tatchell and the Sandhurst and Northern District Trustees Executors and Agency Company Limited on 13th April 1907, which was discharged on 2nd August 1920[21]. This same day saw a transfer of the land to William James Hargreaves, a farmer of Mandurang [22]. Hargreaves only owned the property for a short while, with the property being transferred to William James Pearce of Epsom on the 27th October in that same year [23].

Pearce is listed in titles records as a farmer, making it probable that he continued to utilise the land and buildings as a working property [24]. Pearce took out a mortgage over the property on the 15th May 1928 from the Commissioners of the State Savings Bank of Victoria, prior to transferring the site to Albert Edward Pearce on 9th August 1932 [25]. This transfer also included several surrounding allotments, bringing Pearce's holdings to 224 acres 1 rood and 16 perches [26].

Albert Edward Pearce died on 19th December 1939, with probate of his will granted on 16th May 1940 to the Farmers and Citizens Trustees Company Limited of Charing Cross, Bendigo, and also his widow, Louisa Agnes Martha Pearce [27]. The Farmers and Citizens Trustees Company Bendigo Ltd became the sole proprietor of the property on 2nd October 1947, prior to transferring to Horace James Pearce of Mandurang [28]. Horace James Pearce was also a farmer, and it is possible that he was Louisa and Albert's son. Horace James Pearce took out a mortgage on this same day, which was discharged following a transfer of the land to James Joseph Furley of Knowsley, a farmer, on 5th August 1949 [29].

The property was transferred several times over the following years to graziers and farmers, with a portion of the land separated and sold off to George Roy Story on 3 October 1952 [30]. The remaining land, including allotment 3, continued to remain in the hands of farmers until its transfer on the 25th July 1972 to David Louis Martin of Doak Street, Bendigo, and Ruth Kennedy of 26 Barkly Place, Bendigo [31]. Martin is listed in Titles records as a Manager, and Kennedy as a Spinster, making it unlikely that the property continued as a working farm after this date [32].

Over the years the land continued to be divided off and transferred to separate owners, with crown allotment 3 being transferred as a single allotment on 1st April 1976[33]. It is believed that the property is currently in use as a private

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residence.

[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] 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] Certificate of Title, Vol. 2676 Fol. 120

[9] Certificate of Title, Vol. 2676 Fol. 120

[10] Certificate of Title, Vol. 2676 Fol. 120

[11] Hewat, Tim (1983), p. 54

[12] Hewat, Tim (1983), p. 54

[13] Shire of Strathfieldsaye rate books, 1897-1898

[14] Shire of Strathfieldsaye rate books, 1897-1898

[15] Shire of Strathfieldsaye rate books, 1869-1898

[16] Certificate of Title, Vol. 2689 Fol. 537

[17] Shire of Strathfieldsaye rate books, 1869-1898

[18] Shire of Strathfieldsaye rate books, 1869-1898; Hewat, Tim (1983), p. 54

[19] Certificate of Title, Vol. 2689 Fol. 537

[20] Certificate of Title, Vol. 2689 Fol. 537

[21] Certificate of Title, Vol. 2689 Fol. 537

[22] Certificate of Title, Vol. 2689 Fol. 537

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[23] Certificate of Title, Vol. 2689 Fol. 537

[24] Certificate of Title, Vol. 2689 Fol. 537

[25] Certificate of Title, Vol. 2689 Fol. 537

[26] Certificate of Title, Vol. 5805 Fol. 891

[27] Certificate of Title, Vol. 5805 Fol. 891

[28] Certificate of Title, Vol. 5805 Fol. 891

[29] Certificate of Title, Vol. 5805 Fol. 891

[30] Certificate of Title, Vol. 5805 Fol. 891

[31] Certificate of Title, Vol. 8972 Fol. 154

[32] Certificate of Title, Vol. 8972 Fol. 154

[33] Certificate of Title, Vol. 9148 Fol. 698

## Primary sources

Certificate of Title, Vol. 9148, Fol. 698

Certificate of Title, Vol.8972, Fol. 154

Certificate of Title, Vol. 5805, Fol. 891

Certificate of Title, Vol.2689, Fol. 537

Certificate of Title, Vol.2676, Fol. 120

Shire of Strathfieldsaye rate books 1869-1898

## 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

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

## Description

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## Physical Description

Kedleston at 306 Nankervis Road comprises a brick house and several outbuildings of which a two storey barn is the most interesting. The allotment size appears to have always been relatively small, and the house was established without a farm attached. The house and outbuilding appear to date from the early 1870s and are built in face red brick. The house has a gable roof with parapet end walls; this design is found in a number of buildings in the Mandurang, Axe Creek and Emu Creek area where European immigrants built homes and farm complexes. Of particular note is the distinctive placement of the chimneys that are set in from the end walls. The chimneys are detailed with brick dentils and corbelling. This is found in a house at 159 Red Tank Road (now extensively altered), and at 23 Wilkinsons Road, Sedgwick. These properties are known to have been built by German immigrants. Another distinctive feature of the house is the side wall that extends forming a wing at the rear with a skillion roof behind it. The verandah is most likely a later addition to the house, and the original house would have been designed without this feature. There is a contemporary addition to the side and rear.

The barn is of particular interest for its picturesque qualities and is a full two storey in height with openings at both levels and a winching beam still attached. It is likely to have been used as a stable. The window and door openings, including timber louvres appear to be part of the original design. A carport has been added to the front of this building in complementary style.

Most farm complexes buildings in this area were established to support larger acreages, however Kedleston appears to have been a gentleman's house with only a small allotment. Both the house and barn are set in landscaped surrounds that are of modern design, however there are some significant mature trees that provide a setting for the buildings. These include cypresses, willows and oaks, as well as many younger plantings.

## Physical Condition

Good

## Conservation Policy

None Specified

## Statement of Significance

*What is significant?*

The house and barn built in face red brick c.1870 are significant. Later additions to the house including the side wing in paler brick, and the verandah to the house are not significant. The mature oaks, cypresses and willows are also significant.

*How is it significant?*

The house and barn at 306 Nankervis Road are of local historic and aesthetic significance to the City of Greater Bendigo.

*Why is it significant?*

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306 Nankervis Road is of historical significance for its example of an allotment built for farming at a very small scale. This is unusual in the study area where most properties of this type had larger acreages and considerable agricultural uses. *Criterion B*

The house and barn at 306 Nankervis Road are of aesthetic and architectural significance as a consistent group of buildings displaying similarities with other buildings where there is a known German origin. The buildings demonstrate in their design, elements of distinctive architectural styling such as the chimney placement and design, end parapet walls and two storey barns, common to buildings known to have been constructed by German immigrants to the area. *Criterion D*

## Recommendations 2008

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	Yes
<b>Fences &amp; Outbuildings</b>	Yes
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	Yes
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the house and barn at 306 Nankervis Road, Mandurang be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown below. 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.'