

HERITAGE CITATION REPORT

Name House
Address 74 Maggs Lane LONGLEA **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

HERITAGE CITATION REPORT

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 House, 74 Maggs Lane, Longlea

The house at 74 Maggs Lane is built on part of allotment 26 section 1 in the Parish of Axedale that was granted by the Crown to Michael Fitzgerald on the 26th February 1856. Fitzgerald also acquired the adjacent lot 25 on the same date, and together, the parcel of land covered an area of more than eighty acres.[7] Michael Fitzgerald paid the sum of £41.19.9 for allotment 26.[8]

Michael Fitzgerald sold allotments 25 and 26 to John Hughes on the 20th September 1856 for the sum of £100. He did not hold the property for long, and on the 6th March 1858, the parcel of land comprising allotments 25 and 26 was conveyed to Alexander Craig and John Martin for the sum of £398.17.7.[9] The sale amount indicates there may have been some improvements on the land by this time.

Craig and Martin took out a mortgage to George Edmeades Tolhurst in April 1858, and raised the sum of £150 in the process. They probably used this sum to undertake the construction of the house at Maggs Lane. Craig and Martin managed to pay out the mortgage by March 1861. [10]

Craig sold his portion of allotments 25 and 26 to John Martin on the 9th February 1876 for the sum of £200. At the time of his death in 1880, John Martin was the owner of allotments 25, 26, 27, 28 and 29 of section 1 in the Parish of Axedale. Jane Martin, John Martin's wife, later became the owner of his property. She died in 1895 and probate of her will was granted to Alexander McArthur.[11] Following the death of Alexander McArthur, Mary McArthur was appointed trustee of the estate. John Ramsay Gillespie replaced her as trustee in November 1909. He sold allotment 25 - 29 inclusive to James McKindley Hodge for the sum of £1202.16.0 on the 22nd March 1910.[12]

Hodge took out a series of mortgages over the property between 1910 and 1920. He died in 1920 and the property was transferred to Martha Hodge, his widow, and Eric Gibson Hodge. They sold to Bridget Teresa McKenzie in 1929. The property was bought out by the Soldier Settlement Commission in 1950.[13]

[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.

HERITAGE CITATION REPORT

[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] Plan of the Parish of Axedale, undated.

[8] Research notes for Old law search application AP66765, Lands Office of Victoria.

[9] Memorials: Book 61, Memorial 752, in Research notes for Old law search application AP66765, Lands Office of Victoria.

[10] Memorials: Book 104, Memorial 10, in Research notes for Old law search application AP66765, Lands Office of Victoria.

[11] Memorials: Book 104, Memorial 10, in Research notes for Old law search application AP66765, Lands Office of Victoria.

[12] Memorials: Book 451, Memorial 708, in Research notes for Old law search application AP66765, Lands Office of Victoria.

[13] Memorials: Book 607, Memorial 87, in Research notes for Old law search application AP66765, Lands Office of Victoria.

Primary sources

Plan of the Parish of Axedale, undated.

Research notes for Old law search application AP66765, Lands Office of Victoria.

Secondary sources

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

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

4.0 Transforming the land

4.4 Farming

HERITAGE CITATION REPORT

Description

Physical Description

74 Maggs Lane is built of timber and consists of a house built possibly in the late 1850s. An extension to the house is evident at the rear where a bungalow style porch has been added to a rear wing of the house. Of particular note is the roof form of the front part which is of a high pitch, often an indication of a former timber shingle roof underneath. The simple design of the substantial brick chimneys indicate an early date of construction for this house. The verandah has been rebuilt and a number of other alterations have taken place to this house. there are a number of outbuildings on the property, however these are not of interest. The setting of the house from the road is picturesque with the driveway having to cross a creek and there are a large number of gums in the foreground.

Physical Condition

Good

Conservation Policy

None Specified

Comparative Analysis

74 Maggs Lane is similar in form to 200 Bradleys Lane Costerfield and 215 Mills Road, Axedale.

Statement of Significance

What is significant?

The timber house built c. 1858 at 74 Maggs lane is significant. The outbuildings are not significant.

How is it significant?

The timber house is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

74 Maggs lane is of historic significance as possibly one of the earliest remaining houses in the area , being possibly built in the late 1850s for John Hughes or Alexander Craig. *Criterion A*

Although it has been altered, the high hipped roof form is characteristic of an early date of construction and is rare in the City of Greater Bendigo. It may be compared with 200 Bradleys Lane Costerfield, and 215 Mills Road, Axedale, both of which also display distinctive roof lines. *Criterion B, D*

Assessment Against Criteria

HERCON CRITERIA

HERITAGE CITATION REPORT

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

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Yes

Aboriginal Heritage Place

No

Other Recommendations

It is recommended that 74 Maggs Lane, Longlea 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 defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'