

HERITAGE CITATION REPORT

Name Shop and Residence
Address 4 Knowsley-Eppalock Road KNOWSLEY **Grading** 2008 ;
Building Type ShopOther - Residential Buildings (private)
Assessment by Context Pty Ltd



Recommended VHR No HI No PS Yes
Heritage Protection

Architectural Style Victorian Period (1851-1901)
 Vernacular

Maker / Builder Unknown

Integrity

Fair

History and Historical Context

History of the Shire of McIvor

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. Much of the former Shire of McIvor 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. Campaspe Plains was subdivided in 1852, and John Hunter Paterson established Derrinal Station on a portion of the land. His license was transferred to William Speed in 1853, and then Alfred Leonard Wilton in 1865. The license was eventually forfeited in 1880.^[2]

The discovery of gold at Bendigo and 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]

Development of the McIvor district was led by Heathcote, where facilities emerged in conjunction with an increasing population brought on by the gold rushes. The town site of Heathcote was surveyed by Phillip Chauncey and first land sale at Heathcote held on the 24th January 1854.^[4] The Heathcote and Waranga District Road Board was formed in 1861, and became the Shire of McIvor in 1864, encompassing a number of the small towns in the district.

Religious and educational facilities were established early in the development of the Shire, initially at Heathcote, then gradually spreading to other small towns in the district. Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. Pre-emption rights allowed squatters to purchase up to 640 acres of their pastoral leases and many took advantage of the opportunity to establish smaller holdings. Grazing, agriculture, dairying and viticulture were mainstays for the region. Alongside agriculture, the timber industry was of vital importance to the district and a number of sawmills were established. Gold and alluvial mining continued in the district for a number of years after the height of the gold rushes.

Construction of the railway from Wandong to Bendigo took place in three stages and was officially opened in October 1888. The railway encouraged further development of the region and provided an easy means of transportation of both goods and people to and from the district. The development of the Eppalock weir in the 1930s and its incorporation into Eppalock Reservoir in 1960-65 provided local farmers with an accessible water source for their crops.^[5]

In 1994 the Shire of McIvor was amalgamated with nearby Shires to form the City of Greater Bendigo.

History of shop and residence, 4 Knowsley Eppalock Road, Knowsley

The house at 4 Knowsley Eppalock Road was built on part of Allotment 11, Parish of Knowsley, a large block of land that was bought by David Wise Kelly on the 1st of June 1877. The land was originally part of the Campaspe Plains run, which was broken up into smaller parcels of land from the early 1850s. Kelly's allotment covered an area of over 305 acres and incorporated Crown Allotments 10 and 11 in the Parish of Knowsley.^[6] Kelly mortgaged the land soon after his purchase, probably to finance payments over the property. ^[7] He was a farmer by trade, and it was this activity that undoubtedly dominated his pursuits at Knowsley.

The large parcel of land was sold off over a number of years into smaller allotments, increasingly after the elimination of leasehold in the 1860s, which made space for farmers to work small scale allotments. Part of Kelly's land eventually formed much of the surveyed town site of Knowsley, though Kelly continued to hold portions of his property for some time. This portion of the land was part of 11 acres, two roods, 35 perches sold to John David Bywater on the 13th April 1891. Bywater was a farmer, and himself the holder of substantial lands in the district. Bywater subdivided portions of this already meagre allotment, and on the 1st June 1892, sold a small allotment to William Henry Evans.^[8]

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William Henry Evans was a butcher, and it is thought that he constructed the shop and residence at 4 Knowsley Eppalock Road. Evans took out a mortgage to MacPherson Steinberg & Co. Ltd on the 4th April 1893[9] and it is probable that he used the funds raised through that process to undertake construction of the shop and residence on his property. Evans probably used the front portion of the building as a retail premises, and occupying the back portion as accommodations for himself and his family. Evans took out a further mortgage on the 22nd August of the same year[10], perhaps to raise further funds for construction.

Evans sold the place to William O'Sullivan on the 23rd May 1918. His profession is not listed in Titles records, but it is probable that he continued to use the front portion of the building as a retail premises in some capacity. Community consultation revealed the Harrop Brothers at one stage ran a butcher shop from the premises, and it is possible that they could have leased the place. The time period for their occupation of the site is not known.

O'Sullivan sold the place to Delia Agnes O'Neill on the 5th June 1924, and she took out a mortgage to him as part of the sale. In 1947, the place was acquired by William Walter Cass.[11] He is noted in Titles records as an engine driver. Later uses of the shop and residence are not known.[12]

[1] Randell, J. O. (1985). *McIvor: A History of the Shire and the Township of Heathcote*, Shire of McIvor, p. 1.

[2] Randell, J. O. (1985), p. 31.

[3] Randell, J. O. (1985), p. 31.

[4] Randell, J. O. (1985), p. 21.

[5] Heritage Victoria, (n.d), *Eppalock weir*, Hermes entry 6482

[6] Certificate of Title, Vol. 981, Fol. 155.

[7] Certificate of Title, Vol. 981, Fol. 155.

[8] Certificates of Title, Vol. 2433, Fol. 438; Vol. 2348, Fol. 405.

[9] Certificate of Title, Vol. 2433, Fol. 438.

[10] Certificate of Title, Vol. 2433, Fol. 438.

[11] Certificate of Title, Vol. 2433, Fol. 438.

[12] Certificate of Title, Vol. 2433, Fol. 438.

Primary sources

Targeted community consultation.

Certificates of Title, Vol. 981, Fol. 155; Vol. 2433, Fol. 438; Vol. 2348, Fol. 405.

Plan of the Parish of Knowsley, undated.

Secondary sources

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Randell, J. O. (1985), *McIvor, A History of the Shire and the Township of Heathcote*, Shire of McIvor, Heathcote, Victoria.

Heritage Victoria, (n.d), *Eppalock weir*, Hermes entry 6482

Relevant Historical Australian Themes

6.0 Building towns, cities and the garden state

6.5 Living in country towns

Description

Physical Description

The shop and residence at 4 Knowsley Eppalock Road is a vernacular structure built after 1877 and possibly as late as 1893. The proximity to the road indicates that it may have been built for a commercial use, which suggests that the later date of 1893 may be more accurate as this date coincides with the ownership by a butcher. The style cannot be an accurate indicator of date this type of building was widely constructed from the 1850s to 1900.

The building is designed with several wings, each of which has a gable roof. The roofs are set at right angles to each other and there is a series of three gables when viewed from the rear. Windows have been replaced so it is difficult to date the structure by using window types as an indicator.

A small shop has been built on the street line at the front of the building.

The mature peppercorn trees contribute to the setting of the building.

Physical Condition

Fair

Conservation Policy

None Specified

Comparative Analysis

No comparable buildings in the study area.

Statement of Significance

What is significant?

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The shop and residence at 4 Knowsley-Eppalock Road, Knowsley, including all the fabric of weatherboard building is significant.

How is it significant?

The shop and residence at 4 Knowsley-Eppalock Road, Knowsley, is of local historic and aesthetic significance for the City of Greater Bendigo.

Why is it significant?

The shop and residence at 4 Knowsley-Eppalock Road, Knowsley is historically significant as part of the original Campaspe Plains run. The site is an important representative example of the gradual break-up of large parcels of land and subdivision into smaller allotments in the mid to late nineteenth century. The weatherboard building is a vernacular structure built after 1877 and possibly as late as 1893 by local butcher William Henry Evans in 1892 as a retail premises with accommodations for himself and his family at the rear. The building was also used at a later date as a butcher's shop by the Harrop Brothers, but other uses of the shop and residence are not known. *Criterion A*

The position of the small shop, built on the street line at the front of the building, and the series of gabled roofs, on the several wings of the shop and residence is of architectural significance. The mature peppercorn trees in close proximity contribute to the setting of the building but are not considered significant. 4 Knowsley Eppalock Road is located on a key corner at the entrance to the township of Knowsley, and this building and the former hotel at 11 Knowsley Eppalock Road define Knowsley from the highway. *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*

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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 the shop and residence at 4 Knowsley Eppalock Road, Knowsley 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 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.'

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.