

HERITAGE CITATION REPORT

Name Outbuilding
Address 223 Mangans Lane KIMBOLTON **Grading** 2008 Local
Building Type Private studio/outbuilding
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

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*.^[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 Outbuilding, 223 Mangans Lane, Kimbolton

The outbuilding at 223 Mangans Lane was built upon land that had been leased from the Crown by Simon Manning under Section 31 of the 1869 Land Act prior to 1874. Section 31 allowed the holders of licenses under Section 42 of the previous Land Act of 1865 to apply for a Crown grant. Having met the conditions of the standard three year license period, followed by a seven year term of lease, Manning was granted the sixty acres of crown allotment 39B (no sec) on the 5th May 1874.^[7] Application for a Crown Grant required demonstration of the improvement of the property, suggesting the outbuilding at Mangans Lane was built prior to the grant. The Manning family owned a number of nearby allotments, and Parish plans record M. Manning as the Crown grantee of allotments 39A, 39C and 39D, all of which abutted Simon Manning's land.^[8]

Simon Manning sold his property soon after acquiring it formally, and on the 6th March 1875 Martin Manning acquired the property. The subsequent certificate of title records that Martin Mangan became the owner of the property on the 9th October 1911.^[9] The similarity of names suggests that Manning and Mangan were the same person. However, plans of the parish of Kimbolton also show that M. Mangan was awarded the Crown grant over allotment 73B, adjacent to Manning's.

Martin Mangan died on the 15th October 1916, and the land was granted to James Mangan and Michael Mangan, presumably his sons, and Joseph Orr. All three were farmers and presumably continued to run the place as a farm.^[10] James and Michael Mangan became the sole owners on the 6th August 1917.^[11]

On the 7th April 1936, James Mangan became the sole proprietor of the property and ran the farm there until he died in 1944. The property then passed to Laurence Michael Mangan and James McGrath, both farmers, but by 1950 Laurence Mangan had become the sole owner of the property. He owned it until it was taken over by Tomago Nominees in 1982.^[12]

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- [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] Certificate of Title Vol 706, Fol 014; Plan of the Parish of Kimbolton, undated.
- [8] Plan of the Parish of Kimbolton, undated.
- [9] Certificate of Title, Vol. 3547, Fol. 325.
- [10] Certificate of Title, Vol. 3547, Fol. 325.
- [11] Certificate of Title, Vol. 3547, Fol. 325.
- [12] Certificate of Title, Vol. 3547, Fol. 325.

Primary sources

Certificates of Title.

Plan of the Parish of Kimbolton, undated.

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, Heathcote, Victoria.

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

Relevant Historical Australian Themes

4.0 Transforming the land

4.1 Living off the land

Description

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Physical Description

The outbuilding at 223 Mangans Lane is situated behind a timber house of later date. The outbuilding appears to be formerly used as a house, and its construction method of palings and poles is rare in the municipality. The chimney, built from bluestone is massive and occupies almost one entire end wall of the building. It has been designed for cooking as well as heating. The cladding is of vertical hardwood palings and some of the structure is built of round poles. The roof has been replaced with corrugated iron but may have also been of palings, shingles or bark at a previous time. There is a timber floor and the building was once divided into rooms. The ceiling was lined in a coved profile. There is the remains of paper covering palings on some of the walls. The front elevation still retains a verandah and a door, however there is no evidence of windows. There is an adjacent orchard.

Physical Condition

Fair

Conservation Policy

Guidelines (Specific)

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

Retention of as much of the building fabric as possible is recommended should repairs or maintenance be needed.

Comparative Analysis

Slab huts such as 223 Mangans Lane, Kimbolton are found at several locations including 81 Daniels Lane, Mia Mia and 580 Tunnecliffes Rd, Knowsley.

Statement of Significance

What is significant?

The outbuilding at 223 Mangans Lane including all of the fabric of the timber paling and pole construction, as well as the bluestone chimney is significant.

How is it significant?

The outbuilding at 223 Mangans Lane is of local historic, technical and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The outbuilding at 223 Mangans Lane is historically significant for its long-term association with the Manning and Mangan families. The outbuilding was built prior to 1874 when Simon Manning was granted the sixty acres of land.

Criterion A

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The outbuilding at 223 Mangans Lane is technically significant for its construction of vertical timber palings and poles. Whilst there are several outbuildings of vertical timber palings, this building has more evidence of being used as a hut on the property. There is a massive bluestone chimney used for cooking and heating. Although the roof has been replaced with corrugated iron, it is possible that there is evidence of an earlier roof of palings, shingles or bark at a previous time. There is a timber floor and the building was once divided into rooms. The interior is significant for its use of a coved ceiling and the remains of paper covering palings on some of the walls. *Criterion B*

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

Yes

Incorporated Plan

Yes

Aboriginal Heritage Place

No

Other Recommendations

It is recommended that 223 Mangans Lane, Kimboton be added as an individual place to the Heritage Overlay of the City

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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.'