

HERITAGE CITATION REPORT

Name House and outbuildings
Address 1044 McIvor Highway JUNORTOUN **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)
English Queen Anne Revival

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

HERITAGE CITATION REPORT

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 House, 1044 McIvor Highway, Junortoun

The house at 1044 McIvor Highway was part of a large tract of land that was held by James Stephen Hogan in August 1869.^[7] Hogan's land included allotments 1, 2 and 3 of section 15 in the Parish of Strathfieldsaye, and covered an area of more than 560 acres. (Confusingly, Charles Boyle is shown as the Crown Grantee of allotments 1-3, Sec. 15 on the Strathfieldsaye Parish Plan, and James Stephen Hogan as the Crown Grantee of allotment 2A on 27 July 1882, which he had previously selected.) Hogan assumedly ran a pastoral estate on the land, which remained intact in terms of its area until Hogan's death in 1885. Hogan took out a number of mortgages during the early period of his ownership of the land; one in 1869, and another in 1870.^[8] He may have used the capital floated by the mortgages as a means of financing construction on the property.

Hogan may have been responsible for the construction of part of the extant building at 1044 McIvor Highway, though this has not been confirmed in records.

After this time some of the estate was sold off in smaller allotments. The majority of the land was transferred to Diven Dary, a clergyman from Sandhurst, and John ZorLuealy, a hotelkeeper.^[9] By June 1890, however, they had sold the property to Samuel Lazarus, of Sandhurst, who was listed simply in Titles records as a gentleman. Lazarus had been made wealthy through his father, quartz miner Barnet Lazarus, who had established the Lazarus mine during the gold rushes in the district.^[10]

The house on the property was probably extended during Lazarus' period of ownership. It is not known if he lived there, and the place may have been bought as an investment by the family. Lazarus sold the place to Thomas Nelson on the 14th January 1921, who mortgaged the property back to Lazarus in order to finance his acquisition.^[11] Thomas Nelson transferred title over the property to Catherine Nelson, presumably his wife, soon after purchasing the property. The Nelsons mortgaged the place a number of times, before they sold it, in 1922, to George Bull [Bill?], a doctor from

HERITAGE CITATION REPORT

Junortoun.[12]

George Bill died on the 16 August 1935, after which time the property was owned by his widow, Blanche Bill, Elizabeth Bill and George Archibald Bill. They sold the property in 1944 to Edward Leslie Hall who held the property until his death in 1948.[13]

Its current use is as an aged care facility, 'Wornebush Hall'.

[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. 324, Fol. 601.

[8] Certificate of Title, Vol. 324, Fol. 601.

[9] Certificate of Title, Vol. 324, Fol. 601.

[10] Hewat, T (1983), p. 32.

[11] Certificate of Title, Vol. 2274, Fol. 681.

[12] Certificate of Title, Vol. 2274, Fol. 681.

[13] Certificate of Title, Vol. 6728, Fol. 514.

Primary sources

Certificate of Title, Vol. 6728, Fol. 514

Certificate of Title, Vol. 324, Fol. 601

Certificate of Title, Vol. 2274, Fol. 681

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

HERITAGE CITATION REPORT

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

Relevant Historical Australian Themes

4.0 Transforming the land

4.3 Grazing and raising livestock

Description

Physical Description

1044 McIvor Highway is a large house of painted masonry built in the Domestic Queen Anne style, however it appears as if a large wing was added to an earlier house. This remodelling would have added the elaborate masonry porch leading to the front door and the frieze to the verandah. There is a discrepancy in eaves height that indicates a lower floor to ceiling height in the older section. The projecting gable is designed with a square box window and the gable end has faux strapping in brickwork. A circular window is a feature to the Edwardian wing. A number of finely modelled chimneys are an integral part of the unusual composition of this house. The numerous date palm trees are also notable. There is a large extension to the side of this house.

There is also a large timber outbuilding, probably used as a shearing shed, and other farm buildings.

Physical Condition

Good

Conservation Policy

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

Disguising of the contemporary extension, possibly through additional landscaping would enhance this property.

Comparative Analysis

The shearing shed is one of the best examples in the study area. The house is a good example of a homestead developed over time, displaying a wide variety of architectural features.

Statement of Significance

What is significant?

The house at 1044 McIvor Highway, Junortoun, including all the fabric of the c.1870 and c.1890 house and the mature garden containing palms is significant. The detached timber outbuildings including the shearing shed are also significant. The large extension to the side of the house is not significant.

HERITAGE CITATION REPORT

How is it significant?

The house at 1044 McIvor Highway, Junortoun is of local historic and architectural significance for the City of Greater Bendigo.

Why is it significant?

The original house at 1044 McIvor Highway, Junortoun, may have been built by James Stephen Hogan, who held the land from 1869, though this has not been confirmed. It is also historically significant for its association with Simon Lazarus, who owned the property from 1890-1921, and with members of the Bill family. Simon Lazarus' father, Barnet Lazarus, established the Lazarus mine during the gold rushes in the district. Members of the Bill family owned the property for more than twenty years - from 1922 to 1944. *Criterion A*

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 the house and outbuildings at 1044 McIvor Highway, Junrtoun be added as an individual place to the Heritage Overlay of City of 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.'