

HERITAGE CITATION REPORT

Name House
Address 88 Wright Street HEATHCOTE **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

High

History and Historical Context

History of Heathcote

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.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country,

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and named the area around Port Phillip *Australia Felix*.^[1]

Much of land around Heathcote was dominated by a series of pastoral runs established from the 1830s. Henry Munro took up an extensive tract of land in early 1838 which was later subdivided to form *Campaspe (Coliban Estate)* and *Spring Plains Stations*.^[2] By 1850, there was no available land remaining in all of northern Victoria.^[3]

The discovery of gold at McIvor Creek in 1852 changed the face of the district and brought about new patterns of settlement and expansion. 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.^[4] Hotels were big business in any gold rush town a spate of hotels were established in Heathcote before 1860 including the Mt. Ida Hotel, the Union Hotel, the Camp Hotel, the Prince of Wales Hotel, the Lake Hotel, the Victoria Hotel and the Rodney Hotel.

The government camp was established at Heathcote in 1853. By 1858 Heathcote boasted a permanent postmaster and a daily mail service to Melbourne. A camp doctor had been stationed at Heathcote quite early on, and by 1853 a further five private doctors had expanded options for those in need of medical treatment.^[5] The Heathcote Hospital was built in 1859.

Assistant Surveyor Phillip Chauncey surveyed the town site of Heathcote prior to the first land sale at Heathcote on the 24th January 1854.^[6] A total of eighty seven quarter-acre blocks were auctioned at the Police Office in the government camp.^[7] Much of the early development in the township was clustered around High Street.

The Heathcote and Waranga District Roads Board was established in October 1861.^[8] Heathcote became a borough in 1863, and its council enlarged to nine members.^[9] The district survived until 1863, when Waranga and Heathcote became separate entities.^[10] The Shire of McIvor was proclaimed in the Victorian *Government Gazette* in December 1864. It was not until 1892 that the Borough of Heathcote officially amalgamated with the Shire of McIvor.

The Heathcote National School opened in 1853. The School was a private facility, and enrolments were known to fluctuate periodically, as itinerant prospectors' quest for gold pressed them to move to new rushes and new finds. Educational facilities were expanded in the 1860s with the opening of denominational schools by the Church of England, the Catholic and Methodist Churches. In 1873, compulsory free and secular primary education was legislated by the Government and the Heathcote Common School No. 300 opened, only to close by the mid 1860s.^[11] The South Heathcote State School opened in April 1874.^[12]

Towards the end of the 1870s, the initial spark of the gold rushes had faded and changes in the agricultural industry were brought on with the 42nd Second Section of Grant's Amended Land Act of 1865, which prompted the acquisition of smaller holdings by a number of residents in the district. As well as dairying and farming enterprises, tobacco crops and vineyards were planted in the area. There were also three flourmills in operation in Heathcote by the 1880s.^[13] Grazing, agriculture and dairying remained mainstays in the Heathcote community and the significant pastoral estates in the region flourished. Much of the produce from farming was sold in and around Heathcote which, as it continued to expand, proved a viable market. A Chinese market garden had been established by Kit Foo in 1868, on ten acres of land on the west side of Wild Duck Creek. ^[14]

The railway from Bendigo to Heathcote officially opened on the 1st October 1888.^[15] Development of the railway was of benefit to farmers in the district and allowed the diversification of their markets, as well as more efficient transport of imports into the community, and generally increased profitability. Livestock yards built at the station in 1890 were of further advantage to the farming community.^[16]

After the turn of the century, development of Heathcote continued. Between 1910 and 1913 the Licensing Board enforced the de-licensing of many of Heathcote's numerous hotels. War broke out on the 4th August 1914 and a total of fifty one

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men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

History of House, 88 Wright Street, Heathcote

The house at 88 Wright Street was the residence of Richard Carveth Carkeet from circa 1864. Richard Carkeet was the son of Dr. William Carkeet, who had come to Melbourne in 1853 as the ship's surgeon aboard the *Countess of Elgin*. Dr. Carkeet established a successful medical practice in the town, and set up the *Rodney Dispatch*, a local paper, in 1863. He was instrumental in the establishment of the Heathcote Hospital, but tensions between him and Dr. Robinson meant his role there was ultimately limited.[17]

Richard Carkeet was an auctioneer, but like his father, was deeply involved in the local community. He had initially found employment in the district as the County Court Bailiff in 1859, but switched professions soon thereafter.[18] He was elected a member of the Heathcote water supply committee in 1865, as well as playing a substantial role in the Heathcote Amateur Dramatic Society from its inception. Carkeet sold his business to Me. Palyford in 1871.[19]

By 1872, Carkeet had sold the property at Wright Street to Dr. Charles Robinson, who had previously been in competition with Carkeet's father. The property is listed as owned by the Executors of the will of J. R. Burch in 1873 and 1874, but in 1875, Charles Robinson is again listed as the owner of the place.[20]

Henry Fuller was residing in the house by 1876[21], and he lived there for a number of years. Henry Fuller was a surveyor by trade and it is assumed he found adequate employment in the growing Heathcote community. The owner of the house for the period of Fuller's tenancy is again listed as the Executors of the estate of J. R. Burch.[22]

By 1881, Harry Fuller was residing at the house at Wright Street. John Rovellet became the owner of the place soon thereafter, though he continued to let it out to tenants. John Drake Hall, an established dealer in the township of Heathcote, lived there for a number of years from 1888, and was followed in 1891 by A. McKinnon.[23] Changes to and occupiers of the building after this period are not known.

[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. 1.

[3] Randell, J. O. (1985). p. 8.

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

[5] Randell, J. O. (1985), p. 28.

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

[7] Randell, J. O. (1985), p. 225.

[8] Randell, J. O. (1985), pp. 79 - 80.

[9] Randell, J. O. (1985), p. 35.

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[10] Hall, T. R., *History of the town and district: Heathcote*, reproduced 1985 with permission, p. 7.

[11] Hall, T. R. (1985), p. 11.

[12] Hall, T. R.(1985), p. 12.

[13] Randell, J. O. (1985), p. 43.

[14] Randell, J. O. (1985), p. 135.

[15] Randell, J. O. (1985), p. 56.

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

[17] Randell, J. O. (1985), p. 221.

[18] Randell, J. O. (1985), p. 283.

[19] Randell, J. O. (1985), p. 283.

[20] Shire of McIvor Rate Books, 1873 - 1875.

[21] Shire of McIvor Rate Books, 1876

[22] Shire of McIvor Rate Books, 1876

[23] Shire of McIvor Rate Books, 1876

Primary sources

Shire of McIvor Rate Books.

Secondary sources

Hall, T. R., *History of the town and district: Heathcote*, reproduced 1985 with permission

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

Relevant Historical Australian Themes

6.0 Building towns, cities and the garden state

6.5 Living in country towns

Description

Physical Description

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88 Wright Street is a 'picturesque' brick house with some unusual features including the gable ends facing the street, and the arrangement of an off centre window to the left hand gable end. Of particular interest is the use of the small recess and label mould motif to both of the gables, and the chimney set on a diagonal plan. These features are often associated with the cottage orne depicted in nineteenth century pattern books. Pattern books described suitable designs for particular types of buildings, the best known of these being J.C.Loudon's *Encyclopaedia of Cottage, Farm and Villa Architecture* of 1834 that described ways to make farm buildings and small homes picturesque by using scaled down versions of grander buildings and ornament.

The front door has an arch fanlight over which is formed in a brick soldier course. The glass is now missing and the fanlight has been blocked in. The verandah has features of early construction, including the corrugated iron roofing, however it is unlikely to be part of the original design given the awkwardness of its intersection with the barge boards. The wing wall that extends from the left hand gable is unlikely to be an original feature, however it is built from matching bricks. The rear of the house has been substantially altered and has a number of additions and alterations.

Physical Condition

Good

Conservation Policy

Guidelines (Specific)

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

- Photographic research may show the house without a verandah or with an earlier form of a verandah.
- Conservation of brickwork is desirable

Comparative Analysis

88 Wright Street is unique in the study area, and displays architectural features rarely used in buildings later than 1860.

Statement of Significance

What is significant?

The circa 1860s brick house at 88 Wright Street, Heathcote, is significant

How is it significant?

The house at 88 Wright Street, Heathcote is of local historic and architectural significance to the City of Greater Bendigo.

Why is it significant?

The house at 88 Wright Street is historically significant for its association with Richard Carveth Carkeet who resided there from 1864 until about 1872. Carkeet was an auctioneer, and well known member of the local community. In 1859,

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Carkeet was a County Court Bailiff, in 1865 was a member of the Heathcote water supply committee. Carkeets father, Dr. William Carkeet, established a successful medical practice and set up the *Rodney Dispatch*, a local paper, in 1863. He was instrumental in the establishment of the Heathcote Hospital, but tensions between him and Dr. Robinson meant his role there was ultimately limited. By 1872, his son Richard had sold the property to his father's competitor Dr. Charles Robinson. *Criterion A*

88 Wright Street is architecturally significant as a 'picturesque' brick house with some unusual features including the gable ends facing the street, and the arrangement of an off centre window to the left hand gable end. The house is unique in the study area, and displays architectural features rarely used in buildings later than 1860. Of particular interest is the use of the small recess and label mould motif to both of the gables, and the chimney set on a diagonal plan. These features are often associated with the cottage orne depicted in nineteenth century pattern books that described ways to make farm buildings and small homes picturesque by using scaled down versions of grander buildings and ornament. There have been alterations, including the blocked in fanlight, the wing wall that extends from the left hand gable, and the rear of the house has a number of additions and alterations. The verandah has features of early construction, including the corrugated iron roofing, however it is unlikely to be part of the original design. *Criterion E*

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 house at 88 Wright Street, Heathcote 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 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.'