

## HERITAGE CITATION REPORT

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**Name** House  
**Address** 41 Playne Street HEATHCOTE **Grading** 2008 Local  
**Building Type** House  
**Assessment by** Context Pty Ltd




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**Recommended Heritage Protection** VHR No HI No PS Yes

**Architectural Style** Victorian Period (1851-1901)  
Vernacular

**Maker / Builder** Anderson, Charles

### Integrity

Altered

## 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*.<sup>[1]</sup>

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*.<sup>[2]</sup> By 1850, there was no available land remaining in all of northern Victoria.<sup>[3]</sup>

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.<sup>[4]</sup> 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.<sup>[5]</sup> 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.<sup>[6]</sup> A total of eighty seven quarter-acre blocks were auctioned at the Police Office in the government camp.<sup>[7]</sup> 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.<sup>[8]</sup> Heathcote became a borough in 1863, and its council enlarged to nine members.<sup>[9]</sup> The district survived until 1863, when Waranga and Heathcote became separate entities.<sup>[10]</sup> 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.<sup>[11]</sup> The South Heathcote State School opened in April 1874.<sup>[12]</sup>

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.<sup>[13]</sup> 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. <sup>[14]</sup>

The railway from Bendigo to Heathcote officially opened on the 1st October 1888.<sup>[15]</sup> 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.<sup>[16]</sup>

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, 41 Playne Street, Heathcote

Charles Anderson is listed in rate books as the resident of a 'hut and garden' at Playne Street in 1864. By 1865, the place was listed as a 'cottage and land', and it can be assumed that the building was constructed during the preceding year. Charles Anderson is recorded in the rate books as a miner, but his trade was later amended to read stone mason, suggesting he may have possessed the skills to build the place himself. By 1869, the place was occupied by Joseph Anderson, also a mason, who was presumably Charles Anderson's son or brother.[17]

Frederick Wybrant had acquired the house at Playne Street by 1873, and he lived there until circa 1876 after which time it was briefly unoccupied.[18] Wybrant's name suggests he may have been of German origin. John Phillips acquired the place in the late 1870s, and lived there for a number of years. While Phillips continued to own the house it remained unoccupied following his departure in the early 1880s until he let it to Samuel Furphy, a labourer circa 1892.[19]

John Phillips owned the house until his death circa 1910, and was listed in rate books across this period as variously a 'house owner', 'gentleman' and 'property owner'.[20] Following the death of John Phillips, Arthur Vaughan, a carpenter, came into possession of the house at Playne Street, and he lived there until circa 1920.[21] Frederick Mitchell owned the property from 1930 until 1938, though by 1946, Mrs Harriet Mitchell had become the owner of the place.[22]

[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), 35.

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

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

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

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

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

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

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

[17] Shire of McIvor Rate Books, 1864 - 1870.

[18] Shire of McIvor Rate Books, 1873 - 1876

[19] Shire of McIvor Rate Books, 1873 - 1892

[20] Shire of McIvor Rate Books, 1895 - 1908.

[21] Shire of McIvor Rate Books, 1909 - 1920.

[22] Shire of McIvor Rate Books, 1925 - 1946.

## 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

Playne Street contains a number of early buildings in the proximity to Herriot Street, however many of these have been substantially altered.

The house at 41 Playne Street is sited close to the street and is a single gable with three windows and a door spaced irregularly across the front elevation. It is built of stone and brick and has been rendered to conceal the different types of masonry. The stone part is likely to be of earlier construction and the brick part an extension. The roof and verandah have been rebuilt and the eaves now overhang the end walls. The roof cladding has been changed to colorbond. The windows are 12 pane double hung sashes that appear to be original although the front door has been replaced. The front fence is of treated pine pickets and has been recently constructed. There are two skillion roofed extensions at the rear of the house.

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## Physical Condition

Fair

## Conservation Policy

### Guidelines (Specific)

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

-Repair render to house using a mix of the same composition as that which is already there.

## Statement of Significance

*What is significant?*

The house at 41 Playne Street Heathcote, built of stone with a rendered finish in 1865 is significant. The extensions at the rear of the property are not significant, nor is the recently constructed fence.

*How is it significant?*

The house at 41 Playne Street is of local historic and aesthetic significance to the City of Greater Bendigo.

*Why is it significant?*

The house at 41 Playne Street is primarily of historic significance for its early date of construction. Few buildings in Heathcote and the region around it can be established as being constructed much earlier than the mid 1860s and as such they represent a small group of buildings that demonstrate the earliest forms of habitation in the study area. *Criterion A*

Although altered by the addition of new roof cladding and some extensions at the rear, 41 Playne Street represents a building form in the town that is relatively rare. It is constructed with a very small setback from the road which is rare in this street. The unusual distribution of door and windows demonstrates how the house has evolved and this is reflected in the use of stone and brick masonry which has then been concealed with render to maintain a uniform appearance to the facade. *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*

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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

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	Yes
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the house at 41 Playne 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.'