

HERITAGE CITATION REPORT

Name Five Gums House and Outbuildings
Address 250 Adairs Lane HEATHCOTE Lot 1 Adairs Lane 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

Fair

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

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homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country, 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

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the de-licensing of many of Heathcote's numerous hotels. War broke out on the 4th August 1914 and a total of fifty one 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 'Five Gums', 250 Adairs Lane, Heathcote

'Five Gums' is located on two blocks of land. A sandstone and brick hut is located on Allotment Y5, Parish of Langwornor, while a slab outbuilding stands just over the allotment boundary on Y7.

Thomas Drewitt selected the 79-acre Allotment Y5 under Section 31 of the 1869 Land Act (as noted on the parish plan). The Land Act of 1869, Section 31 gave a pre-emptive right of purchase to holders of occupation licenses under Section 42 of the Amending Land Act 1865 (regulating the occupation of auriferous lands), so he may have selected this block as early as 1865. He received the Crown grant to it on the 25th August 1873. Drewitt mortgaged the property to the Bank of Victoria in 1876, most likely as means of financing development of the property.[17] This is probably when the stone building at Adairs Lane was constructed, and it is likely that Drewitt lived there. Thomas Drewitt advertised in the *McIvor News* as a baker around the 1860s, but the location of his premises is not known. Given the size of the house at Adairs Lane, it is unlikely that he used this place as a bakery. Drewitt was a fairly prominent member of the Heathcote community and was involved in a number of civil institutions that were established in the 1860s. He served as a member of the district Roads board for a time, and was involved in the establishment of a school at Wild Duck Creek.[18] John Campbell became the owner of the property on the 1st October 1888.

The adjoining Allotment Y7 was selected by W Izerott, also under Section 31 of the 1869 Land Act (as noted on the parish plan), so Izerott may have selected the block as early as 1865. He was able to purchase it on 8 March 1873. The slab outbuilding is typical of the farm buildings constructed on selections, which were held under license or lease and not freehold, so it probably dates to before 1873.

In 1924 Allotment Y3 was also acquired by the Izerott brothers, who named the place 'Five Gums'. [19] In 1937 ownership was passed to William Huston, a farmer, who owned it until the 1950s.[20]

[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.

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[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.

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

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

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

[17] Certificate of Title, Vol. 680, Fol. 889.

[18] Randell, J. O. (1985), pp. 151 & 111.

[19] Certificate of Title, Vol. 4857, Fol. 340.

[20] Certificate of Title, Vol. 4857, Fol. 340.

Primary sources

Certificates of Title.

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

4.0 Transforming the land

4.3 Grazing and raising livestock

Description

Physical Description

250 Adairs Lane is a sandstone and brick hut with corrugated iron roof. Of primitive construction it is of note for the unusual roof form of hip and gable. There is a makeshift lean-to to one side, but this is built of iron in a modern profile. The sandstone is in square cut rubble and there are brick dressings to the windows, although the lintels are of timber. The design of stone and brick resembles many of the buildings from South Australia, however this design is found in the Bendigo region in a few buildings, often with Cornish or German connections.

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The front door is sheeted with vertical lining boards and there is one remaining sash window in a poor state of repair. The interior has masonry walls and hard plaster. A timber fire surround of simple design is still extant.

A slab outbuilding is located on the neighbouring allotment (Y7), which is also part of 'Five Gums'. Only the slab outbuilding and this house are of interest.

The outbuilding in Adairs Lane is built from horizontal timber slabs set between vertical posts. It has a gable roof and a skillion lean-to. Some of the timber walls have been rebuilt with framing and corrugated iron cladding. The gable ends have been clad in weatherboard. Some internal walls are built from vertical palings or slabs. The door is ledged, braced and sheeting with vertical lining boards. There are stone flags to the floor.

Physical Condition

Poor

Conservation Policy

Guidelines (Specific)

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

-Conservation of stonemasonry and securing the house by repairing the roof, window and door joinery , adding guttering and drainage would ensure the house has a future.

Statement of Significance

What is significant?

The property known as 'Five Gums', at 250 Adairs Lane and Lot 1 Adairs Lane, Heathcote.

'Five Gums', encompasses two neighbouring allotments in the Parish of Langwornor. Although there are other buildings located at 'Five Gums', only the sandstone and brick hut (circa 1876) on allotment Y5 and slab outbuilding (circa 1873) on neighbouring allotment Y7 are of significance.

How is it significant?

'Five Gums', at 250 Adairs Lane and Lot 1 Adairs Lane, Heathcote is of local historic and architectural and technical significance to the City of Greater Bendigo.

Why is it significant?

'Five Gums', at 250 Adairs Lane and Lot 1 Adairs Lane, Heathcote, is of historic significance for its association with Thomas Drewitt from as early as 1865. Drewitt was a prominent member of the Heathcote community and involved in a number of civil institutions, including the district Roads board and the establishment of a school at Wild Duck Creek. It is also important for its long association with members of the Izerott family, from about 1865. In 1924 the Izerott brothers named the place 'Five Gums'. *Criterion A*

Both buildings are architecturally significant. The sandstone and brick hut with corrugated iron roof is of primitive

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construction, and is notable for its unusual roof form of hip and gable, brick window dressings and timber lintels in the manner of buildings derived from either Cornish or German building tradition and widely practised in South Australia. *Criterion D*

The slab outbuilding is representative of the farm buildings constructed on early selections, and probably dates to before 1873. Built from horizontal timber slabs set between vertical posts and stone flags on the floor is of technical significance for its demonstration of primitive building construction techniques. *Criterion E*.

Assessment Against Criteria

Criteria:

Criterion A Importance to the course, or pattern, of Victoria's cultural history.

Criterion B Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

Criterion C Potential to yield information that will contribute to an understanding of Victoria's cultural history.

Criterion D Importance in demonstrating the principal characteristics of a class of cultural places or objects.

Criterion D Importance in exhibiting particular aesthetic characteristics.

Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Criterion G 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 their continuing and developing cultural traditions.

Criterion H Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

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 Five Gums at 250 Adairs Lane and Lot 1 Adairs Lane, Heathcote, 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

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extent of registration is defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'