

HERITAGE CITATION REPORT

Name House and outbuildings
Address Axedale-Kimbolton Road EPPALOCK **Grading** 2008 Local
Building Type Homestead Complex
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 Eppalock

The first land sales in the Eppalock district occurred in the 1870s and were predominantly clustered around the Strathfieldsaye Road and the road to Axedale where fertile land was available. Larger allotments gradually gave way to smaller subdivisions in the inter-war years.

The widespread droughts of 1902 prompted investigations into the viability of establishing a reservoir on the Wild Duck Creek. A site was chosen about half a mile below the Campaspe-Wild Duck Creek junction, and due to its location at the extremity of the boundary of the Eppalock Parish, took the name the Eppalock Weir. The actual district of Eppalock was, however, located some miles to the north.

Lake Eppalock was formed by the construction of a dam near the intersection of the Capaspe and Coliban Rivers in 1962. It was built to provide irrigation, stock and domestic water downstream to Heathcote and to Bendigo.

History of house and outbuildings, Axedale-Kimbolton Road, Eppalock

William Bowden was granted the twenty two acres and one rood of allotment 2 section 1 in the Parish of Eppalock on the 31st March 1856. Bowden paid a total of £22.5.0 for the land.^[7]

Bowden sold the property to Denis Byrne and John Burke on the 21st August 1856 for the sum of £100. In 1859, Byrne sold out his equal portion of the land to John Burke for £150.2.1.^[8] Burke mortgaged the property to Alexander Bayne in 1863, and raised a sum of £100 in the process. It is probable that this money was used to finance the construction of his residence on the road to Axedale, making 1863 the estimated year of its construction. Burke paid out his mortgage in 1876. ^[9] Burke probably ran a small farm on his twenty two acre allotment while residing in the house he had built there. The residence and outbuildings appear to have been constructed together.

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John Burke died interstate on the 24th December 1903, and letters of administration were granted to Michael Burke on the 6th February 1904. The owner of the property following his death is not known, but the property was acquired by the Shire of Strathfieldsaye in 1958.[10]

Members of the local community have speculated that that the place was previously Governor Bourke's house, though further information to confirm this notion had not been located.[11] The building was thought to have been abandoned for some time, presumably following its acquisition by the Shire. Changes were also made to several of the outbuildings over time, including the additions of a 'fake wall' to one of the buildings during the 1960s.[12]

[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] Memorial Book 39483, No. 1856 in research notes for old law search application AP88854.

[8] Research notes for old law search application AP88854.

[9] Research notes for old law search application AP88854.

[10] Research notes for old law search application AP88854.

[11] Community consultation

[12] Community Consultation.

Primary sources

Axedale Community Consultation.

Certificates of Title.

Research notes for old law search application AP88854.

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, Victoria.

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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

This group of buildings comprises a bluestone house and two outbuildings located in close proximity to each other and to the road. Built of bluestone, this group of three buildings is unusual in layout and design but may be compared with several other farm complexes in the study area that have a similar formal layout. Although this place is of note for the fact that the three buildings appear to have all been designed together and sited in a formal way in relation to each other. It is possible that an architect or skilled stonemason/designer may have been involved in the design of this group of buildings. Particular attention has been paid to the stone walls which are laid in coursed, squared rubble. The woolshed is small in comparison with others in the locality, and has been altered with an addition in red brick to one end, that appears to replace a demolished section of stone wall. The stable has similar high level of craftsmanship in the stone walls and the design of the tall narrow windows with rough cut sills. There is a stone ramp or steps leading from one of the openings above the floor level. This is a relatively unusual feature but other examples exist at Carisbrook and west of Geelong in the Barrabool Hills. There are matching chimneys at each end of the stables. The gable ends are detailed with parapets with smooth cut stone cappings.

The house is of a symmetrical hipped roof design with a relatively high hipped roof. The windows are standard sashes and the front verandah is convex and has timber post with brackets. It is possible that a frieze is missing from the verandah. There is a small weatherboard section of the house with a chimney and this area is in poor condition. Some small extensions have been made to the woolshed and stables, in particular a large machinery or hay shed has been constructed adjacent to the demolished end of the woolshed.

Physical Condition

Good

Conservation Policy

The stonemasonry should not be painted.

Comparative Analysis

There are a number of bluestone houses of this type in the study area. However as a farm complex it compares with 121 Mt Lofty Road, Redesdale and 2351 Kyneton-Redesdale Road, Redesdale.

Statement of Significance

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What is significant?

The farm complex comprising three bluestone buildings including a house, woolshed and stable at Axedale Kimbolton Road, Eppalock that appear by their architectural styling to have been designed together c.1863 are significant.

How is it significant?

The group of buildings at Axedale Kimbolton Road, Eppalock are of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The farm complex at the corner of the Axedale Kimbolton Road are of historic significance for its association with the Burke family for over 100 years. *Criterion A*

This farm complex is one of several small farms in the area where the house and outbuildings are grouped together and located close to the road, however it is rare to find such consistent style as opposed to buildings that have been developed at different stages. It is aesthetically significant for the high quality of the stonemasonry. *Criterion D,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	Yes
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Yes
Aboriginal Heritage Place	No

Other Recommendations

It is recommended that the buildings on property number 190852, on Axedale-Kimbolton Road, Eppalock 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 extent of registration is defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'