

HERITAGE CITATION REPORT

Name House
Address 200 Bradleys Lane COSTERFIELD **Grading** 2008 Local
Building Type House
Assessment by Context Pty Ltd



Recommended VHR No HI No PS Yes
Heritage Protection

Architectural Style Victorian Period (1851-1901)
 Vernacular

Maker / Builder Unknown

Integrity

Fair

History and Historical Context

History of the former Shire of McIvor

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. Much of the former Shire of McIvor 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. Campaspe Plains was subdivided in 1852, and John Hunter Paterson established Derrinal Station on a portion of the land. His license was transferred to William Speed in 1853, and then Alfred Leonard Wilton in 1865. The license was eventually forfeited in 1880.^[2]

The discovery of gold at Bendigo and 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]

Development of the McIvor district was led by Heathcote, where facilities emerged in conjunction with an increasing population brought on by the gold rushes. The town site of Heathcote was surveyed by Phillip Chauncey and first land sale at Heathcote held on the 24th January 1854.^[4] The Heathcote and Waranga District Road Board was formed in 1861, and became the Shire of McIvor in 1864, encompassing a number of the small towns in the district.

Religious and educational facilities were established early in the development of the Shire, initially at Heathcote, then gradually spreading to other small towns in the district. Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. Pre-emption rights allowed squatters to purchase up to 640 acres of their pastoral leases and many took advantage of the opportunity to establish smaller holdings. Grazing, agriculture, dairying and viticulture were mainstays for the region. Alongside agriculture, the timber industry was of vital importance to the district and a number of sawmills were established. Gold and alluvial mining continued in the district for a number of years after the height of the gold rushes.

Construction of the railway from Wandong to Bendigo took place in three stages and was officially opened in October 1888. The railway encouraged further development of the region and provided an easy means of transportation of both goods and people to and from the district. The development of the Eppalock weir in the 1930s, and its incorporation into Eppalock Reservoir in 1960-65, provided local farmers with an accessible water source for their crops. ^[5]

In 1994 the Shire of McIvor was amalgamated with nearby Shires to form the City of Greater Bendigo.

History of Costerfield

The Costerfield Gold and Antimony Mining Company, along with the Alison Mining Company for Gold and Antimony, began extensive operations in the vicinity of the township of Heathcote in the 1860s. The necessity of an accessible workforce to continue their operations led to the establishment of the township of Costerfield. Developments in technology continued to change the face of gold mining, as well as the development of other mineral deposits in the vicinity of Heathcote and McIvor Creek. Coster, Field and Company expanded their operations to become the Costerfield Hold and Antimony Company, and their shaft was sunk to a depth of 520 feet by the mid 1870s. Residents rallied for the construction of a state school, which was undertaken by the end of the 1870s. The school also served as the site for religious services of both the Wesleyans and the Church of England.

History of House, 200 Bradley's Lane, Costerfield

The house at 200 Bradleys Lane was built on part of a parcel of land that was granted by the Crown to William Arthur Bradley, of Costerfield, on the 19th January, 1909. Bradley's grant covered a total of 258 acres and 8 perches, extending

HERITAGE CITATION REPORT

south of the road to Heathcote.[6] The Bradleys were a long standing family in Costerfield, and the land remained in the family until at least 1966. It is likely that the earlier cottage extant on the land was already constructed on the land when it was granted to Bradley. Many titles in mining areas were granted after the buildings were already built as a result of establishment of mining leases.

Bradley's land was located next to a larger allotment which was owned by J. Crowle and passed to the Trustees Executors and Agency Company after his death. Bradley later acquired this parcel of land, which expanded his allotment to cover a tract of land from the Heathcote Road south to what would later become Bradley's Lane.[7]

In 1909, Bradley mortgaged his land to the Savings Bank of the Colony of Victoria.

Bradley died on the 16th December 1926, and the owners of the property became Harry Bradley and Sarah Jane Bradley. Harry Bradley had been living in Costerfield and working as an engineer, presumably in conjunction with the mining industry that continued to play a big role as an employer in the town. It is not known if Harry Bradley relocated to the station after he acquired it. Sarah Jane Bradley died some time after she came into possession of a portion of the land, and this portion was subsequently also acquired by Harry Bradley.

Tom Bradley became the owner of the whole property on the 11th March 1930. He was a grazier, and undoubtedly continued to run the property as a station. Tom Bradley held the property up until his death on the 13th September 1958, after which time the property was passed to Joseph John Bradley and Archibald Hzerrot. The relationship between these two individuals is not known. Joseph John Bradley was a retired grazier at the time he acquired the land, and had been living in Heathcote. Hzerrot hailed from Kongorong in South Australia, where he was a farmer.

By 1966, the entirety of the property was owned by Joseph John Bradley, who had presumably bought Hzerrot's portion out. John Lindsay Bradley, also a farmer, became a joint owner with J. J. Bradley on the 24th March 1966, and by the following year Geoffrey Vincent Flint had acquired J. J. Bradley's portion. On the 17th October 1967, the owner of the whole property became John Oliver Bradley, who himself sold to John Alec Harris and Neil Thomas John Harris the following year.

[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. 31.

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

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

[5] Heritage Victoria, (n.d), *Eppalock Weir*, Hermes entry 6482

[6] Land Victoria, Certificate of Title, Vol. 3064, Fol. 744.

[7] Parish Plan, Costerfield

Primary sources

Land Victoria, Certificates of Title, Vol. 3064, Fol. 744.

Parish Plan, Costerfield

Targeted community consultation with Irene Mears and George Harris

HERITAGE CITATION REPORT

Secondary sources

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

Relevant Historical Australian Themes

4. Transforming the land

Description

Physical Description

200 Bradleys Lane is located away from the main mining area of Costerfield and is associated with the surrounding farm land rather than the mining operations.

200 Bradleys Lane is an unusual house of square plan form and a high pitched hipped roof culminating in a single point rather than a ridge. The house has a return verandah of shallow concave profile. There is an earlier house at the rear which is also of interest as it appears to be of an early construction date and is built of brick and timber with small multi paned windows. The front house still retains many original features including door and window joinery. The high pitch of the roof is often an indicator of timber shingles as the original roof covering. The interior has not been investigated in order to confirm this.

This property, although close to Costerfield is a farm and has little in common stylistically with the buildings of Costerfield itself.

Physical Condition

Good

Conservation Policy

None Specified

Comparative Analysis

200 Bradleys Lane is unusual in the study area but the roof form is similar to 215 Mills Road, Axedale and 5960 Northern Highway, Heathcote.

Statement of Significance

What is significant?

The two houses including the timber house with pyramid roof, and the brick and timber house at the rear, at 200 Bradleys Lane Costerfield are of significance. The extensions to the timber house are not of significance.

HERITAGE CITATION REPORT

How is it significant?

200 Bradleys Lane is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

200 Bradleys Lane is of historic significance for its long association with the Bradley family, and in particular with Harry Bradley who was associated with the Costerfield mining operations. *Criterion A*

The timber house is of aesthetic significance for its unusual design, with a high pitched roof leading to a central apex. The house has particularly high integrity and has original door and window joinery and the concave verandah which is of an early design. *Criterion E*

The brick and timber house at the rear is of significance for its primitive construction. The square plan form of the front house that has a pyramid roof is rare in the study area. *Criterion B*

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	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Yes
Aboriginal Heritage Place	No

Other Recommendations

It is recommended that the two houses at 200 Bradley's Lane, Costerfield 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 defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'