

people place heritage

# CONTEXT

## STAMFORD PARK, ROWVILLE CONSERVATION MANAGEMENT PLAN

Reviewed and updated

Final Report  
June 2013

Prepared for  
Knox City Council



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Project Team:

Ian Travers, Project Manager

Louise Honman

Annabel Neylon

Jessie Briggs

**Report Register**

This report register documents the development and issue of the report entitled *Stamford Park, Rowville; Conservation Management Plan* undertaken by Context Pty Ltd in accordance with our internal quality management system.

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**Context Pty Ltd**

22 Merri Street, Brunswick 3056

Phone 03 9380 6933

Facsimile 03 9380 4066

Email [context@contextpl.com.au](mailto:context@contextpl.com.au)

Web [www.contextpl.com.au](http://www.contextpl.com.au)

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# INTRODUCTION

## 1.1 Background

Stamford Park comprises a historic homestead set beside a large expanse of open land which represents the remains of the original estate. It has been owned and managed by Knox City Council since it was purchased from the last private owner in 1988. Since that time the Council has undertaken a large amount of work to assess and conserve the heritage significance of the homestead, and to investigate options for the future use of the property.

The purpose of the Conservation Management Plan (CMP) is to explore and provide an assessment of the cultural heritage significance of the homestead, and on the basis of this, to develop conservation policies to guide its future management.

### 1.1.1 Review of 2012

The original CMP for Stamford Park was prepared by Allom Lovell & Associates in 2002. This report represents a review and update of the 2002 CMP.

The review is timed to inform the development of the wider Stamford Park site in line with the Stamford Park Masterplan prepared by Tract in 2009 and formally adopted by Knox City Council in February 2010. It has been prepared in response to a brief issued by Knox City Council in October 2012 which required the CMP to be reviewed and updated to reflect information obtained since 2002 and contemporary conservation values and priorities.

The brief required the following as part of the review. Each item is addressed where shown:

- Consultation with key stakeholders as required – see **Section 1.5** below
- Comment on the implications for heritage conservation and adaptive re-use of the Homestead and surrounding gardens arising out of the Council approved 2010 Stamford Park Master Plan – see **Section 1.6** below
- Review the 2002 CMP and expand on the historical account through additional research. As far as possible, attempt to answer unresolved aspects of the homestead's history – see **Chapter 2** and **Bibliography**
- Review of post-2002 reports relating to archaeological, heritage, vegetation, and citations – see **Section 2.7**
- Inspect the homestead and its grounds and record information on changes to structures and vegetation since 2002 – see **Chapter 3**
- Re-examine the hierarchy of rooms and features in the 2002 CMP – see **Section 4.8**
- Identify an appropriate extent for the Heritage Precinct and determine whether the current heritage overlay (HO24) should be extended – see **Section 5.2.1**
- Identify any elements of the homestead that warrant internal heritage controls through the Knox Planning Scheme Heritage Overlay (HO24) - see **Section 5.2.1**
- An opinion in relation to the appropriate style of vegetation to be introduced into the homestead gardens – see **Section 5.3.2**
- Recommend the appropriate historical period (if any) to theme the homestead – see **Section 5.8**
- Identify preservation works prioritised in 2002 which are yet to be complete, and provide updated cost estimates to complete the works – see **Chapter 6**
- Advise on the appropriateness of the current citation for inclusion in HERMES.

### **1.1.2 Relationship to Business Plan**

Knox City Council have recently commissioned the *Stamford Park Business Model and Management Plan; Analysis and Opportunity Review* (hereafter the 'Business Plan'), the goal of which is to clarify the Masterplan's vision for the future use of the homestead and confirm its viability. The study will identify programs and activities that should and could be offered, and consider their viability in the social, cultural, community, commercial and logistical context of the area.

## **1.2 Location**

Stamford Park Homestead is located in Rowville, Victoria. It lies on the west side of Stud Road, midway between Lakeview Avenue and Kellets Road, from which it is now approached by Emmeline Row. The homestead overlooks the Corhanwarrabul Creek reserve and Caribbean Gardens.

The wider Stamford Park site is irregularly shaped and covers approximately 45 hectares. Since the 2002 CMP was prepared, approximately 5 hectares of land to the north of the homestead, facing onto Stud Road, has been subdivided and sold for commercial development. This development is served by a new road, Enterprise Drive, which runs north from Emmeline Row to the east of the homestead.

## **1.3 Methodology**

The report follows the format of the Australia ICOMOS (International Council on Monuments and Sites) guidelines for the preparation of conservation plans (Kerr 2004:passim) and the principles set out in the Australia ICOMOS (Burra Charter), 1999 adopted by Australia ICOMOS to assist in the conservation of heritage places.

### ***Review methodology***

Preparation of this report has involved the following:

- Review of all of the available reports and citations relating to the heritage of the homestead
- Additional historical research, preparation of a timeline of ownership and an account of all of the works undertaken since Knox City Council acquired the site
- Synthesis of all of the archaeological investigations undertaken at the site
- Review and update of the physical description of the homestead
- Update of the conservation policy in line with current best practice
- Preparation of all commentary and inputs required by the brief (see above)
- Recording and mapping of all key heritage elements in and around the homestead

The text of the original CMP has been largely re-written to accommodate the above. The original CMP (Allom Lovell 2002) is acknowledged throughout.

## **1.4 Terminology**

The conservation terminology used in this report is of a specific nature, and is defined within The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter) as endorsed by all statutory and national heritage bodies. The terms most frequently referred to are: place cultural significance, fabric, conservation, preservation, restoration, reconstruction, adaptation and interpretation. Definitions for these and other terms are provided in Appendix A.



## 1.5 Stakeholder Consultation

To inform the CMP review, input has been sought from several stakeholder organisations. The purpose of this consultation has been to:

- Obtain access to any additional information that these groups may hold
- Gauge the opinions of the organisations on the significance of the Stamford Park homestead
- Receive guidance on the way in which the homestead should be conserved and managed.

The short timeframe in which the review has been undertaken has restricted opportunities for consultation with all of the required groups.

The consultation process has had the following results:

### ***Knox Historical Society***

Several attempts have been made to contact the historical society and its officers during the project through emails and phone calls.

At the time of writing, the Society was still formulating its response.

### ***The National Trust for Australia (Victoria)***

Paul Roser, Senior Manager Advocacy and Conservation, and Ann Gibson, Information Officer, were each contacted.

Neither representative wished to make a comment in this instance.

### ***Heritage Victoria***

Brandi Bugh, Acting Senior Archaeologist at Heritage Victoria, provided advice on the application of the Heritage Overlay to the site and the listing of archaeological sites.

### ***Stamford Park Community Reference Group***

Councillors Karin Orpen and Nicole Seymour were contacted with regards to the homestead.

Cllr Orpen, has recently been elected Mayor of the municipality, has served as president to the Historical Society in addition to being a member of the Reference Group. Cllr Orpen was contacted by email and telephone and is understood to be formulating her response.

At the time of writing Cllr Seymour had recently been elected to Council as the member for Tirhatuan Ward, in which Stamford Park is located. A telephone discussion was held with Cllr Seymour on 22<sup>nd</sup> November 2012, during which she made the following points:

- Cllr Seymour is herself a long-term resident of Scoresby but she has only recently become familiar with Stamford Park through her work with the Council. She believes that this lack of awareness of the place is typical of the majority of residents of the municipality, and that this is particularly true of the young families that make up a large proportion of the local demographic.
- Although local primary schools do include some local history in their curricula, there is a general apathy surrounding the subject. But Cllr Seymour believes that greater awareness of Stamford Park would spark a definite interest in this history amongst the community.
- The homestead should be restored to its 'original' historical period and context. It's utility for future use could be enhanced by reconstruction of a stable building, to recall that recorded as having been destroyed by fire in 1900 (see below) in sympathetic fashion. In the event that the location of this feature cannot be determined (as is the case currently), Cllr Seymour believes that an informed judgement should be made in the interests of creating such a facility.

- Stamford Park should be developed as a historical and cultural ‘centrepiece’. Income could be supplemented by the use of the venue for events such as ‘high end’ weddings, but the facility should be built around an educational component, such as a museum, with a focus on local history. The homestead should provide a community focus, which would provide a destination for families and senior citizens alike, and perhaps provide a venue for a continuation of the community picnics previously held in the municipality on an annual basis.
- Cllr Seymour would like to avoid a situation in which the homestead becomes fenced off from the parkland to the west and north. Instead it should remain an integral component of the wider Masterplan area.

## **1.6 Commentary on implications of the 2009 Masterplan**

The following represents a commentary on the implications of the Council approved Stamford Park Master Plan (Tract 2009), concerning adaptive reuse and the conservation of the homestead and its setting.

### **1.6.1 Masterplan proposals for the heritage precinct**

Generally speaking, the proposed layout of the heritage precinct is considered sympathetic to the historic significance of the site.

A major factor is the degree to which the design recalls the line of the garden boundaries which are evident in the extant vegetation and have also been observed archaeologically running perpendicular to the house. These should be strengthened if possible in final designs, but without creating solid borders. The proposed borders should not be too strongly defined, particularly those to the north-west.

Detailed garden designs and planting regimes should not be determined until a future use for the site has been confirmed, as this will affect the degree to which what is intended can be maintained.

### **1.6.2 Opportunities for adaptive reuse, pending the Business Plan**

It is both likely and desirable that the final use, or uses, to which the homestead is put will include the suggestions made in the Masterplan –as a venue for functions and events, a ‘hub’ for park users, and an educational focus for the community, and this would be in line with the wishes of the Knox community, as related by Cllr Seymour (see above). However, care should be taken to avoid discounting possible alternative uses at this strategic level that would ensure the future survival of the significant historic fabric.

It is recommended that this part of the Masterplan be revisited following completion of the Business Plan.

### **1.6.3 Access and car parking**

The position of the homestead adjacent to the main access to the Masterplan area makes it the ‘focal point’ of the entry from Stud Road. This will lend the historic property a high profile within the area, but care should be taken to avoid high levels of traffic which could impinge on its amenity.

The retention of most of the Elms along the entry road is welcomed, as is the allowance for additional design consideration for the entry experience. It should though be recognised that this proposed (and only practical) entrance to the site does not follow either of the historic approaches. A careful balance therefore needs to be achieved between avoiding the portrayal of the proposed entrance as the historic approach to the house and unduly screening it from this direction.

It is recognised that the provision of car parking remains an important consideration in suburban areas, and that this will have a bearing on the viability of certain future uses for the homestead. However, it is desirable to avoid the intrusion of permanent parking areas too close to the house and to maintain as far as possible the current configuration of treelines and distinctive land parcels.

With regards to the three configuration options presented for the entrance in the Masterplan, Option 1 is therefore preferred, with the road separating the permanent parking from the house and the car park adjacent to the house used for overspill and ideally grassed. Option 3 is to be avoided as the road configuration requires the greatest diversion from the current landscape. In any case, measures should be taken to avoid parking along the entrance driveway as this would to all intents and purposes create a physical and utilitarian barrier between the homestead and the parkland to the north-west.

#### **1.6.4 The residential subdivision**

In a pragmatic sense, the benefits to the historic homestead that will result from the residential subdivision outweigh any anticipated negative impacts. The residential subdivision is not deemed likely to impinge on the setting of the homestead.

The proximity of a residential population will require careful consideration of security measures at the site, but this will become clearer when the future uses of the homestead are determined. On the other hand, it is hoped that a nearby residential population will develop a sense of ownership for the site that will manifest itself in greater use and involvement with the homestead. The Masterplan should seek to maximise this effect, tying the development to the homestead through thematic road naming and echoes of historic elements within the communal spaces.

#### **1.6.5 The relationship between the homestead and the wider site**

Masterplanning should reflect the original open and expansive nature of the historic property i.e. of a house and gardens that existed within a wider landscape which gave it function and utility as a 'gentleman's retreat', a dairy and then stud farm. The Masterplan should avoid creating the perception that the homestead is a single separate component of the development, but should rather seek to convey that the whole Masterplan area has been converted from this expansive property. This could perhaps be achieved by a running theme in place names or signage or as a central theme in the proposed interpretive trails network.

Recognising the historic relationship of the homestead with the surrounding area, it is important to ensure a permeable boundary, both visually and physically, between the homestead and the wider parkland. The masterplanning should aim to position spaces next to the homestead that can accommodate complimentary uses to encourage, and well as allow, movement across the permeable boundary.

The historic relationship between the homestead and the wider site means that the presence of archaeological deposits elsewhere in the Masterplan area cannot be ruled out, especially in the areas immediately outside the homestead. Groundworks in these areas should be subject to archaeological monitoring in the first instance.

#### **1.6.6 Other considerations**

Given the history of flooding at the site, the implications of the Masterplan in this regard should be carefully considered to avoid any risk of damage to the historic fabric.

## 2 HISTORY

### 2.1 Introduction

The story behind the establishment and evolution of Stamford Park has its origins in the beginning of European settlement in Victoria and the development of the wool industry. Its principal owners, the Row family, were successful nineteenth century manufacturers and later horse breeders who sought to create a rural idyll in building Stamford Park. The spread of urban growth in Melbourne is also a key factor in the changing fortunes of the property.

Later owners maintained Stamford Park as a rural property, although the landholdings were progressively reduced over time. It was acquired by the City of Knox in 1988, soon after the death of the last owner.

#### 2.1.1 Review of 2002 history

The following represents the history presented in the original CMP as amended by additional research, which included searches of a number of primary sources to support secondary sources employed in the original. These sources, which are listed in the bibliography, included early rate books, title information and wills and probate records, amongst others sources.

The focus of the research was to establish a precise chronology of owners and their use of the land, the existence and location of any buildings that pre-date the 1882 house, and the location of the stables which burnt down in 1900. Clarification was achieved on chronology and land use, however only limited information was found pertaining to the other points in question.

### 2.2 Australia Felix - Settlement of the Port Phillip District

The land on which Stamford Park was established was originally a pastoral run, dating back to the pastoral settlement of the Port Phillip District in the 1830s.

Hume and Howell first reported favourably on the pastoral potential of the Port Phillip District in 1824-25, when they passed through the region which was then the southern extremity of the Colony of New South Wales, but settlement did not immediately follow. The acknowledged first pastoralists in the District were the Henty family from Van Diemen's Land, who arrived in Portland Bay on 19 November 1834. They were involved in the whaling industry, and initially sought to establish a land-based whaling station at Portland. The Henty's recognised the pastoral potential of the region, however, and brought sheep across the straits for wool growing purposes. Although this activity was at that time outside the prescribed 'settled district'<sup>1</sup> of New South Wales, and the Henty's settlement was regarded as illegal by the colonial authorities, 1834 is still recognised as the founding date of the Port Phillip District (Garden 1984:23).

In the following year Major Thomas Mitchell, the Surveyor-General of New South Wales, made 'a very grand' tour of the District, and was surprised by what he found (Powell 1970). The expedition left New South Wales in the grip of drought, and found the western half of Port Phillip in an unusually wet winter. In this same period, John Batman also declared a location on the Yarra River to be 'the place for a village' (Garden 1984:28).

Mitchell's widely publicized expedition greatly accelerated the pace of settlement in Port Phillip, and precipitated the first great land rush in Victoria's history. His return route also left

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<sup>1</sup> In 1847 three regional districts were distinguished for the whole of New South Wales. The *Settled Districts* for Port Phillip mainly included districts within 25 miles of Melbourne, 15 miles from Geelong and 10 miles of the ports Alberton and Portland. The *Intermediate Districts* lay beyond the first division and comprised the remainder of the counties of Normanby, Grant and Bourke and the entire region of Gippsland. The *Unsettled Districts*, or the outback squatting country, was considered unsuitable for farming (Powell 1970:27).

clearly defined deep cart tracks - known thereafter as 'the Major's Line' - which for a period helped to guide overlanders entering Victoria from the north (Powell 1970).

In Sydney, Governor Sir Richard Bourke extended his authority to Port Phillip and in 1836 appointed Captain William Lonsdale as Police Magistrate, the first government authority in the District (Cabena et al. 1989:1; Garden 1984:33). The Port Phillip District was then legally opened for settlement. A year later, Governor Bourke visited the district with Robert Hoddle, who had been appointed Surveyor-in-Charge of the Port Phillip Branch of the Surveyor-General's Department, to inspect the much acclaimed pastoral land. The new township of the settlement was named after the British Prime Minister, Lord Melbourne. On his departure, Bourke decided to appoint a Lieutenant-Governor, though it was not until October 1839 that Charles Joseph La Trobe was appointed (Garden 1984:33).

Hoddle began preparing the subdivision of the Melbourne land. A Commissioner of Crown Lands was also appointed to regulate the sale and occupation of Crown Lands. The first sale took place on 1 June 1837, with the land mainly disposed of by public auction. Some of the earliest parish plans of Victoria were also drawn up in this period

The pastoral settlers began to explore new areas and some were drawn to the Western District, where as we have seen the Henty family were already in occupation. Men and flocks in increasing numbers occupied land in the Geelong, Werribee and Ballan districts. Major Mitchell, following his 1835 expedition, had named the south-western half of Victoria 'Australia Felix'<sup>2</sup>, which he translated from the Latin as 'happy' or 'fortunate south land' (Powell 1970: xxv). It proved to be bountiful land for the squatters, with the settlement of the Port Phillip District soon boasting 100 cattle and 26,500 sheep (Garden 1984:32).

### 2.2.1 Riding on the Sheep's Back

*With a wide extent of the finest pasture land, and a climate so genial that it was named by the first settlers 'Australia Felix', it is not surprising that Victoria soon outstripped her neighbours in the production of merino wool of the highest quality. It was noticed by the first colonists that the sheep bred in Victoria grew wool of quite a different character to that produced by Tasmanian or New South Wales flocks* (Thomson 1886:85).

Wool has been a vital factor in the economic development of Australia and has regularly dominated exports as the country's most significant product, particularly from the 1870s. The Row family and many of their associates were involved in aspects of the wool industry. Its early development in Port Phillip and the major forces behind the expansion of wool exports are discussed below.

## 2.2 Squatters, Settlers and Sheep

The years 1838-40 represent the major period of economic and pastoral expansion in Victoria. By 1840 nearly all of the readily accessible good quality pastoral land in the western part of the colony had been occupied. Only the dry areas of the Mallee and Wimmera; and the rugged Otway ranges, remained unsettled. In eastern Victoria, little of the mountainous and thickly forested areas of Gippsland were occupied by 1841. The district of Port Phillip was also divided into two squatting districts in 1840 - Portland Bay and Western Port and subsequently subdivided again to add the Wimmera, Murray and Gippsland regions (Cabena et al. 1989:2).

The population of Port Phillip rose from 3,511 in 1838 to 20,416 at the end of 1841, with approximately 10,000 settlers arriving in 1840. As historian Don Garden notes, during 1838 and 1839 the influx of overlanders from New South Wales reflected a 'social and economic reorientation towards Sydney rather than Van Diemen's Land' from whence the earliest settlers had come (Garden 1984:37). From 1840 the majority of arrivals were coming directly from Britain as assisted immigrants, with the schemes funded by the proceeds of Crown Land sales.

<sup>2</sup> Although it was later used for the Colony as a whole, the term 'Australia Felix' was originally applied to the western half of Victoria (Powell 1970:xxv).

The majority of pastoralists were squatters who were issued with annual licenses to restrain the unauthorised occupation of Crown Lands. Under this system huge areas of the Port Phillip District were occupied by pastoral runs and sheep. Beef cattle were also to be found, particularly in high and damp areas. Between 1838 and 1841 the number of cattle rose from 13,272 to 100,792 and sheep from 310,946 to 1,404,333 (Powell 1970:6).

In 1847, an Order-In-Council provided for squatters to purchase up to 640 acres (under a 'pre-emptive right') of the land occupied by their runs (Cabena et al. 1989:2). With the security of these newly won freeholds, many pastoralists set about establishing more substantial homesteads and stations. Pastoral settlement, which had previously been characterised by temporary licences and lack of security, began to take on a more permanent and settled shape.

### **2.3 Wool Industry Pioneer - Richard Goldsbrough (1821-1886)**

By 1850 there were more than six million sheep in the Port Phillip District. Eighteen million pounds of wool, worth over £825,000, were exported to England by local wool agents and auctioneers, including Richard Goldsbrough. The process of getting wool to the auction houses of London, however, was a lengthy one. Once the wool was shorn, it was compressed into bales and transported by bullock wagon to Melbourne or Geelong. The wool was then consigned to London. Growers had to meet the considerable costs of freight, insurance and commercial commissions. They also had to wait six to twelve months before they received proceeds from the sale of their products. If wool could be sold in Melbourne, the expenses and delays were less and the growers could retain more control over the process. Richard Goldsbrough saw the opportunity to benefit from this situation, and devised a system to replace the consignment of wool to London. He then devoted the rest of his life to developing the Melbourne market, and became a crucial figure in the Australian wool industry (Barnard 1960:82).

Goldsbrough was born in Shipley, Yorkshire, on 17 October 1821, the son of Joshua, a butcher, and Hannah (née Speight) (Barnard 1972:260). Living in the heart of the Yorkshire wool industry, he served an apprenticeship from the age of 14 with John & Lupton Dawson, a Bradford firm of wool staplers. They travelled the English countryside buying wool which they then sorted and sold to the many manufacturers in their district (Barnard 1960:80-3). Goldsbrough was a successful wool stapler and after his marriage to Emma (nee Hodgson), set up his own business in which he 'prospered modestly' (Barnard 1972:260). An ambitious and astute young man with knowledge of the Australian wool trade, Goldsbrough decided to migrate to Melbourne and arrived on 29 November 1847. He then used his Yorkshire experience to start a local business, and began by placing an advertisement in the *Argus* on 12 September 1848, announcing that he had 'commenced the business of Wool Broker having for a number of years been engaged in the Colonial Wool Trade of Yorkshire' (Barnard 1960:81).

Though Melbourne was still a small town, there was enough work from the developing wool industry to keep him busy. So successful was he in his first years that he bought out J & R Bakewell, the then leading firm in the local trade, having been established wool-brokers and sorters in Melbourne since 1844-5. Goldsbrough introduced a weekly, rather than an occasional, sale by auction of wool, tallow and sheepskins to overseas buyers present at the auctions (Torney 1998:285). As an alternative to the consignment system, Goldsbrough also began buying wool himself directly from the pastoralists before sending it on to London.

By 1850 Goldsbrough was the leading broker in Melbourne. He constructed a bluestone warehouse on the corner of Market and Flinders street in Melbourne, which was completed in 1853. Goldsbrough also brought his cousin, Edward Row, into the business in these early years. Row's brother Frederick would later establish Stamford Park (see below).

At the end of the 1860s, a pastoral depression in Victoria reduced stock and station values, and the resultant sharp fall in profits forced Goldsbrough to diversify his interests into raising cattle on large stations on the Murray and Lachlan rivers in New South Wales (Barnard 1972:260-1). Goldsbrough branched out into a number of businesses and went into partnership with Frederick Row on more than once occasion, later opening a Sydney branch of his business in 1882 and amalgamating with Mort & Co. to form the famous rural firm, Goldsbrough, Mort



& Co. Ltd., after which he began to withdraw from active management of the firm. He died on 8 April 1886, after a seven-month illness (Barnard 1972:261), leaving his nephew Richard Goldsbrough Row, his cousin Frederick Senior and his wife Elizabeth as his heirs.

Goldsbrough has been described as a man of generous character, who was 'large, genial, and with a gargantuan zest for life'. He often met and entertained new arrivals from his homeland, and is reputed to have once, while on holiday in England 'entertained a champagne-loaded party at the Ascot races in a coach surmounted by a large emu-emblazoned flag' (Torney 1998:285). He devoted thirty years to persuading Australian growers to sell their wool in Melbourne, convincing buyers to travel from England and the Continent to buy it, and providing the necessary services and facilities to support the process.

## **2.4 Corhanwarrabul' in the 'Dang-y-non' Ranges, Narre Worran**

When the Port Phillip District was divided in 1847 into districts, the area on which Stamford Park now stands lay partly within the Western Port District and partly within the Settled District which extended to a radius of 25 miles from Melbourne (Coulson 1959:9). The hills were therefore referred to as the 'Western Port Range' or by the Aboriginal name 'Corhanwarrabul', meaning one of a feathered tribe (Blake 1977:71). This was the traditional land of the Wurundjeri peoples (Turnbull 2001:2). The first parish plan covering the area of the future Stamford Park was drawn up in 1854 by Robert Hoddle. It locates the Corhanwarrabul Creek and Dandenong Creek in the Parish of Narre Worran, in the Counties of Mornington and Evelyn.

The origin of the name Dandenong, recorded as 'Dang-y-non' and sometimes 'Tanjenong', is considered to be the Aboriginal word for 'lofty mountain'. Helen Coulson, historian of the Dandenongs, has proposed that Corhanwarrabul creek was so named because the source was found on the slopes of Mount Dandenong, the highest or loftiest peak in the range (Blake 1977:79; Coulson 1959:9, quoted in Allom Lovell 2002). This is not actually the case, although the creek does rise in the Corhanwarrabul Range of which both Mount Corhanwarrabul and Mount Dandenong are a part (Peter Kavan, pers. comm.). The name is recorded by Protector Thomas on his 1841 map of Port Phillip Bay and the Western Port Protectorate (Source: Mitchell Library).

### **2.4.1 Early Dandenong Pastoralists**

In 1838 three men - Reverend James Clow, James Dobie and J S Ken - established cattle runs in the foothills of the Dandenong Ranges, in the parishes of Narre Worran and Dandenong. Part of the leasehold of the Reverend James Clow, which was known as the Corhanwarrabul run and was established on the Corhanwarrabul Creek at Narre Worran, would eventually become the property of the Row family.

Clow, who had arrived in Melbourne from Edinburgh in 1837, is said to have turned pastoralist 'when his hopes of ministering to the Presbyterian community were disappointed' (Coulson 1959:13). The Minister built a homestead on his cattle run and named it Tirhatuan. The homestead was described as 'a good eight-roomed house, furnished with the etceteras of a gentleman's homestead' (Beilby 1902). From the time Clow moved into the district, the whole area between Mount Dandenong and the township of Dandenong was loosely known as the Shire of Fern Tree Gully.

The property changed hands in 1850 when another Scot, John Wood Beilby, secured the lease because of the 'tempting price and the good roomy house'. In 1855 Beilby sold his pre-emptive right, which extended for 424 acres, to James Quirk at £1 per acre. The Stamford Park homestead would later be established on this allotment. Beilby also gave up the pastoral lease and the former run was subdivided. Quirk's name is recorded as owning or leasing many other allotments in the parish of Narre Worran at this time. Of the former run, the homestead section (9 square miles) was then licensed under the title Tirhatuan; the out-station under the name Glenfern (13 square miles); a third section under the original name Corhanwarrabul (8

square miles), and a fourth section known as Heathdale at Clematis (6 square miles). The licensed area at this time extended for a total of 36 square miles.

## 2.5 The Row Family

The Row brothers, Edward (b. 1819) and Frederick (b. 1826) were born in the village of Bourne, Lincolnshire, England (Winzenried 1990:42; *Dandenong Advertiser*, 21 Nov 1918). While their background and education in England is unknown, it is likely that, given their future businesses in Australia and their association with their cousin Richard Goldsbrough, the brothers were trained in wool grading and possibly fellmongery.

The Rows emigrated to Australia in 1846, a year before Goldsbrough (Barnard 1972:260; Winzenried 1990:42). As noted above, Goldsbrough brought his cousin Edward Row into his business in 1853, to act as an auctioneer at wool sales. Row traded under the name of E Row & Company, becoming Row, Kirk & Co. in 1860 when George Kirk was admitted to the partnership. The partners developed a large clientele as stock and station salesmen<sup>3</sup> (*Melbourne Directory* 1857:96 & 115). In 1855, Frederick Row established himself as a fellmonger in Queens Parade, Clifton Hill, selling wool and skins, and in 1861 established a wool and hide business in partnership with Richard Goldsbrough, F Row & Co, which was located at 21 Market Street, South Melbourne (*Melbourne Directory*, 1861). In 1870 Frederick formed F. Row Fellmongery (City of Knox et al. 1998; SHRC n.d.:n.p.). It appears the partnership between Row and Goldsbrough changed forms more than once as they also later formed Goldsbrough Row & Company (NT data form).

In 1853, Frederick married Elizabeth Selina Strickland (b.1834) at St Stephen's Church of England, Richmond. After a stillborn first child, the couple had three sons. The first, Frederick Richard Row, was named after his father and was born on 6 February 1854; a second son, Edward Mawby Row (the future manager of Stamford Park), named after his father's brother, was born 15 October 1856; and a third son, Richard Goldsbrough Row, named after his father's cousin, was born on 21 April 1860.

In 1856, Frederick Row took out a five year lease on James Quirk's property of 424 acres (171.8 hectares) in Scoresby (LV: Old Law Note 36440; Parish plan). In May 1858, before the lease expired, the land was sold to Edward and Frederick Row, who paid £1/10 per acre. It is understood that 'a small cottage' was built on the property some time after the Rows acquired it, possibly in 1864, for occasional weekend 'camp' use (SHRC n.d.:n.p.). In 1869, Edward transferred his interest to Frederick, who then became the sole owner (McComb & Turnbull 2001:1), before he transferred the property to his wife Elizabeth one week later in an unregistered conveyance. She later added to the property by purchasing an adjacent thirteen acres from the executors of the late William John Clarke (b.1805), who had died in 1874 (Mozley 1979:422-3). William John Clarke, known generally as 'Big' Clarke (*Australian Dictionary of Biography*), was a substantial property owner in Victoria, with two large runs in the Narre Worran district.

The Row family still maintained their principal residence in Nelson Street, Collingwood, in a location not far from Richard Goldsbrough's home, 'The Rest', which he later bequeathed to his cousin Frederick Row Senior (Sands & McDougal Directory 1885:128). Very little is known about the Row's city house, although a Row family descendant who attended the 2012 archaeology open day at Stamford Park (see below) remembered it (Peter Kavan, pers. comm.). The two families shared occupations and interests, especially in horse racing, and appear to have enjoyed a close family relationship.

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<sup>3</sup> The Melbourne Directory, 1857, lists E Row & Co., 'Row, Edward; Goldsbrough, Richard; Kirk, George'. They are also listed under the heading 'Brokers', Row, E & Co., 12 Bourke Street west.



## 2.6 A Country Seat: creating 'a small piece of England'

The Rows' early use of the Scoresby property is unknown, although it may be assumed that they visited the cottage with their young boys, and little is known of Frederick Row senior's activities on the estate. Many sources suggest the property was used as a holiday retreat, although it is known that the pastoral industry was still dominant in the area. Later, in 1878, an advertisement in the *South Bourke and Mornington Journal* (3 Apr 1878:2) reported on the forthcoming auction to be held for F. Row, Esquire, at 'the farm Stamford Park five miles from Dandenong', selling bulls, dairy cattle, horses, as well as farming implements and stacks of hay confirming that the property also served as a farm during Frederick's ownership.

Family accounts dictate that Frederick gave the property to his two older sons, Frederick and Edward, when they were in their early twenties in the 1870s, although title information indicates that the property was in his wife Elizabeth's name from 1869 (Truin, RLCN 1981; McInnes 1994:116-9). There may have been an understanding between father and sons, as the property was not legally conveyed to the brothers until May 1902, twenty years after Edward junior began building up Stamford Park as a stud farm (LV: Old Law Note; McComb & Turnbull 2001:1).

The three sons of Frederick and Elizabeth Row followed different pursuits in their adult lives. Frederick junior first went into business with his father; and is then understood to have gone into partnership as a woolbroker with his uncle's firm, by that stage called Goldsbrough Mort Pty Ltd, in 1900.<sup>4</sup> Frederick became a wealthy woolbroker, successfully establishing himself in colonial society (DSE citation).

Richard Goldsbrough Row achieved some fame in 1884, through marrying Nellie Stewart, 'Australia's favourite actress' (Garden 1984:299). The marriage was not successful, however, and they were divorced in 1901. Richard is also believed to have been manager of the Theatre Royal for many years and he was a close friend of J.C. Williamson, the theatre entrepreneur. According to an article in the *Australian Town and Country Journal* of 24 Apr 1886, following the death of his uncle Richard Goldsbrough in 1886, the young man inherited an annual annuity and Goldsbrough's share in the Mount Hope station (*Australian Town and Country Journal* 24 Apr 1886:25). The article further reports that Goldsbrough left 'The Rest' in East Collingwood to Frederick Row, and 'his large farm at Dandenong' to Mr and Mrs F. Row, jointly.

An album of photographs recently located at the State Library of Victoria includes images taken at 'The Rest' and at Stamford Park in 1894 (Peter Kavan, pers. comm.). In 1896, Frederick and Elizabeth Row and Richard Goldsbrough Row were known to be living at 'The Rest' in Collingwood (Will of E.S. Row, 1896), before it was sold in 1910 (43). Richard Goldsbrough Row died in Collingwood in 1914 at the age of 53 (SHRC, n.p.).

Edward Row is believed to have spent time as a jackaroo in Queensland (where he contracted Bright's disease), before taking on responsibility for managing Stamford Park in 1882. He may even have worked on the Queensland station of the Row's neighbour, Sir William John T. Clarke, the son of William 'Big' Clarke.

### 2.6.1 Stamford Park: 1882 -1910

The Row family led a prosperous life at Stamford Park. Their social contacts, particularly through Richard Goldsbrough and possibly also through the descendants of 'Big' Clarke, allowed the family to mix in the upper echelons of Melbourne society. The Rows' connections expanded beyond the wool industry to also include horse racing industry associations. Building Stamford Park was appropriate to their wealth and position and was a natural consequence of the Rows' business and social status.

<sup>4</sup> In his 1990 publication, *The Row Family*, Arthur Winzenried asserts that Frederick entered into partnership 'with his elder cousin Goldsbrough [sic] in 1900'. Goldsbrough had died in 1886, therefore it is more likely that Frederick entered the company of Goldsbrough Mort Pty Ltd.

Edward built the house in a slight dip in the landscape, with the façade facing north-west (RNE citation). The National Trust data form notes that the date 1875 is inscribed in mortar setting around one chimney, although it has not been confirmed on which part of the building this date was reportedly marked. The NT citation notes that the building dates to 1872. In 2000, a member of the Stevens family recorded that he found the date 1882 scratched into the lead flashing of a chimney above the rooms west of the quadrangle, along with a name and 'plasterer, Richmond' (Michael Stevens, pers. account, 2000).

It is generally agreed, in previous studies, that the construction of the existing house, Stamford Park, began in 1881 and was completed in 1882 (RNE citation; Winzenried 1990: 42). Examination of the rate books confirms this.

The rate books indicate that between 1875 and 1877 Frederick Row owned 425 acres in Narre Warren, rated at seven pounds annually. From 1880 his land increased to 450 acres. By 1885, the net annual value of Frederick Row Senior's property rose from 180 pounds in 1882 to 233 pounds in 1885 (RB). As there was no evidence of an increase in acreage, this confirms that the house was built between 1882 and 1884. It has been suggested in previous studies that the existing cellar is a remnant of the original weekend cottage, built by Edward Row in the 1860s (SHRC, n.d.:n.p.). This has not been confirmed with historical evidence.

From 1880, Frederick Row's sons are also rated for property that they are noted in the rate books as owning, although this ownership is not reflected in the titles. F R Row is rated for five acres and a house, and E.M. Row for 13 acres, both in Scoresby, to the north of Corhanwarrabul Creek (RB; Parish of Scoresby map). It is not until 1884 that the titles confirm that Elizabeth S. Row purchased this small portion of land north of Corhanwarrabul Creek from William Clarke's executors. After Elizabeth's death this land was also passed to her sons Edward and Frederick, in April 1903 (Old Law Note 36440). Stamford Park included this portion of land north of Corhanwarrabul Creek (part of Crown Portion 3, Parish of Scoresby) until 1944, when it was subdivided off (LV:V5137/F349).

Sources suggest that at this early date, Richard lived in his own private cottage on the property (Truin, RLCN, 1981). In 1881 and 1882 the rates record a house on Frederick R. Row's five acres, located in Scoresby, which indicates that a house was located on the property, north of Corhanwarrabul Creek (RB). A plan showing this parcel is included as Appendix B.

The name 'Stamford Park' is attributed to Row family connections with the town of Stamford in Lincolnshire, England (Winzenried 1990:42), but this cannot be confirmed.



*Figure 1 - Stamford Park Homestead. (Source: Knox Historical Society)*

The homestead itself consisted of the single-storeyed main house, containing eight principal rooms, with a detached kitchen wing. Internally, floors were of New Zealand Kauri, there were ceiling roses throughout and the slate fireplaces were painted in imitation of marble (Allom Lovell 2002)<sup>5</sup>.

Servants' quarters were located to the east and comprised at least five rooms in two separate buildings, which have since been connected (with Room G19), and a third which has been demolished (see Section 3.5.3). The earlier Row cottage is reputed to be partially incorporated into the fabric of the new homestead (see Section 3.2.2). The architect of the building has not been identified to date, and Picturesque Gothic elements in the house suggest that the design may have been derived from pattern-books (see Section 4.4.1).

Edward Row's intention was that the house be located in a park like setting, to create a small 'piece of England', taking advantage of the sweeping views to Corhanwarrabul Creek to the north-west. The grounds were also landscaped and planted with English and European trees and shrubs. He is also credited with bringing the first hares and sparrows to Australia, though this cannot be verified (Truin, RLCN, 1981; RNE citation; Winzenried 1990:42-4).

### **Horses and Hunt Clubs**

Edward Row embraced the life of a country gentleman, with a developing interest in horses. While part of the property was given over to tobacco growing, much of the remainder was used for horse breeding, many of which were sold to the Indian Army as remounts. By 1886, the Australian trade with India for the supply of cavalry remounts and artillery horses was considerable, with over 3,000 horses shipped from Melbourne in that year alone (Thomson 1886:93). Row was also a breeder of race horses, with 'Mahonga' being his most successful (Winzenried 1990:42).

Stamford Park is celebrated in local histories as 'a centre of social activity' in the 1880s and 1890s. The spring horse racing season was a particularly busy time, when the property is reputed to have accommodated parties of up to twenty guests (Turnbull 2001:n.p.), although it is difficult to determine where such numbers could be housed given the current size and layout of the property. Leading members of Melbourne society visited Stamford Park, including the Governor, Lord Hopetoun (DSE citation).

Row was a member of the Victorian Volunteer Light Horse Brigade, the Victorian Racing Club, and the Melbourne Hunt Club. The latter was possibly the largest of the six hunt clubs in Melbourne, and its members were reputed to be some of the most influential people in society (Ronald 1970: passim). Reports of the activities of the Melbourne Hunt Club were published fortnightly in the Australasian newspaper. Row is known to have had fox hunts on his property, with the hunting season extending from May to September. A report has survived of a special train journey from Princes Bridge to Dandenong, with passengers and horses on board destined for a day of hunting which took place in the Narre Worran area and traversed both the Row and Clarke properties.<sup>6</sup> The undated report notes that 'we jumped a drain and fence into the Stamford Park Estate, out of which we found ourselves on the property of Sir William Clarke' (*Australasian* c.1890). On this occasion, guests included the Governor, Lord John Hopetoun (Governor of Victoria in November 1889), and his wife the Countess of

<sup>5</sup> One black slate fire place which had been painted to look like marble has been found in pieces at the homestead. Michael Walters, a member of the Stamford Park Community Reference Group, recalls visiting the homestead prior to its renovation by Council in the mid 1990's and seeing it in 'the large room at the front', and he has provided a photograph which shows the fireplace in-situ. Peter Kavan has found the broken remnants of at least one, but possibly two white marble fireplaces piled in the guest quarters having apparently been damaged during removal in the 1980s, the metal support lugs being still bonded into the fireplace brickwork (Peter Kavan, pers. comm.).

<sup>6</sup> The report is in archival material located at Knox Historical Society. While the original newspaper article, on which the report is based, has not been found, the train journey is believed to have occurred in the 1890s. This is based on the fact the Lord Hopetoun arrived in Australia in late November 1889 and became friendly with Sir William Clarke, the Chirnside family and other in the Melbourne Hunt Club.

Hopetoun, who were both keen riders and fox hunters. At Stamford Park 'Mr Row invited the party to lunch, and here again time played a prominent part, allowing us but 15 minutes to do justice to the many good things so kindly provided' (*Australasian* c1890).

Edward devised a heating system for the stables on his property, enabling hot water to run to the stables in winter (SHRC, nd. np.). His success as a horse breeder, however, was marred in 1900 when a fire destroyed the stables and killed at least six of his own valuable jumping horses. The cause of the fire was discussed in Australian newspapers (*Kalgoorlie Miner*, 30 Aug 1900:5; *Argus*, 11 Aug 1900:15; *Age*, 11 Aug 1900). Edward's business appears to have been severely damaged as a result, and with failing health, Row sold the property in 1910. Edward died in Collingwood in 1911, aged 55. He was survived by his wife, Emmeline Mary (died 1929) and their daughters Vera and Eileen Mawby Row.

Frederick Row Senior died in 1918, at which date Frederick R. Row was reported as owning two estates, 'Barcena' in Scorebsy and 'Hyam Park' in Lysterfield (*Dandenong Advertiser*, 21 Nov 1918).

The area surrounding Stamford Park was named Rowville in 1903 when a post office was established in the district. Nicholas Bergin, a local blacksmith, reputedly suggested that the locality be named after the Row family, in recognition of their influence in the district and their role as local employers (Winzenried 1990). Bergin opened his blacksmith business in the 1890s near the corner of Stud and Wellington roads and provided his services to Edward Row and his stud farm. The origin of the name Stud Road, however, is not attributable to the Row family stud, but rather to the police horse stud which was located in the nearby Police Paddocks.

### **2.6.2 Stamford Park: 1910 -1988**

An article of 25 May 1910 notes that Stamford Park was for sale at that time. It stated that the property totalled 970 acres and was subdivided into farms that contained 'from 40 acres to 438 acres, the latter containing the homestead block' (*South Bourke and Mornington Journal*, 25 May 1910:2). In 1907, the titles note that the property totalled 438 acres which indicates that Edward Row subdivided the property (LV: V3211/189).

Thomas Shaw Armstrong purchased the 438 acre lot containing Stamford Park and held the title for three years, between 1910 to 1913, before selling the property to another grazier, John O'Keefe, in November 1913. O'Keefe subdivided a small portion of the land on the south border. He sold 20 acres to Hilda Taylor in 1915 and a further parcel of 30 acres to Francis and Percy Bailey in 1925. In January 1926 the balance of the land (now totalling approximately 388 acres) was transferred to John Ralston Murray, grazier (LV: V5137/F349; Winzenried 1990:43), although personal accounts indicate that the Murrays were tenants on the property, which they renamed 'Daibyn', before this time<sup>7</sup>. It has been suggested that the Murrays did not live at Stamford Park, but instead used it as a summer residence where they entertained guests (RNE citation; McInnes 2001).

In January 1943, Murray sold to Aloysius A. Drummond, who worked the property as a dairy farm (LV: V5137/F349; RNE citation). The Drummond family changed the name back to Stamford Park and added two rooms to the house, for share-farmer use (McInnes 2001). The Drummonds are also suggested to have built the garage, now demolished.

In March 1954, the property, now greatly diminished in acreage, was bought from the Drummonds by Alfred Stevens, a grazier. At this date the land totalled approximately 118 acres. After Steven's death in 1986 the house and land became vacant. During this period, the

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<sup>7</sup> From an entry in the diary of Vera White, a sister of Alfred Mathews ("Tranby") White who married Anita Murray, daughter of John Ralston and Isabelle Murray, and an account by Jill and Barbara Tunbridge of the times they spent at Stamford Park in the 1920s as companions for April White, the grand-daughter of Jack and Belle Murray.



property was vandalised and the original fireplaces were removed. From September 1987 the property was owned by Burton Lodge Pty Ltd, of South Melbourne, followed by Kingsley Grange Pty Ltd of Box Hill, from July 1988 (LV: V9823/F758; V8056/F751).

Following extensive lobbying by local groups, the Knox City Council purchased Stamford Park in October 1988 (LV: V9887/679), together with an additional 74 acres (30 hectares) of the original landholding. Since that time, some restoration of the homestead has taken place. Chapter 3 of this report provides a detailed outline of the subsequent changes to the building.

It is interesting to note that the development of Stamford Park, including of the extensive grounds, continued well after the period of the Rows' occupation, despite the gradual reduction in acreage. Trees believed to have been planted on the property in the years after 1910 include a pair of Italian Cypress and numerous English Elms on fence lines and property boundaries, some of which were planted in the 1930s. Monterey Cypress and Golden Elms were planted along the driveway from Stud Road in the 1950s (John Patrick Pty Ltd 2001). McInnes indicates that the entrance gates on Stud Road were designed by blacksmith Allan Lowe, and his son Frank, in the 1950s for owner Alfred Stevens. However, family accounts recall that the entrance gates were built for the Drummonds, who also planted the trees that line the driveway (Michael Stevens, pers. account, 2000). The original approach to the homestead is believed to have been via a longer avenue from Wellington Road, which was eventually rendered obsolete through subdivision and sale of the land (John Patrick Pty Ltd 2001:2).

## 2.7 Stamford Park in Council Ownership

*This section has been added as part of the 2012 review.*

### 2.7.1 Recognition of Stamford Park's heritage significance

In 1975 Stamford Park was added to the Register of the National Trust of Australia (Victoria) (Ref. B3700). Its local importance was further reflected by its inclusion in *19<sup>th</sup> Century Historic Buildings of Scoresby* (Waterhouse & Naylor 1982) and in the extensive lobbying by the local community which led Knox City Council to purchase the site from the estate of Alfred Stevens, the last private occupant, in late 1988.

A Reference Group comprising local residents and Councillors was formed in 1988 to advise Council on the restoration of the property. Notes from meetings of the group in the early 1990's give a sense of the perceived value and importance of the site at time, with Cllr Karin Orpen stating that 'Stamford Park will be the jewel of Knox' (Knox City Council 2012b).

The property was the focus of a study by local historian Arthur Winzenried in 1990, and in 1992 it was added to the Register of the National Estate. In 1993 it was assessed as being of local significance through the *City of Knox Heritage Study* (McInnes 1994), as a result of which both the house itself (HO24) and the surrounding gardens (HO55) were included on the municipal Heritage Overlay (the listing has since been revised to include both as HO24). In February of that year it was the subject of a *Commercialisation Strategy Report* undertaken by KPMG Management Consulting, the first attempt to identify a future use for the Council owned property. The following year, Allom Lovell and Associates prepared a planning study for a dining hall facility at the site, but the momentum of conservation works had been largely lost following the dismissal of Knox Council by the Kennet Government in the early 1990s and the disbanding of the Reference Group.



*Figure 2 - Main entrance hall (left) and drawing room with original fireplace (right). (Source: Knox Historical Society)*



*Figure 3 - Hallway leading to back rooms. (Source: Knox Historical Society)*

From 2000, a series of additional studies undertaken by Allom Lovell & Associates marked a revival in attention for the homestead. Beginning with an 'Issues Document' in April 2000, and proceeding through a 'Design and Heritage Overlay Review' (January 2001) and a 'View Cone Review' in May 2001, these culminated in the production of a Conservation Management Plan (CMP) for the homestead in February 2002. This document focussed mainly on the house itself, although it did include a 'Vegetation Report' (John Patrick Pty Ltd 2001) which had been produced for the immediate grounds, including the avenue of Elms and Cypresses planted in the 1950s which extended east to meet Stud Road (this has recently been removed – see below).

The revival of attention was mirrored in a number of articles produced in 2001 by the Knox Historical Society, including *Stamford Park Estate, Crown Portion 2 in the Parish of Narre Warren* (McComb & Turnbull 1998) and *A Brief History of Stamford Park* (Turnbull 2001).

A Project Steering Committee was reformed in June 2005 to guide the sale of land and development of the site on a self funded basis, and a report produced later that year by [Burns Bridge Consultants 2005](#) aimed to identify options for its future development and use. Building on the 2002 CMP, more specific studies were then undertaken to identify possible future uses of the property (Lovell Chen 2005), assess the physical condition of the house and cost urgent repair works (Context 2005). In 2007 a *Heritage Impact Assessment* was prepared to inform the creation of on-grade disabled access to the homestead and the installation of a portable toilet at the site as a step towards establishing a temporary presence at the site, and to opening the property to the public on a restricted basis (Context 2007a).

### 2.7.2 Recent works, including archaeological investigations

In 2006, Council acted to protect the 'open space feel' of the homestead site by implementing the Stamford House and Park Interface Guidelines for the adjacent land parcels, before a concept development plan was approved in 2008. Following a community engagement process, the Master plan for the site was developed in 2009, being formally adopted by Knox City Council in 2010.

Recent heritage works have been undertaken to address the house-centric nature of previous studies and investigate the archaeological potential of the wider homestead site. An assessment undertaken along Corhanwarrabul Creek for Melbourne Water (Tardis Enterprises 2006) identified a moderate potential for Aboriginal sites along the adjacent river terraces, and in December 2007 a brief was issued for archaeological works to determine the potential for Indigenous archaeology at the homestead site and for deposits relating to the extant historic homestead of 1882 and its known predecessor of 1864 (Context 2007b).

The archaeological investigation of the homestead began with a desk top *Archaeological Assessment* (DIG International 2008a). This identified 'potential for archaeological evidence of Aboriginal occupation' to have occurred across the site, and concluded that deposits relating to the construction and use of both the 1864 and 1882 structures probably survived within the environs of the house, findings supported by a subsequent peer review (Context 2008).

The subdivision of the land to the north-east of the homestead for commercial development (along the newly created Enterprise Drive) resulted in the removal of the entrance gates on Stud Road and the avenue of trees from that direction which was planted in the 1950s. In July 2010, as heritage advisors to the Council, Context provided guidance on the new approach to Stamford Park from this direction and on measures that should be employed to reduce adverse impacts to the setting of the homestead arising from development in that area. The advice also raised the need for a CHMP to be produced for the wider site, as it lies in an area determined to be of cultural heritage sensitivity, but a subsequent assessment (Heritage Insight 2010 & 2011) determined that this was not necessary under the 2006 *Aboriginal Heritage Act*.

On the basis of the desk based archaeological assessment, initial excavations had been carried out in November 2008 (DIG International 2008b), and a watching brief was undertaken in January 2009 over drainage works for the adjacent commercial development before further

excavations in May of that year (DIG International 2009). The majority of the 2008 and 2009 interventions were located in the paddocks surrounding the homestead, but more extensive works were carried out around the house in April 2010, following a 'plane table' topographic survey of the area (DIG International 2011). Archaeological works in the vicinity of the house have been continued over the last two years by Heritage Insight (report pending).

### **2.7.3 Public involvement with the site**

A number of public tours of Stamford Park have been conducted since 2010, including an archaeology open day in 2012. Public feedback received at the 2009 and 2011 Stringybark Festivals points to a residual interest in the local history of Rowville, and a strong potential for the growth of this interest around the Stamford Park homestead. Visitor comments from each of these events reveal a wide variety of interests surrounding the site, for example:

- The importance of the site to the Wurundjeri and Bunurong people as part of the area identified by the Governor of the Colony of New South Wales and the administrator of Port Phillip in the 1830's for an Aboriginal Protectorate
- The family and business connection between the Rows and Richard Goldsborough in the development of the Victorian pastoral and wool industry
- The connection between Richard Row and the world famous singer Nellie Stewart (documented) and possibly Dame Nellie Melba (a family friend, but as yet not fully documented)
- The involvement of the Rows in the Victorian racing scene as breeders of champion steeplechasers
- The proximity to, and involvement with the Rowville Military Camp and later, internment/repatriation camp for Italian soldiers, and the presence of General Douglas McArthur at that camp and at Stamford Park for war games in the early 1940's
- The involvement of Alfred Stevens (last owner) in the Victorian racing scene.



## 3 PHYSICAL SURVEY

### 3.1 Introduction

The following physical survey of Stamford Park is based on an examination of the available documentary evidence and on a physical examination of the physical fabric of the homestead as it exists. The objective of the survey has been to document the current condition and integrity of the site.

#### 3.1.1 Documentation

No original architectural drawings of Stamford Park we have been located. Sources held by the Knox Historical Society were very useful in gaining a picture of the original homestead. These included local historical accounts and a number of photographs of both the exterior and interior of the property during the Row family period of ownership. Records held by the City of Knox were also of assistance. Measured drawings were prepared by HKB Architects in 2011.

The City of Knox has undertaken an extensive restoration program at the main house, which included redecoration of some of the historic interiors. This work has been fully documented, and is also described, where it applies to individual rooms and spaces, in Chapter 3.



Figure 4 - Aerial view of Stamford Park in 2012. (Source: nearmap.com)

## 3.2 Description

This section is based on the description contained within the 2002 CMP (Allom Lovell 2002), but it has been reviewed and updated on the basis of information derived from post-2002 investigations and site visits undertaken in November 2012.

### 3.2.1 General

Stamford Park is a complex of single-storey rendered masonry buildings in a garden setting approached from Stud Road. The main building has a U-shaped plan, consisting of the large main house, with two projecting rear wings which enclose a service courtyard. There is also a separate outbuilding, now joined to the south-east wing by an infill building. A number of mature trees provide a setting for the buildings. There are some remains of former structures including a well and garden beds. The detached garage and a WC located to the south of the main house were demolished in 2012 in accordance with the recommendations of the 2002 CMP.

### 3.2.2 Evidence of earlier construction

It has been stated that the built fabric of Stamford Park, as it exists today, incorporates some or all of the original weekend cottage' which the Row family had erected on the site in 1864. The first published reference to this occurred in 1990, when local historian Arthur Winzenried wrote:

*It is perhaps of great significance that investigations carried out at the house during 1988 and 1989 have shown that the "library" to actually have been an early construction, The style of this room, its gable roof and different pattern windows seem to indicate that this room may well have been a separate cottage built sometime before the rest of the house was added. Dating this section is very difficult but it may well be as much as ten of fifteen years earlier than the rest of the building - just right for the "shack" built when Edward was a child and then extended to a home when he was grown and had married (Winzenried 1990:n.p.).*

Room G11, referred to as the former library and situated over the basement is clearly of a different design to that of the main house in that it does not share a chimney with the adjacent Room G10, as is the case on the opposite side of the house with Rooms G1 and G2.

In June 2009 an archaeological trench was excavated against the outside face of the house's western wall, in order to identify a possible change in building construction between rooms G10 and G11 (DIG International 2009). The 2m by 2.5m trench was aligned with the wall dividing the two, which also coincides with a vertical crack in the external render of the exterior wall surface – itself an indication of an abutment between two different constructions.



Figure 5 - Trench excavated against the south-western wall of the main house, showing the different foundations beneath Rooms 10 (left) and 11 (right). (Source: Context 2012)

The trench exposed two different foundations. The foundation to the south (the structure comprising Room G11) was found to be 'slightly wider', comprising rough uneven stone blocks bonded with mortar with a keystone at the northern edge. It is abutted by the northern foundation (Room G10) which is therefore of a later date. The northern foundation comprises mortar bonded brick laid as alternate header and stretchers which had been constructed within a narrow brick-wide trench (c. 20cm). The trench appears to have been deepened since the 2009 excavation, and the foundation of Room G11 can be seen to be approximately 0.5m in depth. That for Room G10 extends deeper, to a depth which could not be determined from examination of the trench (as it was flooded at the time of survey) but it can be seen to be corbelled, widening by a brick's width below the earlier foundation.

The windows and wall vents of Room G11 are also sufficiently different to the remainder of the house to indicate an earlier construction period.

Together the above evidence demonstrates conclusively that the two rooms are of different constructions and dates. It is therefore quite likely that Room G11 could retain some fabric of the 1864 homestead.

It is also likely that the outbuilding comprising G20, G21 and G22 is of an earlier construction than the main house, as it shares a similar foundation and windows and wall vents of a similar style. The architectural design of this (formerly) detached outbuilding has a close resemblance to the Picturesque style that is more commonly associated with the period before 1870, and it could very well relate to the 1864 period of development of the property.

### 3.3 Buildings



*Figure 6 - The front of the house from the north west. (Source: Peter Kavan)*

#### 3.3.1 Main House

The main house is symmetrically-planned, comprising a rectangle with pavilion-like bays which project on the principal (north) elevation. A veranda extends around the north, east south and part of the west elevation of the house. Internally, the house comprises eight main rooms. An off centre entry foyer runs through the house from north to south, intersecting with a secondary east-west corridor which thus forms a T-shaped circulation zone within the central portion of the house. A pair of small rooms, originally bedrooms, opens off the north and south sides of this secondary corridor. The projecting pavilions at the east and west sides of the main house each contain a pair of large reception rooms; in each case, the room to the north has a canted bay window. At the rear (south) side of the house, there is a small projecting room at each end of the building. A small cellar is located below the south-western room (G11), accessed externally via a narrow staircase.



The two rear wings extend from the south-eastern side of the house, forming a U-shaped plan around the service yard. These two wings are physically detached, linked to the main house only by the veranda, which extends down the inner elevation of each wing. The south-western wing is rectangular in plan and contains two large rooms, each with separate external access off the courtyard. The south-eastern wing is similar in form, but contains three rooms. Extending from the east side of this wing is another group of rooms. Originally, this was a detached outbuilding of three rooms, each with separate external access. At some stage, the space between this outbuilding and the south-eastern wing was infilled to create another internal space, thereby forming an L-shape configuration.

The main portion of the house is a single-storey building of masonry construction, rendered with a ruled ashlar finish. The hipped roof, clad in corrugated galvanised steel, is penetrated by rendered chimneys with moulded caps, and has a painted timber fascia with reproduction ogee guttering. The principal elevation, to the north, is triple-fronted and almost symmetrical, with a pavilion-like gable-ended projecting bay at each end. These have carved timber bargeboards with turned finials, and canted bay windows with small hipped roofs, also clad in corrugated galvanised steel. A wide veranda follows the bay window profile of the facade and returns partly down the west elevation, and entirely down the east elevation.

The side (east and west) elevations are flat, each with an off-centre pair of windows towards the southern end. All windows to the veranda have projecting slate sills with chamfered edges, roll-moulded jambs and heads, and contain timber-framed double-hung sash windows. Windows to the west elevation, where the veranda stops, have sloped rendered sills, plain jambs and flat heads, and contain multi-paned timber-framed sash windows. These windows had narrow louvred timber shutters, since removed, although the original swivelling S-brackets still remain. There are two blind windows on the west elevation, and an unusual feature is that the veranda collides into the first of them. This makes the 'window' a less credible design element and points to a desire to satisfy a pre-conceived design, such as from a pattern-book.



*Figure 7 – The west end of the veranda colliding with one of two blind windows (the other is to the right)*  
(Source: Context 2012)

The off-centre entrances on the north and south elevations each have a grained timber doorcase with stop-chamfered mullions, and a four panel door with bolection mouldings, flanked by sidelights and surmounted by a tripartite fanlight with a segmental arched head. The sidelights and fanlight contain etched ruby glass.

The principal veranda has a skillion roof, clad in corrugated galvanised steel, supported on tapered plain cast iron columns with octagonal bases and Composite capitals. Some of the column bases retain the original manufacturer's oval nameplate, which is inscribed: ANGUS MACLEAN PATENTEE & IRONFOUNDER, CARGEEG'S CHAMBERS, ADELAIDE, AND 12 FRANKLIN STREET, MELBOURNE. The veranda has a decorative cast iron valence set within a stop-chamfered timber frame, with curving brackets over the columns. The veranda ceiling, which follows the slope of the skillion roof, is lined with beaded timber boards, with an ovolo-profile moulded timber cornice.

The veranda floor is raised up on a rendered plinth with ceramic vents and remnants of a narrow band of herringbone brickwork (possibly a former spoon drain) along the base. The floor itself is of painted floorboards (not original) which run perpendicular to the outside wall of the house, with a small moulded timber skirting at the junction. At the end of the main veranda's western return is a small flight of granite steps with a rendered dwarf wall.



*Figure 8 - Front facade of the main house from the north, showing return veranda, bay windows and gable ends with decorative barge boards. (Source: Context 2012)*

The rear elevation of the main house, facing the courtyard, has gable ends at each edge, with carved timber bargeboards and turned timber finials, as on the front elevation. The veranda has a skillion roof, clad in corrugated galvanised steel, supported by stop-chamfered square timber posts with curved brackets. There is no floor; the posts are set into concrete pad footings by means of galvanised steel rods. As elsewhere, the veranda ceiling is raked, and is lined with beaded timber boards. At each end of the elevation, under the veranda is a small projecting room. The room to the east side, containing the scullery, is windowless, with a side door opening off the main veranda along the east elevation of the house. The small room at the west side also has a side entrance, and pointed arch window on the opposite wall. A second entrance permits access to the cellar below. This doorway has a low lintel, and a paneled timber doorcase.

Between these projecting rooms, fenestration is asymmetrical. On the left side is a large entrance with a grained timber doorcase, in alignment with (and identical in detail to) that on the north elevation. A second smaller doorway, to the right side, has a four-panel flush moulded timber door, surmounted by a square fanlight with opaque glazing. Between these two doorways is a large rectangular timber-framed double-hung sash window with a painted slate sill.

### 3.3.2 South-western wing



*Figure 9 - View from the southwest showing the two courtyard wings and the pair of Italian cypresses. The white patch on the facing wall shows the previous location of the now demolished WC (Source: Context 2012)*

The south-western wing is a single-storey rendered masonry building, rectangular in plan, with a gabled roof clad in corrugated galvanised steel and penetrated by a chimney at the ridge level. The north and south elevations are windowless, with a row of three metal grille vents near the roofline. The gable ends have scalloped timber bargeboards, and narrow eaves lined with beaded timber boards.

The east elevation, facing the inner courtyard, has a veranda with a skillion roof, clad in corrugated galvanised steel, supported on stop-chamfered square timber posts. The veranda has been partly reconstructed with a new unpainted timber fascia with galvanised ogee-profile guttering. There is a scalloped timber frieze along the eaves line, and a fringe of timber boards at the southern end. The veranda ceiling is lined with beaded timber boards, with a moulded timber scone-profile cornice. The east elevation has a pair of doorways with granite thresholds and stop-chamfered jambs. They have four-panel timber doors with bolection mouldings, and timber-framed screen doors with flywire panels. The corresponding west elevation has a row of four rectangular windows with rendered sills and timber-framed multi-paned double-hung sashes. These windows have been replaced.

The WC formerly on the south elevation has been demolished.



### 3.3.3 South-eastern wing

The south-eastern wing is a single-storey rendered masonry building, rectangular in plan, with a hipped roof clad in corrugated galvanised steel. The south elevation is similar to the corresponding end elevations of the south-western wing; it has ruled ashlar walls, scalloped bargeboards to the gable end, and wire grille vents. The north elevation, abutting the veranda of the main house, is of ruled ashlar. It has a single doorway to the right side, considerably raised up above the ground line, with a timber threshold. It has a four-panel timber door with flush beaded mouldings and a wrought iron handle which is early, if not original.



*Figure 10 - South eastern courtyard wing as viewed from the courtyard. The veranda has been reconstructed. (Source: Context 2012)*

The west elevation, facing the courtyard, is similarly detailed to the facing east elevation of the opposite wing. It has an identical veranda, with stop-chamfered timber posts, scalloped frieze and skillion roof. It also lacks a floor, although part of the ground along the wall has been paved with square concrete pavers. The fenestration, however, is entirely different from the south-western wing. Here there are two doorways at the right side of the elevation, each with a window to the immediate left. A third window, opening into the former kitchen, is at the extreme left side of the elevation. All window openings have projected rendered sills, plain jambs and flat heads. They contain multi-paned timber-framed double-hung sashes; those to the left window are original, and damaged, while those to the right windows are reproductions with textured glazing. Above the veranda, there is a row of six square vents with wire grilles.

The east elevation of the south-eastern wing has an external chimney breast at the right side, and a projecting room of the outbuilding complex at the left side. The space between has a simple veranda with a skillion roof of corrugated galvanised steel, supported on plain square timber posts. The veranda has a concrete slab floor. There are two doorways off the veranda; one, to the left, has been bricked up and rendered over. The other, to the kitchen, has external timber architraves and a four-panel timber door with flush roll mouldings. It has a cast iron keyplate, which may be original, and a modern steel padbolt.

The chimney breast, to the right side of the kitchen door, contains two oven alcoves, of different sizes, and is thus L-shaped in plan. The chimney itself is rectangular in section. At the junction is a small cylindrical iron incinerator on a raised concrete slab. The footing of the north-western corner shows signs of settlement and rotation with corresponding cracking and loss of render to the masonry.

### 3.3.4 Outbuilding and infill building



*Figure 11 - Outbuilding with store rooms to the left and cool store or dairy on the right. The laundry is at the extreme right of the photo. The evidence of the roofline of a former building is clearly marked in the render surface. (Source: Context 2012)*

The outbuilding is a small three-roomed building, of rendered masonry construction, with a ruled ashlar finish, and a double gabled roof clad in corrugated galvanised steel. It was originally freestanding, situated several metres from the eastern side of the south-eastern wing. At some point, the open space between the two buildings was infilled by the erection of a fourth room, thus creating a continuous and perpendicular attachment projecting from the south-eastern wing.

The north and south elevations of the outbuilding are similar but not identical, each having twin gable ends with board-lined eaves, and a slightly off-centred pointed arch window with stop-chamfered jamb and timber-framed double-hung sashes. The two bays to the south elevation are flush, with no other openings, and scalloped timber bargeboards. The north elevation, by contrast, has plain bargeboards, one bay that projects slightly, and a doorway to the right side of the pointed window. The doorway has a highlight window above, a slate threshold below, and a four-panel timber door with flush mouldings, copper doorknob, and a modern steel padbolt. Markings on the render surface indicate that another building was once abutting this structure. This is not the outbuilding shown in historic photos which is not in this location.

The east elevation of the outbuilding is symmetrical, with a central pair of doorways flanked by tall rectangular windows. The doorways have bullnosed slate thresholds and contain four-panel timber doors with copper doorknobs and modern steel padbolts. The windows have matching slate sills and timber-framed double-hung sashes. There are remnants of brick paving in front of the doors; early photographs indicate that there was also a veranda.

The 'infill' building is a somewhat makeshift structure of rendered masonry construction, also with a ruled ashlar finish. It has a skillion roof, clad in corrugated galvanised steel, with no fascia so that the rafters and purlins are exposed. The north elevation has a doorway to the right side, opening onto the kitchen veranda via three concrete steps, containing a four-panel timber door with flush mouldings. Alongside the doorway is a rectangular window with a bullnosed slate sill and a simple timber lintel in place of a rendered brick head. It has no frame or sashes. The south elevation has a doorway to the right side and a rectangular window with bullnosed slate sill and a mold-paned timber-framed double-hung sash.



### **Conclusion on main house, courtyard wings and outbuildings**

Whilst the overall form and detailing of the exterior of the main house closely resembles that shown on historical photos, much of the timber fabric of the fascias, veranda beams, veranda flooring, bargeboards, finials, veranda posts, and all the roof plumbing has been replaced.

The courtyard wings are intact in external form, however only one room, G18 remains un-renovated. Earlier fabric is found in the outbuilding in rooms G20, G21 and G22 which are largely un-renovated.

All interior rooms in the main house have been renovated and have either paintwork or wallpaper dating from the 1990s. Windows, ceiling roses, cornices and internal joinery are largely original, although all the mantelpieces and hearth tiling are reproductions.

### **3.3.5 Courtyard**



*Figure 12 - Courtyard surrounded by verandas of the main house (in the background), and south west and south east wings. (Source: Context 2012)*

The courtyard (or service yard) is a large gravel area, approximately square in plan. It is enclosed by the south frontage of the main house, and by the two rectangular wings which project from it. Photographs taken in the early 1990s indicate that there was a circular garden bed, with concrete edging, to the north end of the courtyard, and a similar square garden bed, containing a sundial or birdbath, to the south. A concrete pathway extended across the courtyard. All of these elements have since been removed, although portions of concrete path kerbing remain to the immediate south-west of the courtyard. There are a pair of Italian Cypress trees to the south edge of the courtyard.

The courtyard is an important element in the context of the house, being associated with the domestic operations of a nineteenth century homestead. It is intact in plan form, although some hard landscaping elements, namely garden beds and pathways, have been removed.

### 3.3.6 Grounds



Figure 13 – Setting of *Cupressus*, *Araucaria* and Hawthorns to the north east corner of the garden.  
(Source: Context 2012)

This description of the grounds is an updated version of text taken from the Stamford Park Vegetation Report (Patrick 2001).

The earliest aerial photograph (c.1951) shows vegetation around the homestead and along the line of the paddocks. The garden area is defined by a line of trees close to the north-east side of the house, extending out to the north-west, and returning south, south east and south west. The space is further divided by a diagonal group of trees leading from the front corner of the house and to the west. The oldest tree in the garden is the *Ulmus procera* (English Elm) and is a large and fine specimen probably dating to the 1880s. A pair of *Cupressus sempervirens* (Italian Cypress) are located at the south end of the courtyard and probably date to the 1920s. There is an *Araucaria bidwillii* (Bunya Bunya pine) located at the north east corner of the site and a *Ficus rubiginosa* (Port Jackson fig) that has attained a large size (John Patrick Pty Ltd 2001).

Fence-line planting includes four *Cupressus torulosa* (Bhutan Cypress) and a substantial *Cupressus macrocarpa* v. *Horizontalis Aurea* (Golden Cypress). There is evidence that Hawthorn (*Crateagus* sp.) was once used as a hedging material in various parts of the garden. Knox City Council has planted several different species of trees including two Bangalow Palms which were planted by Caretakers who resided in the old garage in the 1980's. Between the tree specimens the grounds are of mown grass. When compared with the tree survey completed in 2001, there are fewer trees today on the site, predominantly the driveway trees and a row of eucalypts beyond the fence line to the north of the main house. Remnant planting of the original 1950s driveway to Stud Road has been preserved in the form of one Golden Elm and a row of lilliums that once lined the driveway.

Many of the gums removed from private the land to the east (which was originally part of Stamford Park) have been re-used as bird nesting sites in the new wetland to the north (Peter Kavan, pers. comm.).

## 3.4 Interiors

### 3.4.1 Main House

#### **Room B1 Cellar**

The cellar is a small room, rectangular in plan, with an enclosed stairway extending up from the south-western corner. It has a cement floor, with a sump in the south-western corner, covered by a metal grate. The walls are of red brick, laid in Garden Wall bond and rendered to a dado height of 800mm above the floor level. The ceiling is unlined, exposing the timber beams, joists and floorboards of the room above. Halfway up the staircase, on the east side, is a half-round window opening which opens into the subfloor space of the room above, forming an alcove. The original function of this is unknown; the opening may have admitted natural light to the cellar before being blocked by subsequent alterations to the space above.

The evidence for this room being of earlier construction than the main house is supported by the different footings, wall vents and window design as discussed in the physical survey. (Section 3.3.2) The early date of construction is also evidenced by the pit-sawn ceiling/floor joists set at close spacing. The cellar is inundated with water.

It contains a modern hydroid heating system, mounted on a separate concrete slab, with galvanised steel HVAC ducts, exposed electrical conduits and plumbing. The space is lit by ceiling-mounted fluorescent luminaries. The cellar is substantially intact in plan form and fabric, despite the recent installation of hydroid heating plant. The cellar is likely to predate the main house and is possibly a rare survivor of the earlier building.

#### **Room G1 (former Study)**



Figure 14 - Bay window of study showing wallpaper and paint colours. (Source Context 2012)

The separate external entrance to this room suggests that it originally functioned as a private study for Edward Row. In his 1865 book, *The Gentleman's House*, British architect Robert Kerr stated that a study, more properly known as the 'Business Room' or 'Gentleman's Room', would have its own external enhance 'to admit all sorts of persons on business as directly as possible' (Kerr 1865:121). The former study is a rectangular room with a bay window at the



north end and an open fireplace at the south end. There are two doorways in the west wall; one provides access to the adjacent Room G4, the other opens directly onto to the front veranda.

The room has exposed timber floorboards, with an unpolished finish. The hard-plaster walls have a reproduction floral wallpaper, a moulded timber skirting (380mm deep) and matching architraves (220 mm deep). All joinery has a grained finish. The two doorways have grained four-panel timber doors with flush mouldings. The internal door has a grained fingerplate, brass escutcheon, and timber 'pumpkin' door handle; the external door lacks hardware. The bay window has splayed heads and reveals, and a continuous internal sill with bullnosed edge.

The plaster ceiling is painted and has a moulded and coved cornice and a 16-lobed foliated ceiling rose. A plain incandescent light fitting is suspended from the ceiling rose. Throughout the room, there are reproduction antique light switches and GPOs, comprising circular polished timber mounts with brass and plastic switches. The fireplace contains a reproduction iron firebox and has a rendered hearth with patterned ceramic tiles. The white marble mantelpiece has scrolled consoles to the sides, a fielded keystone in the centre, and incised spandrel panels. The room also contains modern panel radiators on the east and west walls.

The former study is intact in plan form. Much of the internal fabric, notably the fireplace, wallpaper and other decorative finishes, are not original and date from the recent phase of restoration.

### **Room G2 (former Dining Room)**



*Figure 15 - Dining room with door leading to the scullery. (Source: Context 2012)*

This room, with its separate external access to the kitchen wing, was the homestead's original dining room. The dining room is an elongated rectangular room with a fireplace at the north end and two windows along the east wall. An external door to the south opens onto the rear veranda, providing access to the nearby scullery and kitchen wing. An internal door, in the west wall, connects to the main corridor.

The room has exposed timber floorboards, with an unpolished finish. The hard-plaster walls have a reproduction floral wallpaper, identical to that in the nearby study (Room G1) and a moulded timber skirting (380mm deep) with matching architraves (220 mm deep). The

architraves have a central bead moulding, forming an elongated colonette to each side of the doorways, with a plinth block expressed as the column base. All joinery has a grained finish. The two doorways have grained four-panel timber doors with flush mouldings, grained fingerplate, brass escutcheons, and timber 'pumpkin' door handles. Windows have splayed heads and reveals, and an internal sill with bullnosed edge.

The plaster ceiling is painted and has a moulded and coved cornice and a 16-lobed ceiling rose with motifs of acanthus leaves, sunflowers and the *fleur de lis*. A plain incandescent light fitting is suspended from the ceiling rose. Throughout the room, there are reproduction antique light switches and GPOs, as elsewhere.

The fireplace contains a reproduction iron firebox and has a rendered hearth with patterned ceramic tiles. The white marble mantelpiece has scrolled consoles to the sides, a fielded keystone in the centre, and incised spandrel panels. The room also contains modern panel radiators on the east and west walls. The dining room is intact in plan form. Much of the internal fabric, notably the fireplace and the decorative finishes, are not original and date from the recent phase of restoration.

### **Room G3 (former Scullery)**

This room, located between the dining room and the kitchen wing, probably functioned as a scullery. The room is currently used for storage. The former scullery is a small rectangular room. It has a door to the west, which opens directly onto the rear veranda. The room is windowless; there is internal evidence of an infilled window to the south, although this is not evident from the exterior. The room has exposed timber floorboards, with an unpolished finish. The ceiling, which slopes to follow the pitch of the skillion veranda roof, has beaded timber lining boards; these are of unpainted radiata pine and are thus obviously not original.

There is no cornice, and internal walls are rendered or hard plastered, with a painted finish. Some render is missing from part of the south wall. There is evidence of flue tiers of built-in shelving along the south and west walls. Among the objects presently being stored in the room is a four-panel solid timber door with flush roll mouldings, and a Federation-style timber mantelpiece. Both of these are presumably original to the house, although their original locations are currently unknown.

Although the former scullery retains little evidence of its original function, it is still a key element with regard to understanding the domestic functioning of the house, and as an intermediate space in the relationship between the original kitchen in the service wing to the rear (Room G18), and the adjacent dining area (Room G2).

### **Room G4**

The original function of this room has not been established. This is a small rectangular room with a window to the north end and an open fireplace to the west. Doorways in the east and south wall provide access, respectively, to the former study (Room G1) and the main hallway.

The room has exposed timber floorboards, with an unpolished finish. The hard-plaster walls are painted pale green, with darker green above the picture rail level. There are moulded timber skirtings architraves identical to that elsewhere in the house. The two doorways have grained four-panel timber doors with flush mouldings, grained fingerplates, brass escutcheons, and timber 'pumpkin' door handles. The window has a splayed heads and reveal, and an internal sill with bullnosed edge. There is a modern panel radiator below the sill.

The plaster ceiling is painted pale green, with a moulded and coved cornice and a reproduction plaster ceiling rose comprising a circular acanthus garland enclosed by concentric borders of plain and foliated mouldings. A plain incandescent light fitting is suspended from the ceiling rose. Throughout the room, there are reproduction antique light switches and GPOs, as elsewhere. The fireplace has a reproduction iron firebox and has a rendered hearth with patterned ceramic tiles. The trabeated white marble mantelpiece has scrolled brackets to the sides and incised panels.

The room is intact in plan form. Much of the internal fabric, notably the fireplace and the decorative finishes, is not original and date from the recent phase of restoration.

**Room G5 (kitchen; former bathroom)**

This room was originally a bathroom. A plan of the house produced in the 1980s indicated that there was a bath tub in the south-western corner, a shower recess in the north-western corner, and a WC in the south-eastern corner. The room has since been remodeled as a modern commercial kitchen. The window was converted into an external doorway, and a new connecting door was formed to the adjacent Room G8.

The new kitchen is square in plan, with off-centre doors in the north and west walls, which open respectively off the main hall and adjacent room 8. A door in the south wall, with a rectangular fanlight over, allows external access to the rear veranda.



*Figure 16 – The kitchen has been fitted out with contemporary stove and cupboards. (Source: Context 2012)*

The timber floor is covered by modern vinyl flooring, and the hard-plastered walls are painted yellow. There are moulded timber architraves and skirtings, as elsewhere in the building, although much of the skirting has been concealed (or obliterated) by the new kitchen bench and cupboard units. Internal doors are similar to those elsewhere; the external door has a brass knob in place of the timber 'pumpkin' knob. The plaster ceiling has a simple coved and moulded cornice, although a portion along the north wall has been removed to facilitate the installation of the rangehood. It has a simple circular ceiling rose, from which is suspended a plain incandescent light fitting. As elsewhere, there are reproduction antique light switches and GPOs.

The modern kitchen fitout, along the north, east and south walls, includes colonial-style cupboards with woodgrained laminate doors and stainless steel benchtops with white ceramic tiled splashbacks. There are overhead cupboards along the east wall, three stainless steel sinks, a dishwasher, and a large commercial stove and oven with a wall-mounted rangehood.

Originally a bathroom, this space has since been remodeled as a commercial kitchen. It is intact in plan form but otherwise retains almost nothing of its original fabric. As part of the original nineteenth century fabric of the house, the space overall is considered to be of primary significance. The modern kitchen fit-out is of no heritage significance.

**Room G6 (Hall)**

The main hall is an elongated space that runs east-west, forming a T junction with the main entry hall (G9) at the west end, and opening into the dining room at east end. A pair of rooms open off the north and south sides of the hall.

The floor is of exposed floorboards, which run perpendicular to the side walls. The plaster ceiling has a covered and moulded cornice, with no ceiling rose. At the west end is a round arch with roll-moulded edges to the intrados, a metal hook at the apex, and elaborately moulded scrolled plaster brackets to each side. The hard-plaster walls have reproduction wallpapers in the traditional configuration of dado and filler, with borders at the dado and cornice lines. There are moulded timber architraves and skirtings, identical to those elsewhere in the house. Doors have fingerplates and timber keyhole covers only to the side facing the hallway. A reproduction pendant luminaire comprises a brass ceiling-mounted rod with an opaque glass bell-shaped shade. To the east end of the hall is a ceiling-mounted alarm system, with a siren horn and sensor.

The hallway is intact in plan form. Much of the internal fabric, notably the fireplace and the decorative finishes, are not original and date from the recent phase of restoration.

**Room G7 (former Bedroom)**

*Figure 17 - Former bedroom, now used as a site office. (Source: Context 2012)*

This room was originally a bedroom. There are moulded timber architraves and skirtings, identical to those elsewhere in the house. Doors have fingerplates and timber keyhole covers only to the side facing the hallway. A reproduction pendant luminaries comprises a brass ceiling-mounted rod with an opaque glass bell-shaped shade. To the east end of the hall is a ceiling-mounted alarm system, with a siren horn and sensor.

This is a small rectangular room with a window to the north and an open fireplace to the east. A doorway in the south wall provides access off the main hallway. The room has exposed timber floorboards, with an unpolished finish. The hard-plaster walls are painted pale green, with darker green above the picture rail level. There are moulded timber skirtings architraves identical to that elsewhere in the house. The doorway has grained four-panel timber doors with flush mouldings, grained fingerplates, brass escutcheons, and timber 'pumpkin' door handles.

The window has a splayed heads and reveal, and a internal sill with bullnosed edge. There is a modern panel radiator below the sill.

The plaster ceiling is painted pale green, with a moulded and coved cornice and a reproduction plaster ceiling rose comprising a circular acanthus garland enclosed by concentric borders of plain and foliated mouldings. A plain incandescent light fitting is suspended from the ceiling rose. Throughout the room, there are reproduction antique light switches and GPOs, as elsewhere.

The fireplace contains a reproduction iron firebox and has a rendered hearth with patterned ceramic tiles. The trabeated white marble mantelpiece has scrolled brackets to the sides and incised panels. The former bedroom is intact in plan form. Much of the internal fabric, notably the fireplace and the decorative finishes, are not original and date from the recent phase of restoration.

### **Room G8 (former Bedroom?)**

This space is approximately square in plan, with a central window in the south wall and off-centre doorways in the east and north walls which provide access, respectively, to the new kitchen (Room G5) and the hallway.

The room has exposed timber floorboards, with an unpolished finish. The hard-plaster walls are painted and there are moulded timber skirtings architraves identical to that elsewhere in the house. The doorways have grained four-panel timber doors with flush mouldings; the north door has grained fingerplates, brass escutcheons, and timber 'pumpkin' door handles while the east doorway has no hardware. The window has a splayed heads and reveal, and a internal sill with bullnosed edge.

The plaster ceiling has a very simple moulded and coved cornice and a reproduction plaster ceiling rose from which is suspended a plain incandescent light fitting. Throughout the room, there are reproduction antique light switches and GPOs, as elsewhere. There is no fireplace or radiator.

This room is substantially intact in plan form. Although some alterations have evidently been made, such as the removal of a fireplace and the formation of a connecting door to the adjacent kitchen (former bathroom), and little other original fabric remains.

### **Room G9 (Entry Hall)**



*Figure 18 - Main entry hall with reproduction wallpaper and ruby glass in doorcase. The secondary hallway leads off to the left. (Source: Context 2012)*



The entry hall is a wide rectangular space running north-south, with an external doorway at each end. A round-arched opening in the centre of the east wall connects to the east-west hallway, while two doors in the west wall provide access to the living room (Room G10) and the breakfast room (Room G1). The room has exposed timber floorboards, with an unpolished finish. The hard-plaster walls have reproduction wallpaper, with dado, filler and border, as for the east-west hallway. The wallpaper is evidently based on remnants of the original that were found during restoration. A small section of the original wallpaper has been preserved behind a timber-framed glass screen at the south end of the entry hall. There are moulded architraves and skirtings, as elsewhere. The plaster ceiling has a coved and moulded cornice and a circular medallion ceiling rose with lace-like ornament. There is a reproduction antique brass luminaire, identical to that in the adjacent hallway. Along the west wall, there are cast iron radiators at each end. The doors along the west wall are similar to those elsewhere in the house. There are wide doorcases at the north and south ends of the entry hall, each comprising a large grained timber door flanked by narrow sidelights containing etched red glass with a fern/bamboo motif. The tripartite fanlight has a segmental arched head, and contains fixed panes of etched red glass, with a design of floral garlands and arabesques.

The entry hall is intact in plan form. Much of the internal fabric, notably the decorative finishes, is not original and dates from the recent phase of restoration.

### **Room G10 (former Drawing Room)**



*Figure 19 - Former drawing room with bay window and new paint colours. (Source: Context 2012)*

The drawing room is a large rectangular space with a canted bay window at the north end and an open fireplace at the south end. A doorway, towards the south end of the east wall, opens off the main entry hall. The room has polished timber floorboards. The plaster ceiling is painted grey and has a particularly wide roved and moulded cornice, and a large ceiling rose with concentric rows of mouldings and filigree ornament. A pendant luminaire is suspended from the ceiling rose, with a brass rod and a white glass 'school-house' shade. The hard-plaster walls are painted olive green, and there are moulded timber skirtings architraves identical to that elsewhere in the house. The doorway has a grained four-panel timber door with flush mouldings; grained fingerplates to both sides, brass escutcheons, and timber 'pumpkin' door handles. The bay window, which has three huge timber-framed double-hung sashes, has splayed heads and reveal, and a continuous internal sill with bullnosed edge. There is a moulded timber pelmet, with floral/strapwork ornament, and heavy velvet drapes.

The fireplace contains a reproduction iron firebox and has a rendered hearth with mold-coloured ceramic tiles. The arcuated white marble mantelpiece has scrolled brackets to the sides, a fielded keystone in the centre, and incised spandrel panels. The room also contains a pair of modern panel radiators on the east and west walls, flanking the window bay. Throughout the room, there are reproduction antique light switches and GPOs, as elsewhere.

The drawing room is intact in plan form. Much of the internal fabric, notably the fireplace and decorative finishes, is not original and dates from the recent phase of restoration.

### **Room G11 (former Library)**

It is believed that this room was originally the Library and forms part of the earlier house dating to 1864 (McInnes 1993:117).

This space is rectangular in plan, with a symmetrical pair of window to the west wall, and a fireplace and doorway to the east wall. The presence of a fireplace on the east wall rather than on the north wall where it could have been conveniently backed up with the adjoining fireplace is additional evidence supporting this room as an earlier part of the building.



*Figure 20 - Room G11, now used to display finds from the archaeological investigations of the homestead. (Source: Context 2012)*

The room has exposed timber floorboards, with an unpolished finish. The cellar is located under part of the room.

The plaster ceiling is painted white and has a moulded and coved cornice and a plain circular ceiling rose with concentric mouldings, from which is suspended a plain incandescent light fitting. The hard plaster walls are painted, and there are moulded timber skirtings identical to that elsewhere in the house. The architraves, however, are somewhat simpler in profile; they are only 160 mm deep, and lack the roll-moulded 'colonnette' motif seen elsewhere. The doorway has a grained four-panel timber door with flush mouldings; grained fingerplates, brass escutcheons, and timber 'pumpkin' door handles.

The two windows, which have paneled timber-framed double-hung sashes, splayed heads and reveals, carved timber pelmets, and internal sills with bullnosed edge. Of particular interest is that these windows vary from those of the rest of the house in having timber panels beneath the sills and angled reveals. These details support the view that this room was built before the main house.

The fireplace, which is on the east wall, and not back to back with the drawing room, contains a reproduction iron firebox and has a rendered hearth with multi-coloured ceramic tiles. The trabeated white marble mantelpiece has scrolled brackets to the sides, a fielded keystone in the centre, and incised panels. Throughout the room, there are reproduction antique light switches and GPOs, as elsewhere. There is also a modern panel radiator below the sill of each window.

The library is intact in plan form and contains substantial evidence that it pre-dates the remainder of the house. . Much of the internal fabric, notably the fireplace and decorative finishes, is not original and date from the recent phase of restoration.

### **Room G12 (WC)**

It is possible that this room is part of the original 'small cottage' that Edward Row erected on the property around 1864 (SHRC, n.d.:n.p.).

This small room is approximately square in plan, with a small window to the west and an off centre door to the east. The floor, which is raised about 500mm above ground level, has exposed timber floorboards, now in poor condition. In the south-western corner of the room, the floor is penetrated by a built-in bench-like element which creates headroom over the cellar stairway, located immediately below. This timber-framed element is plastered, with a stepped timber benchtop. To the east of this is a WC which appears to date from the 1950s; it has a green vitreous china pan and a metal cistern.

The ceiling is lined with fibrous plaster, with a simple moulded plaster cornice. It is penetrated in one corner by the galvanised steel flue of the modern hydroid heating system, located in the cellar below. There is a ceiling-mounted batten fixed incandescent light, with a Bakelite switch. The hard-plaster walls are painted, and there are plain timber architraves to the door. The window is pointed, with a fixed timber sash, no architraves, and an internal timber sill. The doorway has a reproduction four-panel timber door with modern brass hardware.

Although a minor space in terms of size, function and finishes, this room may be related to the original 1864 cottage; if this is indeed the case, the room would associated with an important and early phase of settlement in the area.

## **3.4.2 South-western wing**

### **Room G13**



*Figure 21 - Room G13 fitted out as part of the men's shed. (Source: Context 2012)*

This room is an elongated rectangular space with a fireplace at the south end and a pair of windows along the west wall. A single doorway, at the north end of the east wall, permits access off the veranda. The floor is of exposed timber floorboards, with an unpolished finish. The plaster ceiling has a moulded and coved cornice, and a six-lobed plaster ceiling rose with fern-like foliated ornament.

The hard-plaster walls have a plain wallpaper that has subsequently been painted. The room has simple moulded timber skirtings (38(mm dew) and architraves (15(mm deep), with a painted finish. The doorway contains a four-panel timber door with flush mouldings and an early (or possibly original) brass handle on the inside. The windows have been replaced. The fireplace, set into a rendered chimney breast with roll-moulded corners, has a brick firebox and slate hearth. The mantelpiece has been removed, and the white marble mantelpiece is not original to this room.

This room is intact in plan form, although some of its original fabric, such as the fireplace, has been removed and it is now fitted out as a men's shed.

### **Room G14**

The room is a rectangular space with a fireplace at the north end and a pair of windows along the west wall. A single doorway, at the south end of the east wall, permits access off the veranda. The floor is of exposed timber floorboards, with an unpolished finish.



*Figure 22 - This room is now fitted out as part of the men's shed. (Source: Context 2012)*

The plaster ceiling has a moulded and coved cornice, and a small six-lobed plaster ceiling rose with acanthus ornament. The hard-plaster walls are painted, and have simple moulded timber skirtings (380mm deep) and architraves (15(mm deep), with a painted finish. The doorway contains a four-panel timber door with flush mouldings. The windows have multi-paned timber-framed double-hung sashes; both damaged and boarded internally with galvanised corrugated steel sheeting. The fireplace has a brick firebox and slate hearth, and the mantelpiece has been replaced. This room is intact in plan form, although some of its original fabric, such as the fireplace, has been removed and it is fitted out for the men's shed.

### **Room G15 (WC)**

The WC cubicle was evidently added in the early twentieth century and removed in 2012 in line with the policy of the 2003 CMP. .



### 3.4.3 South-eastern wing

#### **Rooms G16 and G17 (former servant's quarters, now male and female WC)**

It is believed that the room to the south was servant's quarters, accessed from the west side, while the room to the north was a pantry, accessed from the east via a doorway that has since been infilled.c.2005.

These two rooms are almost identical in fitout. The rooms, originally square in plan, have been partitioned with plasterboard stud walls to form discrete spaces. The facilities are entered by doorways to the south end of the west wall, with a large window to the left. The entrance opens directly into an airlock which, in turn, provides separate access to the ablution area and the WCs proper. The female toilets contain four WC cubicles in a U-shaped configuration; the corresponding male facilities have two WC cubicles and a trough urinal in an L-shaped layout.

All walls, including the rendered perimeter walls, have new stained timber dadoes and floral wallpaper, and a wallpaper border below the cornice line. The plaster ceilings have simple coved and moulded cornices, less ornate than those found in the main house. Each half of each room has a reproduction medallion-style plaster ceiling rose, from which is suspended a plain incandescent light fixture. The floor is tiled with square unglazed terracotta tiles, which extend right to the edge of the external door thresholds.

The windows have modern multi-paned timber-framed double-hung sashes, with opaque glazing to the lower sashes. The external doorways contain modern four-panel solid timber doors; internal doors are hollow-core, also with four panels. The plumbing fittings, all of recent origin, include three hand basins with brass taps, set into solid-surface benches with laminate cupboards underneath. The toilet cubicles contain vitreous china WC pans and plastic dual-flush cisterns. The stainless steel urinals to the male toilets have period style vitreous china cisterns with pullchains. The room also has period style light switches and GPOs.

These two rooms retain none of their original interior fixtures or finishes, and the original plan form has been compromised by the toilet partitioning. The modern toilet fitout is of no heritage significance.

#### **Room G18 (former kitchen)**



*Figure 23 - The kitchen stove and small oven is just visible to the left of the photo. The room now contains some building elements removed from other locations. (Source: Context 2012)*

This room was the homestead's early kitchen. The former kitchen is square in plan, with a window in the west wall, and external doorways in the north and east walls. There is a recessed stove alcove at the northern end of the east wall. The space has exposed timber floorboard, with an unpolished finish. The lath-and plaster ceiling is bisected by an exposed timber ceiling beam. The ceiling is square-set, and never had a ceiling rose.

An incandescent light fitting, with a conical ceramic shade, is suspended from the ceiling by twisted electrical cord. The hard plastered walls are painted, although there are remnants of a plain wallpaper underneath. There are moulded timber skirtings (15Umm deep) and, along the north wall only, remnants of a cement skirting, also painted. The west window has multi-paned timber-framed double-hung sashes, now somewhat damaged and partly boarded with Masonite. The doorways contain four-panel timber doors with flush mouldings to their inner faces; the door to the east retains an old iron lockset.

The oven alcove has a large rectangular opening with a painted timber mantelpiece. It contains a bread oven, with a rendered masonry front and a small opening with splayed brick sides and a cast iron door on heavy hinges. To the right side of this is an enameled metal range that appears to date from the early twentieth century. It bears the brand name No 4 ESSE FAIRY and the registration number 823057.

This space is substantially intact in plan form and fabric. Although most of the original kitchen fittings (sinks, benches, cupboards) are no longer *in situ*, the original function is still evident due to the remaining stove alcove, with bakery oven and range. It provides evidence of a typical detached nineteenth century kitchen.

### **3.4.4 Outbuilding**

#### **Room G19 (former laundry)**

This room was the 'infill' which was erected between the existing outbuildings and the south-eastern wing, at an unknown time. Physical evidence, such as the use of ruled ashlar, suggests that this infilling occurred in the late nineteenth or even the early twentieth century. The small bathroom in the north-eastern corner of the space appears to date from the inter-War period. It was probably installed by A.A. Drummond who acquired the property in 1943. This room was originally square in plan, but a configuration of stud-framed partitions has formed a discrete bathroom space in the north-eastern corner.

The perimeter walls to the north and south are of hard-plastered brick; the east and west perimeter walls, which were originally the external walls of the outbuilding and south-eastern wing respectively, are rendered with a ruled ashlar finish. The internal partition walls are single-skin rendered brickwork. The north and south walls have moulded timber architraves (150mm deep) to window and door openings, while the partition walls have plain architraves (90mm deep). There are no skirtings. External doorways have four-panel timber doors with flush mouldings, and windows contain timber-framed double-hung sashes. The room has a modern chipboard floor. The ceiling is mostly unlined, exposing the timber structure and corrugated galvanised steel cladding of the skillion roof. The small room in the north-eastern corner has a false ceiling of strapped caneite.

In the south-western corner of the main room is a raised brick platform with a small opening in one side, containing a 'copper' for heating water for laundry. Beside this is a modern stainless steel laundry trough. Along the west wall is a row of timber pegs which appear to be early, if not original, to this space. The small bathroom in the north-eastern corner contains a rendered shower recess, a bathtub and a hand-basin.

#### **Room G20 (cool store or dairy)**

This room forms part of a three room outbuilding which may pre-date the main house. The original function of this room is highly likely to have been a cool store or dairy, owing to its proximity to the kitchen and the tiled benches around the perimeter that were used for placing food that needed to be kept cool. The room has also been referred to as the 'chapel,



presumably due to its Gothic windows, although it is highly unlikely to have been built for that purpose.

The room is square in plan. It has a central doorway in the north wall, and pointed arch windows in the north and south walls, towards the extreme east edge of the space. There is evidence of a third window, larger and rectangular in form, in the west wall, although it has since been infilled with a single skin of brickwork. The room has walls of bagged and painted brickwork, and tessellated floor of octagonal and square tiles in buff, red and brown. The ceiling is lined with beaded timber boards; some are varnished and others, obviously modern replacements, are unpainted. There is a narrow timber scribe-profile cornice. The doorway has a four-panel timber door with flush mouldings and a copper doorknob. The pointed windows have timber-framed casement sashes, surmounted by a fixed sash fanlight to the apex of the arch. The latter are infilled with flywire. Windows have a projecting internal sill, and no architraves. The bricked-up window opening to the west has a timber lintel. To three sides of the room, there is a built-in bench-like structure of masonry construction, measuring 650mm high by 550mm wide. It has rendered sides and a white ceramic tiled top.



*Figure 24 - Cool store or dairy showing tiled floor and masonry benches. One of two pointed arch headed windows is visible in the background. (Source: Context 2012)*

The cool store is intact in plan form and fabric, retaining original tiled floor, timber-lined ceiling and window joinery. It is a space of aesthetic interest, with a distinctive form and finishes which demonstrate methods of food storage prior to refrigeration.

### **Rooms G21 and G22**

These two rooms are likely to have been store rooms given their small size and proximity to the kitchen and cool room. The picturesque architectural style indicates that they may pre-date the main house. They are identical in fitout and will be discussed collectively. Each room is a small rectangular space with a doorway and a window to the east wall.

The rooms have painted hard-plastered walls, badly stained and in poor condition. There are exposed timber floorboards, unpolished and also in poor condition, with a simple roll-moulded skirting, approximately 200mm deep. There are no internal architraves. The ceilings are lined with beaded timber boards, and have a narrow timber scotia profile cornice. Windows have plain rendered jambs, without architraves, and projecting internal sills. They contain timber-framed double-hung sashes. Doorways have four-panel timber doors with flush mouldings and iron locksets which are early, if not original. These two rooms are intact in plan form and fabric. The interior was not accessible on our site visit in November 2012.

### 3.5 Archaeological evidence

The 2002 CMP focussed almost entirely on the house itself and did not consider the presence of archaeological features and deposits around the homestead. In order to address this omission, an *Aboriginal and Non-Aboriginal Archaeological Survey Brief* was prepared by Context in 2007.

The subsequent *Stamford Park Archaeological Assessment* (DIG International 2008a) determined that archaeological deposits are likely to survive in and around the standing buildings of the homestead. These deposits would include foundations of the 1864 structure, if this was not entirely incorporated into the later buildings, together with wells, outbuildings, gardens, rubbish and cesspits and a general accumulation of artefacts forming a 'halo' around the structures.

This conclusion has since been borne out by subsequent field investigations which have revealed evidence to aid our understanding of the development of the house and its immediate surrounds over time.

The following represents a synthesis of the archaeological works undertaken in and around the homestead since the 2007 brief was produced. It has been hampered somewhat by the lack of accurate mapping of the previous works, and while Figure 30 shows the general area in which deposits have been located, it is difficult to be more accurate given the available descriptions.

The homestead site is actually aligned north-north-west to south-south-east, but for ease of reference the below has been aligned according to the cardinal points of the compass – i.e. items to the north-north-west of the house have been described as to the north, those to the south-south-east as south and so on.

#### 3.5.1 Excavations in the courtyard at the south of the house

In April 2010 trenches were excavated to investigate the courtyard and the verandas along the south face of the main house and the east face of the south-west wing. The veranda along the west face of the south-east wing had a sealed floor at that time.

It has been suggested that the slight slope in this area, from the northern elevation of the two wings to the south of the main house, indicates that the former pre-date the latter (DIG International 2011).

##### ***Within the courtyard***

The courtyard is known to have had both formal and informal plantings. Early images of the Row family referenced in the *Archaeology Assessment* (DIG International 2008) show trees or tall shrubs against the western side of the courtyard, the centre as lawn with a central path and a possible fernery affect along the northern covered promenade.

The excavations revealed fragments of concrete kerbing and small scatters of quartz pebbles, perhaps representing pathways or garden beds, and a 'sparse and un-associated assemblage of domestic artefacts' including brick rubble, ceramic and glass fragments and some charcoal. However, no features were discovered (DIG International 2011).

The excavations failed to identify any remains relating to a circular herb garden, depicted in historic images and recorded on a plan dated to 1988 (DIG International 2011). There was also no evidence of domestic refuse pits or latrine pits, but this was not unexpected as it was considered unlikely that waste would have been deposited this close to domestic buildings.

A number of services of various ages were uncovered, including drains, water, electricity and stormwater services, and it is possible that reticulation of these services and related ground clearance works have removed evidence of previous features. But it was concluded that garden features located here in the past were probably founded on the ground surface or comprised relatively ephemeral structures such as rock edging.

***Along the east face of the south-west wing***

The 2010 investigations included excavation of a small test trench through 150mm of 'blue metal' gravel within the veranda footprint on the east face of the south-west wing. Shadow lines evident along the base of the door thresholds here indicated that the original wooden floor of the veranda had been fixed to the wall above the line of the gravel.

The excavation revealed a row of bricks, laid in a double line of even stretcher bond, which would have supported the outer edge of the veranda floor. Remnants of timber floor bearers were found lying along this wall, and impressions in the clay below showed where others had been positioned. The clarity of the impressions was such that it was possible to determine that the bearers were 1 ¾ inch thick and laid at 11 ½ inch centres.

Some ceramic and glass fragments were recovered, along with one blue glass bead, but the relatively small amount suggests that the timber boards of the floor were tightly aligned and so less material was lost between them. It is likely that they were joined by tongue and groove jointing, at least after the late 1860s when these boards were more readily available (DIG International 2011).

***Along the south wall of the main house***

Beneath 150 to 190mm of gravel, excavations in the footprint of the veranda to the south of the main house uncovered a jointed terracotta or earthenware stormwater drain pipe of 150mm diameter running along the outer edge of the veranda where it drained the downspouts of the veranda roof. This has been provisionally dated to the first half of the 20<sup>th</sup> Century and is therefore not contemporary with the house (DIG International 2011).

Within the line of the drain, a low brick wall was revealed, one brick thick and two courses high; the lower course in stretcher bond and the upper in header bond. This wall originally supported the veranda deck and now provides a foundation for the modern veranda posts. Constructed of old sandstock orange coloured bricks, it was seen to be lined in places by a slate damp course fixed with sand or lime mortar which protected the timber floor bearers from rising damp.

Four bricks were found abutting the wall north face of the wall, but otherwise apparently 'floating' and not integral to the veranda structure. Two of the bricks were found in association with a patch of lime and sand mortar, and they have been interpreted as possibly representing debris from the construction of the veranda wall discarded by workmen (DIG International 2011).

A single timber, of identical dimensions to those found along the south-west wing, is likely the remains of a floor bearer and was found apparently *in situ*. 850mm to the north of the timber lay a clay earthenware drain aligned east west. The proximity of this feature to the house indicates that it is a rainwater drain contemporary with the building.

Two post holes were found in this part of the trench together with brick rubble. This could be rubble, associated with the construction of the house, but to the west of the trench the bricks are recorded as being bonded, and this feature may therefore be structural, relating to an earlier phase of the building.

Artefacts recovered across this area included slate, possibly from the damp course or from a roof, and fragments of ceramic, glass and bone - typical artefacts from domestic occupation. A sterling silver decorated napkin ring was also found. This was marked with a number '2' and decorated with simple edge bands.

**3.5.2 Features to the north of the house*****Veranda excavations***

Excavations undertaken by Heritage Insight in 2011 have exposed the northern edge a tessellated brick surface beneath the front veranda on the northern side of the house.

At the edge of the veranda itself, the flat surface is supplemented by an additional two courses of bricks in order to support the timbers bearing the veranda floor. As the lower surface extends beyond this veranda foundation, it would seem that it pre-dates the structure but was then utilised in its construction.



*Figure 25 - Recently excavated area to the north of the house, showing the brick platform with additional courses of brick to support the veranda. (Source: Context 2012)*

### **Garden beds at the north of the house**

The plane table survey undertaken in 2010 identified low mounds ‘against the front of the veranda’ at the front of the house. These are recorded as ‘clearly forming two sub rectangular beds that extend 2-2.5m beyond the veranda foundation’ and were interpreted as garden beds (DIG International 2011).

### **Possible driveway alignment to the north of the house**

Earthworks suggesting a driveway were also identified by the plane table survey, running east to west across the front of the veranda. The feature, which is recorded as regularly c. 3m in width, was seen to turn south parallel with the western side of the house, perhaps to join the putative driveway alignment to the west of the house (see below).

### **Northern garden boundary**

A low bank to the north of the driveway feature, now planted with oak and hawthorn, was interpreted as a probable garden boundary running parallel to the front of the house. A remnant of another probable garden bed, probably of more recent origin, was recorded down the slope to the north (DIG International 2011).

In November 2008, investigation of an area described as ‘north-east of house compound fence’ revealed several rectangular postholes. These would seem to represent a continuation of the boundary, corresponding in location to a historic photograph referenced in the 2008 *Archaeological Assessment* which shows a white post and rail fence crossing the lawn at the front of the house near this location. The photo is undated but it may date to around the turn of the century while the Row family still had the property and ran horses.

***North-eastern pathway***

Clearance of modern debris to the north-east of the house in 2008 revealed a thin layer of broken or crushed brick, roughly semi circular in shape, laid directly onto the natural subsoil. This has been interpreted as an external path to the well at the east side of the house (DIG International 2008b). Further excavation in June 2009 a 'possible road surface' constructed of crushed stone was exposed to the east and north of the house.

**3.5.3 Features to the east of the house*****Embankment along east side of the house***

A steep bank runs parallel with the eastern side of the house. This has been interpreted as defining the edge of a terrace cut to accommodate the larger 1880s house (DIG International 2011).

***Well at the eastern side of the house***

The subterranean portion of a large circular brick-lined cistern is set into the embankment, 5m east of the house. This was initially investigated in November 2008 when two small test sondages were excavated against the interior eastern and western faces of the brickwork, each exposing seven courses of mortar bonded brickwork with cement render, confirming that its purpose required it to be water-tight.

Further investigation of the feature was undertaken in June 2009 when an excavator was used to carefully remove the majority of its upper fill to expose the whole internal face of the structure. The cut in which the structure was built was identified, indicating that the embankment had not been built around it, but the base of the structure was not reached - excavation was halted at a depth of approximately 1.5m in order to comply with health and safety regulations and to preserve the structural integrity of the feature.

***Possible path at the east of the house***

Between the foundations of the house and the modern storm drain trench, the June 2009 investigations revealed a thin layer of very compact mottled clay which has been interpreted as possibly relating to garden path or similar feature.

***Eastern garden boundary***

A boundary bank similar to those recorded to the north and west runs parallel with the house to the east of the embankment. This is planted with elm, hawthorn and Cyprus.

***Foundation of circular building***

To the east of the tree-lined boundary, just to the south-west of the compound fence, the foundations of a circular building approximately 5m in diameter were exposed and recorded during the June 2009 DIG International investigations. No evidence for a floor was observed, but these remains probably represent the small white circular building shown to the east of the tree line in a large format photograph of unknown date (Figure 26). This structure has been attributed with a range of possible origins, including garden feature, dove cot, smoke or ice house, summerhouse or even the cottage built by Edward and Frederick Row in 1864 (DIG International 2008b, 2009 & 2011).

***Eastern veranda foundations***

In June 2009 a narrow machine trench was excavated between the house and the cistern to its east to locate a modern storm drain. This uncovered the footings for the homestead veranda which comprised several upright rows of mortar bonded brickwork set within a shallow flat based foundation trench.

***Building to east of outbuilding adjoining the south-eastern wing***

The 2008 *Archaeological Assessment* (DIG International) noted the presence of a small rectangular building with a gable roof next to the outbuildings adjoining the south-east wing,



immediately to the north of Room G21, in Figure 26. It noted that a path has recently been constructed in that location to provide access from the eastern corner of the site, but it concluded that archaeological remains of this building should still survive.

During the 2010 survey, the remains of a wall were found overgrown by trees and vegetation in line with the eastern garden boundary bank. Initially this was interpreted as the remains of a garden wall, but the excavation of a trench at this location uncovered a clear brick feature and together these can be seen to represent the remains of the building shown in the photograph.

It is possible that this feature represents the remains of Richard Row's cottage.



*Figure 26 - A 19th century photo showing southern garden boundary (white fence), the building to the east of the south-eastern wing, which is no longer extant (centre right) and a circular building in the tree line (right of picture). (Source: DIG International 2008a)*

### 3.5.4 Features to the south-west of the house

#### ***Rectangular foundation and brick surface***

In April 2010, a trench was excavated immediately to the west of the arched gateway between the house and the south-west wing to investigate a brick feature which was visible through the grass. In the event, several features were revealed.

A low brick wall defines a rectangular area against the north wall of Room G13. The wall comprises at least four courses a single brick thick and is laid in alternating header and stretcher bond bonded with sand lime mortar. To the north of this feature, a narrow strip of brick paving was uncovered which comprised a single layer of whole, broken and uneven bricks. The northern edge of this surface is even and uniform whilst its southern edge is more uneven.

The rectangular brick wall has been interpreted as having supported a veranda in the same way as those identified around the courtyard (DIG International 2010). However the wall here is much more substantial and there is neither an entrance in this location nor any evidence of a veranda room along the upper wall. Furthermore, the interior of the feature has been excavated to beneath the level of the surrounding ground surface. Initial appearances are of an external stair to an in-filled cellar, similar to the extant example under Room G11, but the fact that it was holding water at the time of survey (and had been for some time – Peter Kavan pers. comm.) would seem to suggest otherwise. It would therefore seem more likely that it represents a foundation, perhaps for a sunken building such as a glass house.





*Figure 27 - Rectangular foundation (flooded) against the north wall of the south-western wing, and the brick surface to its north. (Source: Context 2012)*

A concrete feature comprising a thin and fragmented slab overlaying another smaller rectangular brick structure lies immediately to the north-east, between the putative foundation and the two basalt steps outside the gate. The function of this is also unclear.

The DIG report on the 2010 investigations concluded that the rough southern edge of the brick surface was the result of its having been cut by the construction of the rectangular feature. However, closer inspection indicates that this is simply attributable to the removal of some of the bricks, and straight edge can be traced along it. This suggests that the brick surface actually respects the rectangular feature, allowing a narrow gap perhaps for a drain between the two, and that the two are therefore contemporary with each other, and contemporary or later than the south-west wing which the latter abuts.

The brick surface corresponds well with that to the north of the house (see above) and all of these features may pre-date the 1882 expansion of the house, possibly being associated with Richard Row's cottage.

### **Brick box drain**

A brick box drain comprising a terracotta pipe with an alignment of bricks which supports overlaying bricks, runs west from beneath the gate steps. It then turns north-west and continues in an irregular alignment through what was the western garden, perhaps as far as the brick cistern in the paddock to the west (see below). The drain probably pre-dates the wall connecting the house with the south-western wing.

### **Posthole**

The base of a posthole was also identified and excavated to the north-west of the trench excavated against the exterior wall of Rooms G10 and G11 in June 2009. This was interpreted as possibly representing an earlier veranda.

**Possible driveway alignment to the west of the house)**

In order to investigate a possible early driveway alignment, in June 2009 a trench was excavated to the west of the house, aligned north to south and positioned to cut through the alignment of three large trees thought to be the driveway's southern boundary. A machine removed 10cm of topsoil and then 20cm of subsoil along the c. 20m long trench, but no evidence was observed of a crushed rock or stone layer which may have comprises the driveway's surface, although the compact nature of the subsoil at this level may indicate that it had a simple compacted earth surface. The plane table survey undertaken in 2010 indicated that the driveway feature continues along the full length of the house's western side.

**Garden features**

Several features were revealed by the 2009 excavation, including two postholes set at a similar alignment to the trees 8m to their south, a posthole set between two of the trees, a possible drain along the side of the putative driveway and aligned with the northern edge of the trees, and two early ceramic land drains. A length of land drain running at an angle across the base of the trench was exposed and excavated. It was found to be constructed of small unglazed sections of fired clay; circular in section with a flat base.

These features may correspond with those shown here in a historic photo and described in the *Archaeological Assessment* which included a lattice fence with a rustic wicker gate and later formal paths and edged flowerbeds (DIG International 2008a). The *Assessment* states that remnants of these were removed in the 1990s.

**Western garden boundary**

Further to the west, the 2010 plane table survey recorded a garden boundary bank planted with elms running parallel with the west side of the house and likely associated with the low boundary feature to the north (see above) (DIG International 2011). Further investigation undertaken by Heritage Insight along this boundary has uncovered a line of buried rocks which seem to have defined it at one time. The northern end of this boundary bank is crossed by a straight pathway which angles off to the north-west.

**3.5.5 Features to the south of the house****Possible latrine**

The 2010 investigations included the excavation of one of two brick structures, which at that time abutted the southern wall of the south-west wing, to determine whether they were latrine buildings. The western structure was excavated down to a brick floor, but no evidence of a sewer pipe or hole to a below ground cess pit was found. It was concluded that either night soil buckets were used or that the structures were in fact tool sheds. These structures have since been demolished.

**Pathways**

In June 2009, a small pathway was observed leading south-west from the house which was constructed from similar crushed stone to that recorded to its north-east (DIG International 2009).

Two linear features were revealed by the 2010 plane table survey, leading to site of the now demolished garage. These probably represent pathways, one running from the rear of the south-west wing and the other approaching from the west, presumably from the western driveway.

**Southern garden boundary**

A bank runs parallel to the south face of the south-east wing, 10m to its south between it and the garage site. This is likely to be remnant of the boundary line shown as a white picket fence in an undated late 19<sup>th</sup> Century photograph (DIG International 2011) (Figure 26).

**Garage site**

A concrete and asbestos garage, which stood approximately 15m to the south-east of the house and is recorded in the 2002 CMP, was demolished in 2012 to make way for the Corhanwarrabul Creek Shared Pathway.

The garage dated from the inter-War period, when automotive transport became more prevalent in Victoria, and was presumably built by A.A. Drummond, who owned Stamford Park from 1943 until 1954. Stamford Park caretakers lived in the garage in the early 1990s.

The garage's footprint was excavated during an archaeology open day at the homestead site in September 2012, revealing two fire pits at its eastern end and a scatter of domestic artefacts.



Figure 28 - Fire pits excavated in the footprint of the 1930s garage. (Source: Context 2012)

**Along the roadway at the south of the site**

The removal of topsoil along the access road at the southern edge of the homestead in 2008 exposed a small area of charcoal which was subsequently investigated archaeologically. The only features observed were two postholes in close proximity to each other with dimensions similar to those of a power or telegraph pole. One was excavated by hand but no datable finds were recovered (DIG International 2008b).

**3.5.6 Features in the paddock to the west of the homestead****Area of ridge and furrow**

The 2010 plane table survey (DIG International 2011) shows the area to west of the garden boundary to contain a series of parallel banks and ditches. These have been identified as relating to the 20<sup>th</sup> Century cultivation of tobacco in 'ridge and furrow' earthworks.

**Parch marks to the north-west of the house**

The 2008 DIG assessment identified parch marks visible on the contemporary Google Earth satellite imagery in the paddock approximately 40m to the west and north-west of the house. These did not appear to be irrigation marks and were interpreted as possibly representing the foundation trenches of a building or buildings, possibly the 1864 cottage. The assessment suggested this as an explanation for the location of the brick lined well to the south.

These parch marks have not been so apparent in more recent aerial imagery, although this may be attributable to changing vegetation

**Brick cistern**

A brick cistern apparently lies approximately 50m to the west of the house (DIG International 2011). This was not observed during the survey for the CMP Review.

**Refuse pit**

A large refuse pit approximately 60m to the west of the house was uncovered during vegetation clearance works in 2012, and later defined archaeologically although it has yet to be excavated. It is manifested on the surface by a concentrated spread of artefacts, including leather goods, earthenware and bottles (Peter Kavan pers. comm.).

**Levee and bridge**

The north-west boundary of the paddock is defined by a levee, which was apparently constructed by the Rows to divert flood water away from the homestead. This levee is crossed by a small timber bridge near to the south-west corner of the paddock.

**3.5.7 Features in the wider site****To the north of the homestead**

In November 2008 a series of archaeological features were revealed during the construction of a swale drain to service the commercial development to the north of the homestead (DIG International 2008b). They were originally uncovered in a strip trench (c. 30m x 2.5 in size) which was excavated as part of the works approximately 100m to the north of the house in the vicinity of the two extant pear trees, but additional test trenches were then opened to the south of this strip in June 2009 (DIG International 2009).

The excavations revealed that this area had once formed a channel carrying run off water west down the valley towards Corhanwarrabul Creek. The channel was seen to be narrow in profile to the east, becoming wider and deeper in profile to the west, and evidence indicating its silting up was observed in several of the vertical machine excavated sections.

At the eastern end of the strip trench, two shallow (0.70m x 0.30m) linear features, probably boundary ditches, were observed running approximately south-east to north-west to either side of the channel. These were almost entirely backfilled with sheep bone; in particular the bones of the lower leg. Two linear lines of postholes were excavated on a similar alignment to the ditches, but these did not contain any dateable finds. The DIG report cites 'further lines of later postholes' recorded during the excavation which indicate 'that the alignment of the now fully silted channel was possibly still acting as a boundary line over the decades'.

Further west along the strip, a very heavy black charcoal/loam layer, 3-4m in width and 2-5cm in depth, was observed lying within the edges of the channel. The layer contained fragments of pottery, glassware and fine porcelain, and several items of horse paraphernalia were recovered from the top of the layer and retrieved from the excavation spoil heaps. But the majority of the finds in this area were recovered from a shallow drainage ditch associated with the rubbish layer and on the same alignment of the channel. Several 'unidentifiable features' were also investigated and assumed to be associated with the rubbish layer (DIG International 2009).

In 2008 a non-invasive survey technique (resistivity) was employed in the area between the two pear trees, and this identified two 'suspect anomalies' (DIG International 2008b). In 2009 one of these features was excavated and found to be a posthole.

The features recorded in this area were together interpreted as possibly representing an earlier phase of agricultural settlement before the arrival of the Row family, or an early phase of their occupation before horse rearing became the main focus in the 1880s. These deposits could relate the cottage built by Edward and Frederick Row in 1864, or to the stable that burned down in 1900, but no structural remains seem to have been observed.





*Figure 29 - Looking north from the north corner of the homestead towards the two pear trees and the site of the agricultural features identified during the works of 2008 and 2009. (Source: Context 2012)*

### **3.5.8 Suspected archaeological deposits**

From the historical research and 2008 *Archaeological Assessment* (DIG International 2008a), it is suspected that a number of features will survive in the form of archaeological evidence which has yet to be located. These are as follows.

#### ***Deposits relating to the stables that were destroyed by fire in 1900***

The location of the stables remains uncertain. Contemporary accounts record that the fire went unnoticed by the household suggesting that it was some distance from the house. It is anticipated that police reports, which were probably made at the time, will contain some additional information, but these have not yet been located.

#### ***Deposits relating to Edward Row's 1864 Cottage***

Unless these have already been located – see above.

#### ***Possible infant burials***

A number of still-born children are thought to have been buried at the site. Some archaeological work has been directed to their location – particularly investigations near the two pear trees north of the house, but these have yet to record any evidence which might point to the presence of burials on the site.

#### ***Garden buildings***

Aerial photographs examined for the 2008 *Archaeological Assessment* describe a wall built to the west of the house between 1951 and 1970 and how the land between this boundary and the house was in filled with structures and gardens. The aerial is not clear enough so see whether these are relatively ephemeral glass houses or sheds or more substantial structures, but they are likely to have been the former, in which case they may not have left an archaeological signature.

#### ***Evidence of agricultural activities***

Animal grazing, dairying and horse rearing will have left archaeological deposits, but apart from limited photographic evidence, that is mainly focused on the buildings, there is no indication in the historical record as to where this might be expected. This evidence could include the



remains of additional structures, but it is more likely to include the following less significant remains:

- Erosion caused by animals around tree bases and along tracks and gateways
- Further postholes and embankments associated with fence lines, pens and sheds
- Assemblages of moveable items relating to buildings and animal husbandry such as fixtures, horseshoes etc.

#### ***Possible foundations in the paddock to the west and north-west of the house***

As described above, the Archaeological Assessment recorded parch marks to the north-west of the house, perhaps revealing the location of building foundations or other substantial features.

These could represent an extension of the ridge and furrow recorded further to the south, but they may equally represent evidence of agricultural activity as described above.

#### ***Artefacts across the homestead site***

In addition to the above, cess pits and rubbish pits will exist within the vicinity of the house. There will also be a 'halo' of artefacts around the house associated with the activities and people who lived there. These will represent deliberate and accidental loss of rubbish and personal items and will include broken pottery, glassware, personal items, construction rubble and other non - organic items.

### **3.6 Indigenous heritage**

This region, between the start of the Yarra River at Mount Baw Baw and the Werribee River, has been within the traditional lands of the *Woi wurrung* for more than 30,000 years. Of the four *Woi wurrung* clan groups, the *Wurundjeri balug* were responsible for the Rowville area. Today the descendants of the *Wurundjeri balug* clan are represented by the Wurundjeri Tribe Land and Compensation Cultural Heritage Council Inc.

An assessment undertaken along Corhanwarrabul Creek for Melbourne Water (Tardis Enterprises 2006) identified a moderate potential for Aboriginal sites along the adjacent river terraces, and in December 2007 a brief was issued for archaeological works at Stamford Park, with one goal being to determine the potential for Indigenous archaeology at the homestead site (Context 2007).

The *Archaeological Assessment* (DIG International Pty Ltd 2008a) for Stamford Park records that no Aboriginal sites or isolated finds are known at the homestead site, but it also points out that Aboriginal archaeological investigations conducted in the area had focussed largely on the nearby watercourses and had therefore produced an 'incomplete and skewed' view of archaeological sites and occupation patterns in the area. The assessment noted that sites have been found across all landscape units in this region, that prior to European colonisation the Stamford Park area would have been an attractive location and thus that evidence for Aboriginal occupation should be expected across all landscape elements in the area.

Subsequent clearance and grazing will have caused some erosion, and the terracing of the homestead site for construction of the buildings will have disturbed or removed deposits in its footprint. Scoping advice provided by Heritage Insight in 2010 identified a need for a mandatory Cultural Heritage Management Plan (CHMP) to be prepared for the wider site because it is situated in an area defined as of cultural under the 2007 Aboriginal Heritage Regulations. However, a subsequent *Preliminary Aboriginal Heritage Assessment* (Heritage Insight 2011) cited the results of two phases of geotechnical testing across the site in determining that it had been subject to significant ground disturbance and was thus unlikely to contain sub-surface cultural deposits.

It should be noted however that ground disturbance will not have impacted significantly on intangible heritage values that the site may hold for local Aboriginal communities.

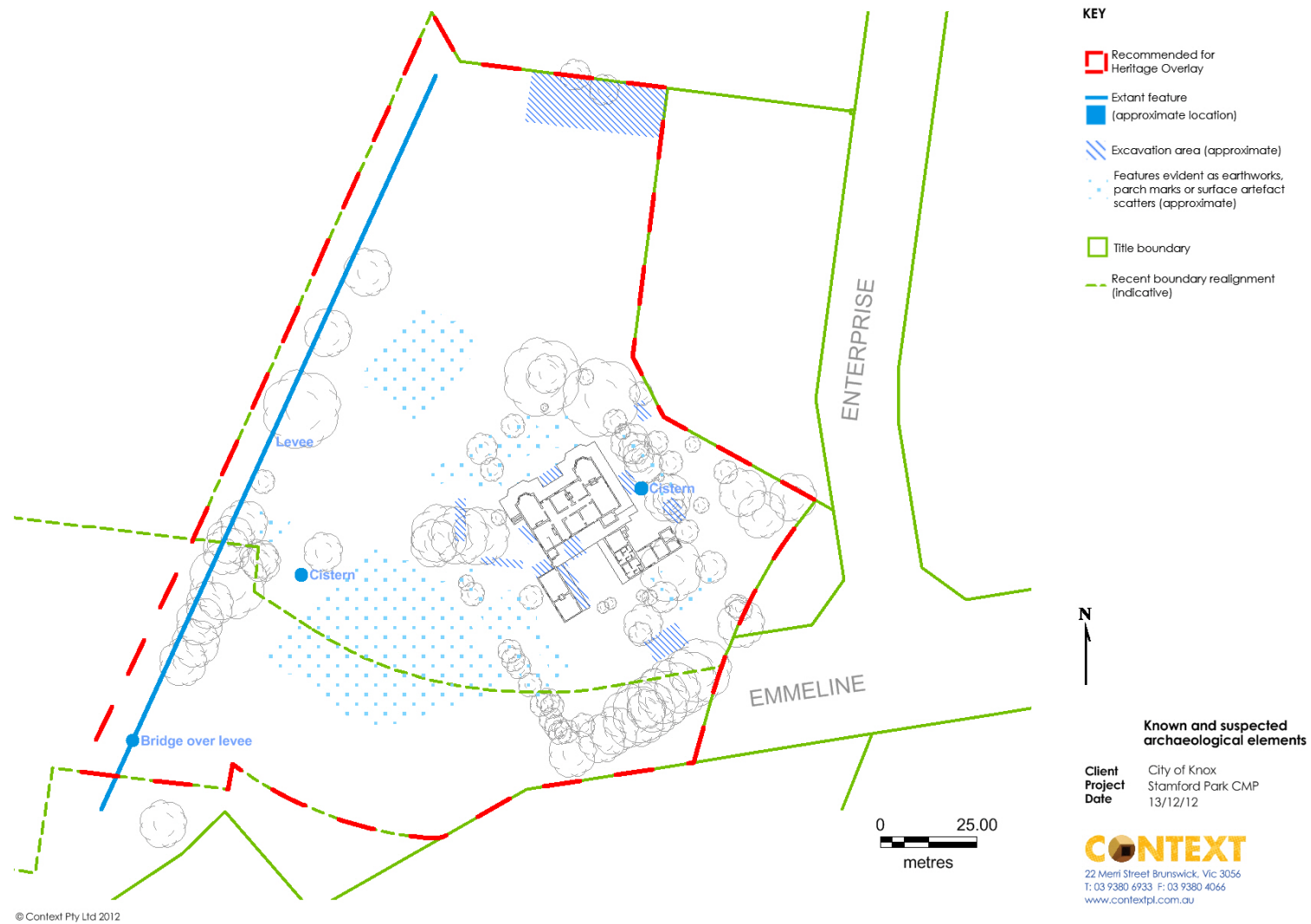


Figure 30 - Known and suspected archaeological elements

## 4 ANALYSIS AND ASSESSMENT OF SIGNIFICANCE

### 4.1 Existing heritage designations and listings

The heritage significance of Stamford Park is currently recognised through the following designations and listings.

#### 4.1.1 Local planning scheme

Places of local or State heritage significance can be protected by inclusion in the Heritage Overlay (HO) of local government planning schemes. The purpose of the HO is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

#### ***Knox Heritage Overlay***

Stamford Park is included on the Heritage Overlay of the Knox Planning Scheme as HO24. The citation on the schedule to the overlay cites the overlay as including the house and the English Elms (*Ulmus procera*), Incense Cedar (*Calocedrus decurrens*), Moreton Bay Fig (*Ficus macrophylla*) around it, which are also subject to planning controls.

#### 4.1.2 Victorian Heritage Register & Victorian Heritage Inventory

The Victorian Heritage Register (VHR) provides a listing of places or objects, including buildings, structures and areas/precincts. Such places have been assessed as being of State Cultural Heritage Significance using assessment criteria established by the Heritage Council. The Victorian Heritage Inventory (VHI) lists all known archaeological sites and relics. Places may be on one or both lists. All places on the VHR and the VHI are legally protected under the *Heritage Act 1995*.

The requirements of the Act and inclusion on the two lists are described in Section 4.4.2.

#### ***Victorian Heritage Register (VHR)***

Stamford Park is not included on the VHR.

#### ***Victorian Heritage Inventory (VHI)***

Although a number of archaeological elements have been identified around the homestead, and in the wider site, Stamford Park is not yet included on the VHI.

#### 4.1.3 Australian Heritage Commission

Stamford Park was included on the Register of the National Estate, maintained by the Australian Heritage Commission, as a registered historic place on 30/06/1992 (Database Number 017211, File No. 2/16/030/0006). There are no statutory requirements as a consequence of this registration.

#### **4.1.4 National Trust of Australia Victoria)**

The National Trust of Australia (Victoria) Register provides a list of places that are either listed or classified by the Trust. Classification or listing by the Trust does not impose any legal restrictions on property owners or occupiers and the Trust does not have any statutory legal powers.

Stamford Park was classified by the National Trust of Australia (Victoria) as a building of local significance on 28 August 1975 (File No. B3700).

#### **4.1.5 HERMES database**

Stamford Park is included as several entries on Heritage Victoria's HERMES database, by virtue of its inclusion on the above heritage lists and its inclusion in previous heritage studies. These entries relate to the homestead, and to individually significant trees within its grounds. Inclusion on the HERMES database does not in itself confer any legislative protection on a place, but many of the entries do relate to inclusion on other heritage lists, both statutory and non-statutory.

### **4.2 Assessment Criteria and Methodology**

The significance of Stamford Park has been assessed against the HERCON criteria used by the Victorian Heritage Council. In assessing significance, the methodology used by Dr Jim Kerr has been referenced (Kerr 2004: *passim*). Applicable criteria which apply to Stamford Park are considered to be of historical and aesthetic significance.

The assessment commences with an analysis of the historical significance of the place, including an examination of the Row family associations, the role of Stamford Park as a country seat, and the relationship of the place to the original Corhanwarrabul pastoral run. This is followed by a discussion of aesthetic (architectural) significance, including an overview of the design antecedents for the homestead, which places Stamford Park in the Picturesque Gothic tradition, and a comparison with other Victorian properties of similar style. These assessments and analyses then lead to an understanding of the relative importance of the property, and a succinct 'Statement of Significance' for the place.

A limitation of the assessment is that the extent to which Stamford Park is of social significance is unknown. Social significance has not been assessed as part of the previous CMP or this update. The implications for this are noted in Section 5.

### **4.3 Historical Significance**

#### **4.3.1 The Row Family**

Stamford Park derives historical significance through its association with the Row family, after whom the suburb of Rowville takes its name. Although the Rows were not pioneering settlers of the Scoresby district, and their business activities were initially at least, focused on fellmongering in Collingwood, they were associated with Scoresby for just on half a century from the late 1850s, and were prominent local employers. The development of the family property into a successful horse stud was also of note in the district, as was the association of Stamford Park with the influential Melbourne Hunt Club and wider horse racing interests.

The Row family were also closely related to Richard Goldsbrough, the Victorian wool industry pioneer and founder of the highly successful Australian firm, Goldsbrough, Mort & Co. Richard Goldsbrough Row, son of Frederick Row who originally purchased Stamford Park, and second cousin to Richard Goldsbrough, was also the latter's heir and was in residence at Stamford Park at the time he received his inheritance. Goldsbrough was influential in employing the Rows in his early wool broking operations, and it is assumed that his business connections were of great assistance in helping the family build up their fellmongering

operations. It is also assumed that Goldsbrough's social connections would have provided introductions to Melbourne's more desirable social circles.

#### **4.3.2 A Country Seat**

Stamford Park is of some significance far being representative of the middle-ranking rural properties which evolved in Victoria in the period following the break up of the old pastoral leases. It was not a struggling Crown land selection, but a relatively prosperous smaller landholding which was not dependent on pastoralism, and where more mixed agricultural ventures were tried. While the Rows' early use of the property is not fully known, it is believed that they continued some pastoral use, and possibly also tobacco growing, before settling on horse breeding. Significantly, the family also regarded the property as a rural retreat. Although it never became a grand rural holding in the style of Sir William Clarke's Rupertswood at Sunbury, this latter more passive use of the property is indicative of the Rows' growing social and economic status. The property also afforded them the opportunity to socialise with Clarke, who happened to be a neighbour.

By the time Edward Row assumed responsibility for managing the property in the early 1880s, Victoria was in the grip of an economic boom and the Rows were in a position to build a substantial homestead and develop the grounds. Edward's interest and expertise in horses also came to the fore, and helped to provide the family with entry into the exclusive horse racing and hunt club milieu of Melbourne society. The design of the homestead in the Picturesque Gothic style, with sweeping landscaped grounds, emphasised the Rows' desire to establish an English style 'country seat', as befitted a mercantile family of their standing. The use of the property as a horse stud, a focus of Row family social activities, and occasionally for fox hunting purposes, also underscores the 'country seat' aspect of its history.

Stamford Park is also one of the last remaining larger 19<sup>th</sup> century homes in Melbourne's outer south-east. Although the original landholding and grounds have been significantly reduced, some remnants of the early landscaping can still be seen, including large individual trees such as the English Elm located south of the outbuilding. Other trees of interest, some of which were planted after the property's initial development, include pairs of Italian Cypress and Bhutan Cypress, a Bunya Bunya Pine and a Port Jackson Fig (also referred to as a Moreton Bay Fig). An avenue of Golden Elms and Monterey Cypresses are located outside the property boundary. Around 40 English Elms dating from the 1930s are also located on the property, planted during the 1950s (John Patrick Pty Ltd 2001:2-4).

Miller's Homestead, which is also within the current City of Knox, bears some comparison with Stamford Park. Named after its original owner, James J Miller, this single-storey, brick Italianate villa was built at Boronia in 1888 on approximately 400 acres, at the height of Melbourne's building and financial boom. Miller, who came to Victoria in 1849 at the age of 18, was, like Edward Row, a successful horse breeder. He made money during the early gold rushes and bought a hotel in Bourke Street which soon became a 'watering hole' for the sporting fraternity. He was also a bookmaker in the firm of Miller, Jones and O'Brien, was involved in running sweepstakes, and was the originator of the famous *Miller's Racing Guide* (McInnes 1994:121).

Miller became prominent in local affairs after his move to Boronia and was the first President of Ferntree Gully Shire in 1889. During the 1890s people visited Miller's Homestead to see the stables and horse training facilities. It also featured in the 1888 publication, *Visitor's Guide to the Upper Yarra and Ferntree Gully Districts* (Visitor's Guide 1888). In common with Stamford Park, Miller's Homestead is a country residence of fine proportions, built during affluent times. Miller was forced to sell the property when sweepstakes were declared illegal in 1897, and it passed through a succession of owners. It is now, like Stamford Park, owned by the Knox City Council and is used for exhibitions, seminars and performances.



### 4.3.3 Pastoral Run and Pre-emptive Right

Stamford Park is of historical interest for being located on the site of the pre-emptive right of the original Corhanwarrabul pastoral run, which was established in the late 1830s. The homestead itself, however, is a much later construction and is not directly associated with the early pastoral occupation of the area. The small cottage which was reputedly built on the land in the 1860s, and which is partly incorporated into the fabric of the existing homestead, is also of later provenance than the pastoral run.

Although the original Stamford Park landholding is no longer intact, the Rows' initial land purchase is also of interest as it is believed to mirror that of the original Corhamwarrabul pre-emptive right. The introduction of the concept of pre-emptive rights in the Port Phillip District in 1847 was a key political event in Victoria's history and a victory for squatting interests. For the first time, squatters were able to secure part of their extensive leaseholds and establish more permanent landholdings. With security of tenure, they were also able to cement their growing political power. Pre-emptive rights more often than not were the most valuable 'core' areas of a run, incorporating water courses and the topography most suited to the establishment of homesteads and gardens. As was demonstrated through the later sale of the Corhanwarrabul pre-emptive right to the Rows, these core landholdings were also desirable pieces of real estate.

There are other homesteads in outer metropolitan Melbourne which pre-date Stamford Park, and which are more directly associated with early pastoral runs (Lovell & Associates 1997). Perhaps the best known is Emu Bottom homestead at Sunbury, the oldest building components of which may date to 1836, when the original house was built by George Evans. Evans was a member of John Batman's pioneering party to Port Phillip, who took up the run at Sunbury in the earliest days of Victoria's European settlement. Exford homestead in Melton South is also of note. It dates from c. 1843 and was established by Simon Staughton on the Brisbane Ranges/Exford pastoral run. Altona homestead is another pastoral run survivor. Although the fabric of the house predominantly dates from the 1850s, it is directly associated with the original Altona run which was established by Alfred Langhorne in 1836.

## 4.4 Aesthetic Significance

### 4.4.1 Picturesque Gothic

#### *The Picturesque Tradition*

The term 'Picturesque' refers to an attitude of taste that flourished in England in the late eighteenth and early nineteenth centuries, whereby buildings and landscapes were specifically designed to have the controlled informality of a picture. This was a partly a reaction against the more formal landscaping tradition of local garden designers such as Lancelot 'Capability' Brown (1716-1783), whose style was characterised by serpentine lines, sweeping lawns and carefully-placed clumps of trees. The champions of the 'Picturesque' manner dismissed these landscapes as bald, shaven and unnatural, and advocated a more imaginative, wild and natural style (Clark 1962:47-58).

The innate informality of Picturesque Gothic, with its emphasis on irregularity and freely applied ornament, meant that one did not always have to engage an architect. Less capable but equally romantic property owners could turn to the many illustrated pattern-books published by architects, builders and landscape gardeners. Such publications proliferated during the heyday of the Picturesque manner in England, and examples included Charles Middleton's *Picturesque and Architectural Views for Cottage Farmhouses and Country Villas* (1793), James Malton's *An Essay on British Cottage Architecture* (1798), John Plaw's *Sketches for Country Houses, Villas and Rural Dwellings* (1800), E Gyfford's *Designs for Small Picturesque Cottages and Hunting-boxes* (1807) and W F Pocock's *Architectural Designs for Rustic Cottages, Picturesque Dwellings, Villas, &c.* (1807).

These pattern-books provided not only plans and elevations, but also comment on materials and estimated costs, so that the designs could be realised easily and cheaply. The influence of such publications in disseminating the Picturesque taste cannot be underestimated, and it was keenly felt in those places outside of England where architectural character was still developing in the early nineteenth century, such as the United States and Australia (Neale 1988: *passim*). A scan of the designs presented for houses and outbuildings in Downing and Loudon has not revealed any direct architectural designs for Stamford Park.

Landscape design is an important part of the Picturesque and is considered as an integral part of achieving an 'idealised' landscape both natural looking but also highly contrived for effect. Stamford Park is an inheritor of that tradition.

### ***Picturesque Gothic in Victoria***

The initial phase of settlement of Australia occurred in the late eighteenth and early nineteenth centuries, which coincided with the peak of the Picturesque movement in England. Not surprisingly, it became extremely popular in New South Wales in these early years, as James Broadbent and Joan Kerr have outlined in their study, *Gothick Taste in the Colony of New South Wales*. As they have pointed out, the most popular middle-class dwelling in Sydney from the 1840s to the 1860s was a Gothic *cottage orné* (literally, ornamented cottage) with decorative bargeboards, high chimneys, steep roofs and sparse Gothic detailing (Kerr & Broadbent 1980).

As Melbourne began to develop seriously in the 1840s, the Gothic influence in Sydney inevitably trickled south. Samuel Jackson, the first qualified architect to work in the fledgling city, designed a Picturesque Gothic house for himself in St Kilda in the early 1840s. Reputedly erected from prefabricated materials, the principal elevation of this modest timber dwelling, which still survives, had a pair of steep gables with carved bargeboards and an asymmetrically-located bay window. A more sophisticated example was Invergowrie, erected in Hawthorn in 1846 for Sir James Palmer, the first speaker of the Victorian Legislative Council.

These early houses typified the concept of the 'rural retreat' as espoused by J C Loudon, doyen of the Picturesque movement in England. Loudon advocated the benefits of withdrawing from the commercialism of the city to reside in a suitably designed Picturesque villa on a landscaped country estate. In 1840s Melbourne, suburbs such as Hawthorn were certainly considered to be rural. In the decade that followed, however, 'rural retreats' were to become far more common in regional Victoria.

The Geelong area, for example, was the site of several Picturesque Gothic homesteads during the 1850s, including Coryule at Drysdale (1850), Spray Farm at Bellarine (1851; Figure 3) and Barwon Grange in Newtown (1854; Figure 38). The first of these was a double-storeyed sandstone building with steeply pitched roofs, scalloped bargeboards and oriel windows; the last two were single-storeyed rendered brick villas with prominent gabled roofs, symmetrical facades with return verandas, and the ubiquitous turned timber finials and carved bargeboards. Masonry, whether rendered or exposed, was definitely the preferred material for Picturesque Gothic retreats at that time.

By contrast, Picturesque Gothic houses remained relatively rare in Melbourne. In 1850, Henry Ginn, Melbourne's first government architect, designed a Picturesque gardener's cottage for the then recently reserved Botanical Gardens. While hardly a 'rural retreat' in the Loudon sense, the style was obviously deemed appropriate because the cottage was to be located within a vast landscaped setting in the best English Picturesque tradition. It was a small rendered brick cottage on a basalt base, with cast iron veranda and a steeply pitched slate roof with the ubiquitous carved bargeboards.

Remnants of the Picturesque Gothic tradition continued in Victoria into the 1880s, notably Stamford Park in Rowville, which, like Elcho before it, applied bay windows, pointed arches and carved bargeboards to an otherwise conventional symmetrically-planned villa. Perhaps the last gasp of the Picturesque Gothic in Victoria was The Towers in Lilydale, built by Andrew Fulton in 1886. This house is an irregular cluster of castellated turrets, towers and bays in the manner of John Nash's country houses of a century earlier. As is so often the case with houses

in the Picturesque manner, the architect of The Towers has not been identified, and its stylistic debt to published pattern-books, even at that late stage, is obvious.

#### 4.4.2 Conclusion

Aesthetically, Stamford Park is a late example of the Picturesque Gothic tradition in Victoria, which was first manifested here in the 1840s. As with many local examples, the house itself is somewhat of a hybrid, combining pattern-book Gothic detailing such as pointed arches, bay windows and fretted bargeboards, with a paradoxically un-Picturesque tendency towards symmetrical planning, regular fenestration, and the use of smooth wall surfaces. While Stamford Park cannot be considered as one of the best examples of the style in Victoria, its very late date significantly demonstrates the endurance of the Picturesque Gothic manner. Despite its late date and somewhat hybrid style, however, the homestead in its landscaped setting (of which very little now remains), wholly encapsulated the Picturesque philosophy of a gentleman's 'rural retreat'.

### 4.5 Social significance

Stamford Park has been in public the ownership since 1988 when the property was purchased "after intense lobbying" by local groups. The local groups active in 1988 are unlikely to be the same groups who share an interest in the place today, but evidence of use and attachment to a place is an important part of its significance.

Stamford Park can therefore be assumed to have social significance, for the local community and perhaps other groups who have had associations with the property. However, these have yet to be researched and documented.

### 4.6 Assessment of significance

The following represents an update from the assessment included in the 2002 CMP employing the HERCON criteria for assessing cultural heritage significance. These were adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995, as amended in 2012.

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

Stamford Park is of historical interest for being located on the site of the pre-emptive right of the original Corhanwarrabul pastoral run, which was established in the late 1830s and later passed down to the Row family.

Stamford Park is representative of the middle-ranking rural properties which evolved in Victoria in the period following the break up of the old pastoral leases. The house, outbuildings, archaeological remains, garden and setting provide evidence of a property used largely as a rural retreat, in which recreational country activities of keeping horses and hunting were favoured occupations.

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

Stamford Park is also one of the last remaining larger 19<sup>th</sup> century homes in Melbourne's outer south-east. The retention of the setting of the buildings with remnants of the early landscaping is a rare in a suburban context.

The dairy (Room 20) is a rare example of a nineteenth century cool room in the Picturesque tradition retaining floor tiling and masonry benches on which foodstuffs could be placed.

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

The house, courtyard, south east and south west wings and outbuilding and archaeological remains contain evidence of the evolution of the property from 1864, or perhaps earlier, until the present time.

***Criterion D: Importance in demonstrating the principal characteristics of a class of natural and cultural places and objects.***

Stamford Park is part of the tradition of the Picturesque Gothic in Victoria, which was first manifested here in the 1840s. The homestead in its landscaped setting demonstrates the Picturesque philosophy of a gentleman's rural retreat dedicated to the pursuit of leisure.

***Criterion E: Importance in exhibiting particular aesthetic characteristics.***

Stamford Park has aesthetic and architectural value in its setting, garden, buildings and archaeological remains.

The garden is aesthetically significant as a setting for the buildings and for individual tree specimens such as *Ulmus procera* (English Elm), pair of *Cupressus sempervirens* (Italian Cypress), *Araucaria bidwillii* (Bunya Bunya pine) and a *Ficus rubiginosa* (Port Jackson fig). Fence-line planting includes four *Cupressus torulosa* (Bhutan Cypress) and a substantial *Cupressus macrocarpa v. Horizontalis Aurea* (Golden Cypress) and there is evidence of Hawthorn hedging. (*Crateagus sp.*).

Architecturally, Stamford Park is significant for the outbuilding, cellar and room containing the WC (Room 12), and former library (Room 11) that demonstrate a style of building that pre-date the main house of 1882. The outbuilding containing rooms 20, 21 and 22 are architecturally significant for their demonstration of the Picturesque in the composition of the double gable roof, the 'gothic' window in the dairy and other original elements. The floor tiling and ceramic tile faced benches in the dairy are important features of the design of outbuildings, intended for both utility and aesthetic value, as illustrated in the pattern books of the early nineteenth century. Whilst documentary evidence is not conclusive that these areas date to 1864, the physical evidence is suggestive of this earlier date.

The layout of the house, comprising a front facing the garden, the courtyard between the two wings and the relationship of the main house to the outbuilding demonstrate a formal approach to design based on architectural principles of function and aesthetics. The south-east and south-west wings demonstrate the Picturesque style in their use of gabled roofs with decorative bargeboards.

The main house is significant for its combination of the Picturesque Gothic gables and bargeboards, and later Victorian elements of bay windows and veranda with cast iron frieze and posts. The layout of buildings and internal planning has a high degree of integrity, complemented by a number of original elements including most of the sash windows, internal and external doors, and structural fabric.

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

Stamford Park is not significant under this criterion

***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.***

Stamford Park has not been assessed under this Criterion.

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

Stamford Park derives its historical significance through its association with the Row family, after whom the suburb of Rowville takes its name. The property is also associated with Richard Goldsbrough Row, son of Frederick Row who originally purchased Stamford Park and founder of the highly successful Australian firm, Goldsbrough, Mort & Co.



## 4.7 Statement of Significance

Stamford Park derives historic significance through its association with the Row family, after whom the suburb of Rowville takes its name. Although the Rows' principal business interests were initially focused on fellmongering in Collingwood, they were associated with the Scoresby locality for just on half a century from the late 1850s, and were prominent local employers.

The Row family's relationship to Richard Goldsbrough, Victorian wool industry pioneer and founder of Goldsbrough, Mart & Co., is also of note. Goldsbrough was influential in employing the Rows in his early wool-broking business, and assisted the family in their business and social aspirations. The family's acquisition of Stamford Park as a rural retreat is also indicative of their growing stature. The design of the homestead in the Picturesque Gothic style, and the development of the sweeping landscaped grounds, emphasised the Rows' desire to establish an English-style 'country seat'. Under Edward Row's guidance, the property evolved into a true gentleman's landholding, where horse breeding was the principal pursuit, with other horse-related social activities.

Stamford Park is also one of the last remaining larger 19<sup>th</sup> century homes in Melbourne's outer south-east, and although the original land area is no longer intact, it is of additional interest for being located on the site of the pre-emptive right of the early Corhanwarrabul pastoral run, which was established in the late 1830s.

The setting of the buildings contributes to its aesthetic value through a number of exotic tree specimens and to the understanding of the place as a rural retreat designed for leisure. The English Elm, Italian Cypress and Bhutan Cypress, Bunya Bunya Pine and Port Jackson fig are significant individual specimens, whilst other trees such as the avenue of elms also contribute to the setting.

Stamford Park is a late example of the Picturesque Gothic tradition in Victoria, which was first manifested here in the 1840s. The house and courtyard, south-east and south-west wings combine some references to pattern-book Gothic detailing such as pointed arches, gable roofs and fretted bargeboards, with typical Victorian design of verandas of cast iron detailing and bay windows. The former library, cellar, WC and outbuilding provide some physical evidence of earlier development possibly dating to 1864 when a cottage was known to have been built on the estate. The outbuilding is significant for its high degree of integrity and rare interior of the dairy.

In addition to the standing buildings and garden, it has been demonstrated that the site contains a rich archaeological resource, in the form of artefacts and deposits around the house, which can complement our understanding of the late 19<sup>th</sup> century homestead. Furthermore, it has been demonstrated that archaeological deposits survive which relate to earlier periods of occupation, including structural evidence and artefacts and features relating to the agricultural use of the site. In the apparent absence of historic records, these deposits represent our best source of information on these periods.

Stamford Park demonstrates aesthetic significance in its setting, and individual tree specimens such as *Ulmus procera* (English Elm), pair of *Cupressus sempervirens* (Italian Cypress), *Araucaria bidwillii* (Bunya Bunya pine) and a *Ficus rubiginosa* (Port Jackson fig), *Cupressus torulosa* (Bhutan Cypress) and *Cupressus macrocarpa v. Horizontalis Aurea* (Golden Cypress) and Hawthorn hedging. (*Crateagus sp.*).

The design and construction of the garden, buildings and archaeological evidence is representative of a nineteenth century homestead complex and rural retreat rarely found in close proximity to the Melbourne metropolitan area.

## 4.8 Relative significance

To inform the conservation policy in the following chapter, consideration has been given to the significance of different elements within Stamford Park. Two levels of significance have been identified: primary and contributory. The purpose of ascribing levels of significance is:

- To recognise that not all aspects of the place, or elements within it, are of equal levels of significance.
- To demonstrate how different elements, while not necessarily of individual significance in their own right, may contribute to our understanding of the place as a whole.
- To enable relative significance to be reflected in the development of the conservation policy; and to indicate where there is scope for adaptation and alteration of any given element without diminishing the overall significance of the place.

The various levels of significance attributed to the rooms of the house are shown in Figure 31.

#### **4.8.1 Elements and Areas of Primary Significance**

Elements and areas of primary significance are those which contribute in a fundamental way to an understanding of the cultural significance of the place. They may be predominantly intact in building form and fabric and/or particularly demonstrative of the original design or functional concept with regard to plan, form or fabric. They may also be principal rooms or outbuildings.

As noted above, Stamford Park is of a high level of significance overall, with the plan and form of the main house being substantially intact. Although much of the interior decoration is not original, the spaces of the main house, the courtyard, south-western and south-eastern wings and the outbuilding are all considered to be of primary significance, as are the facades of the main building and wings. Elements and areas of primary significance should be retained and conserved, and if altered, it should be done with minimal impact on the significant fabric.

Elements of primary significance at Stamford Park include:

##### ***Exterior***

- The main house, south west and south east wings and outbuilding
- The courtyard.

##### ***Individual rooms***

Interior wall and floor finishes are generally not significant, however ceilings, ceiling roses, cornices, doors and door furniture are of significance.

- Room B1 cellar, including finishes
- Room G1 study/office
- Room G2 dining room
- Room G3 scullery
- Room G4
- Room G5 former bathroom
- Room G6 hall
- Room G7 bedroom
- Room G8 bedroom
- Room G9 entry hall
- Room G10 drawing room
- Room G11 library
- Room G12 WC

- Room G13
- Room G14
- Room G18 former kitchen (including finishes)
- Room G20 (including finishes and benches)
- Room G21 (including finishes)
- Room G22 (including finishes).

#### **4.8.2 Elements and Areas of Contributory Significance**

Elements and areas of contributory significance are those which are of a secondary or supportive nature in understanding the cultural significance of the place. While they contribute to the evolution of the complex, they are not of individual distinction with regard to original plan form, fabric or function. Alternatively, they have undergone varying degrees of alteration or reconstruction, but the altered elements may still retain their original plan and form; or they are secondary spaces in the context of a hierarchy of spaces.

With respect to elements of contributory significance it is preferable that as much as possible be retained and conserved. If altered, it should be done with minimal impact on significant fabric.

Elements of contributory significance include:

##### ***Exterior***

- The site to the extent of the Heritage Overlay and including:
  - The setting and garden, individual tree specimens, evidence of former garden beds
  - Archaeological features and deposits.

##### ***Individual rooms***

- Room G16
- Room G17
- Room G19

#### **4.8.3 Elements and Areas of Little or No Significance**

Elements and areas of little or no significance include those which were originally minor in nature; contributing little to the cultural significance of the place; areas which have been so altered that they have lost any significance they might have otherwise had; or later internal or external additions. Generally, they can be altered, adapted or removed as required.

Elements of little or no significance include:

##### ***Exterior***

- Fabric that has been replaced as part of works undertaken from the 1990s, including, the veranda floors, verandas to the south west and south east wings, roof plumbing and timber fascias, barges etc. Windows to the south west wing are also replacements.

##### ***Interior***

All decorative finished and fittings dating from the 1990s redecoration, as described for individual rooms and spaces in Chapter 3.

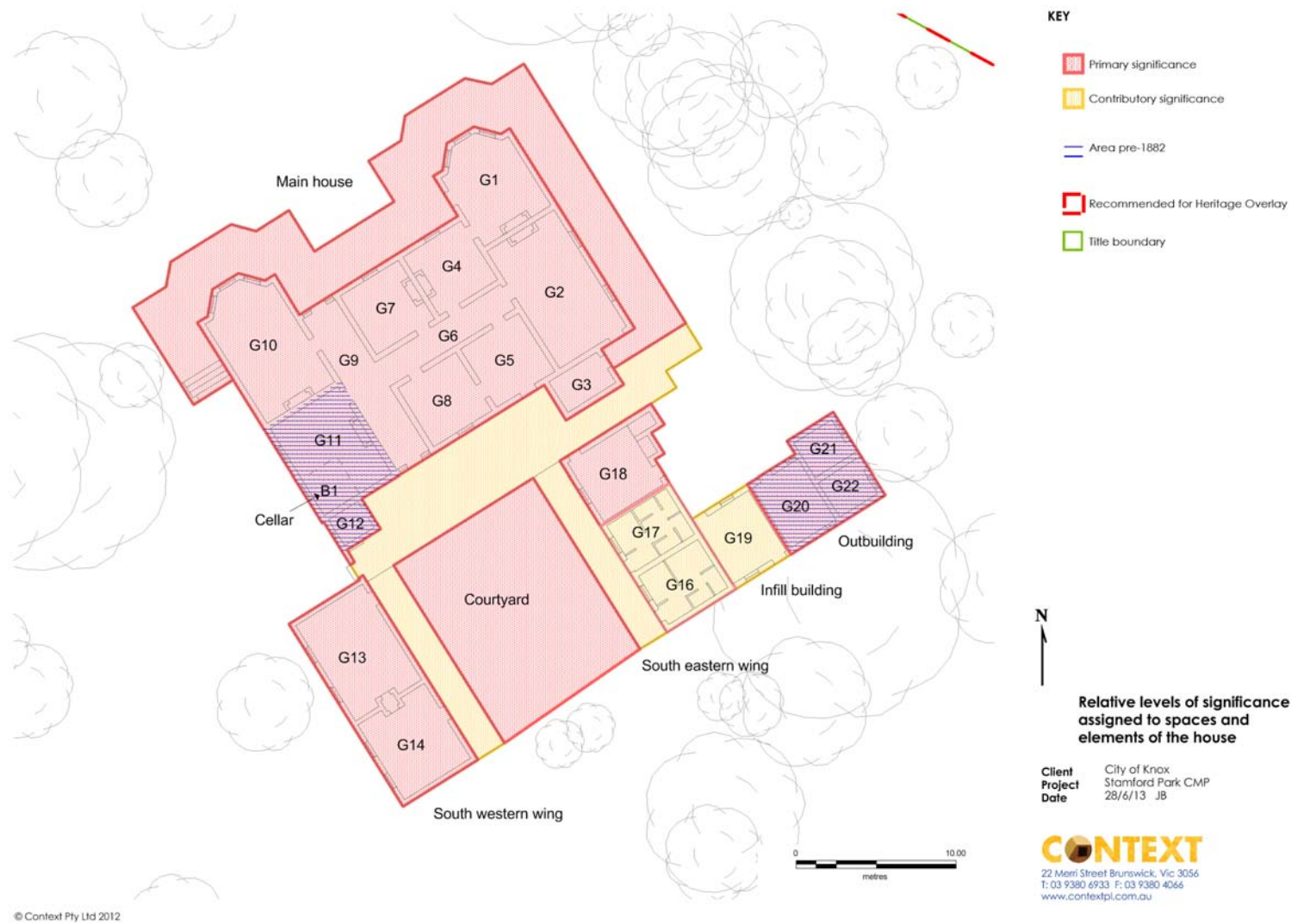


Figure 31 - Relative levels of significance assigned to spaces and elements of the house



## 5 CONSERVATION POLICIES

### 5.1 A vision for Stamford Park

Knox City Council, as the current owner of Stamford Park, is investigating options for the future use and/or development of the property and surrounding parkland. A concurrent piece of work, together with the update of this CMP, is a *Business Model and Management Plan; Analysis and Opportunity Review* (the 'Business Plan'). This is currently being prepared to address the feasibility of a range of uses for the property, however the intention is that Stamford Park will become a publically accessible property that is owned and managed by Knox City Council.

The conservation policies below are those concerned with the constraints and opportunities arising from the significance and physical condition of Stamford Park. The future management plan will address issues of use and management.

#### 5.1.1 Policy objectives

Policy objectives need to include the constraints and opportunities from Knox City Council and other stakeholders, as well as those arising from the assessment of heritage values as defined in the statement of significance.

The Business Plan will address issues of use and management. Following its completion it is recommended that the findings are incorporated into this CMP.

Knox City Council is the primary decision-making body for Stamford Park. Depending on the outcomes of the Business Plan, there may also be other organizations that may in future have an interest in the property.

#### **Conservation policy**

The conservation policy should identify the most appropriate way of caring for the fabric and setting of Stamford Park, arising out of the statement of significance and other constraints.

The conservation policy and objectives are based on the general objectives:

- To conserve the significant fabric and integrity of Stamford Park as a nineteenth century rural retreat
- To ensure that a viable and sustainable use for Stamford Park that ensures its future conservation, use and enjoyment by the public.

The following conservation policy has been developed on the basis of the preceding assessment of the cultural significance of Stamford Park. The intention is to provide direction and guidelines for the conservation and adaptation of the property, and should inform consideration of future uses and any future adaptation.

#### 5.1.2 Policy structure

The Conservation Policy is set out under the following headings

- Significant elements
- Contributory element

Specific policies include those for:

- Setting
- Use and adaptation
- Site development

- Interpretation
- Compliance
- Risk management
- Implementation

## 5.2 Statement of policy

The statement of significance for Stamford Park of historic and aesthetic significance at a local level, and is a rare surviving 19<sup>th</sup> century homestead in Melbourne's outer south-east. While the original landholding has been substantially reduced, the pastoral setting is still evident, and the grounds also retain remnant plantings and evidence of earlier landscaping which reinforce the understanding of its development. The building is predominantly intact and can still be understood as a former rural homestead, with a hierarchy of main rooms and supporting spaces, including service rooms and outbuildings.

It is policy to:

- Maintain and enhance the setting of the place, particularly the landscaping elements which reinforce Stamford Park's origins as a rural retreat established in pastoral surroundings.
- Retain the principal views to and from the homestead of Corhanwarrabul Creek and the wetlands to the north and north-west. The maintenance of a driveway approach to the homestead from Stud Road is also desirable, with regard to presentation of, and access to, the property.
- Retain those features which distinguish the building as a former rural homestead complex, specifically the plan form and spaces of the main house, courtyard, southwest and southeast wings, the verandas, outbuilding, and the spatial relationships between these various elements.
- Retain and conserve original and early structural fabric, external and internal finishes and features of significance. This includes the external form and detailing and the interior layout.
- Give direction for adaptation and new works that are compatible with the heritage values of the place.

### 5.2.1 Recommendations for revised heritage overlay and controls

The existing HO24 appears to have been formulated on the basis of cadastral boundaries rather than with reference to the physical extents of the property. The eastern portion of the designated area follows the property boundary facing onto Emmeline Way, but the boundary then cuts across the homestead land parcel to the north of the house at an oblique angle to the homestead's orientation. The western boundary runs almost north to south, again at an oblique angle to the physical treeline along this side of the paddock, before following the actual treeline along the southern boundary of the property.

This HO area should be corrected to align with the existing vegetation lines to better reflect the historic alignment of the homestead. It should also ideally be aligned to property boundaries in order to provide a more robust and easily manageable definition for the protected area on the ground. However, we note that the cadastral boundaries have been revised following the recent subdivision, and whilst this can be achieved satisfactorily to the north and west, it is only considered necessary to cover the eastern part of the new parcel to the south west of the house.

At the northern corner of the house, the boundary should also be adjusted to follow the current property line. This would expand the HO area to include the treeline running north-west perpendicular to the house, deposits known to exist around the swale and the two pear trees, and others that may well exist between here and the house itself.

Along the western boundary, the required alteration would involve rotating the existing western boundary, and it should also involve a slight extension of the area to the north-west to include the levee which runs along the outside of the treeline on that side of the paddock. This would also include the recently discovered refuse pit and the brick cistern at the western edge of the paddock which demonstrate that other archaeological features related to the homestead are likely to exist in this area.

To the south, the boundary should follow the southern edge of the new parcel to the south, this including the bridge over the levee in the south west corner of the recommended area.

The area recommended for inclusion within HO24 is shown in Figure 32.

### **Discussion regarding internal controls**

Consideration has been given to whether the buildings require internal controls in the Heritage Schedule. Internal controls may be applied to a building where there are particular features or decorative finishes that need to be specifically managed, and for which a planning permit should be obtained for their alteration or removal.

The plan and layout of the buildings has undergone little change and has a high degree of integrity. The interiors of all but a few rooms have been redecorated and exhibit a decorative scheme (based on research into earlier decorative finishes) that is largely that of 1990s. The kitchen (Room 18), the Cellar (Room 1) WC (Room 12) and the outbuilding (Rooms 20, 21 & 22) are exceptions. These rooms retain some early features and/or decorative schemes.

The statement of significance has been expanded to include the importance of these spaces and the policies are structured to reflect this. It is considered that they provide enough guidance in managing these spaces, and it is considered inappropriate that internal controls should be applied to Stamford Park.

## **5.2.2 Elements of primary significance**

### **Objectives**

The principles of the *Burra Charter* (see Appendix A) provide guidance on the conservation and adaptation of places and elements of cultural heritage significance. The policy is based on these principles.

### **Policy basis**

Stamford Park comprises a wider setting, garden, archaeological remains, buildings and documents that provide demonstrable evidence of its significance. Individually and collectively they contribute to the overall significance of the property, and acknowledgment of their significance should form the basis of, and guide, future approaches to management, interpretation, adaptive reuse and development.

### **Demolition or irreversible changes**

Demolition or irreversible changes should not be undertaken for elements of primary significance.

### **Alterations or adaptation**

Alteration of significant fabric should be minimized. If there are over-riding reasons for alterations, such as to bring about a higher conservation objective, then such alteration should:

- Be preceded by adequate documentation to record the present condition.
- Be reversible.

### **Maintenance**

The objective of maintenance is to minimize the need for higher level intervention such as repair, restoration or reconstruction. The ongoing maintenance of Stamford Park should first ensure that elements of primary significance are maintained so as to prevent deterioration.

- A cyclical inspection and maintenance program should be established.
- Maintenance work can be carried out in accordance with the conservation policies without particular reference to a conservation specialist.

### **Repair**

Where significant fabric needs to be renewed as it is no longer able to serve its function:

- The replacement generally should match the original in design, materials and construction unless there are strong overriding functional reasons for altering the original design or materials.
- Restoration works, particularly those of a specialised nature, should be undertaken under the direction of an appropriately qualified conservation practitioner.

### **Reconstruction of missing elements**

Reconstruction may be considered in some circumstances, for example in order to reveal significance.

- Reconstruction should generally be confined to small elements for which there is good evidence.
- Reconstruction is based on sound documentary and/or physical evidence.
- Large scale reconstruction is to be avoided.

## **5.2.3 Elements of contributory significance**

The objectives and policy basis for elements of contributory significance are similar to those for elements of primary significance with the following differences.

### **Demolition or irreversible changes**

Demolition or irreversible changes **may** be undertaken for elements of contributory significance, providing that the demolition or change assists in the understanding of the place through:

- Revealing elements of a higher significance.
- Contributing to the interpretation of Stamford Park.

### **Alterations or adaptation**

Alteration of significant fabric **may** be undertaken for elements of contributory significance, providing that such changes bring about a higher conservation objective. Alterations should:

- Be preceded by adequate documentation to record the present condition.

## **5.3 Setting**

### **5.3.1 The wider setting**

#### **Approach**

The original approach to the homestead has undergone substantial changes and the original approach, from Wellington Road, is no longer available.

Archaeological evidence appears to confirm that the original approach was to the front of the house, and this should be reflected in future layouts.

For the approach to the house, it is policy to:

- Aim to direct the main homestead approach to the front of the house.



### **Views**

Stamford Park was originally established as a rural retreat in a park like setting, within a broader pastoral landscape. While the extensive pastoral landholding is no longer intact, the setting of the homestead retains sufficient surrounding land and landscape elements, including mature trees and fenceline plantings, to help preserve some of its original character. This setting encompasses the current extent of the Stamford Park property, to where it abuts largely undeveloped private land on the north, east and south boundaries, and Council-owned land to the west. The setting is also enhanced by the significant views and vistas to and from the main house, particularly relating to Corhanwarrabul Creek and the wetland areas to the north and north-west.

It is recognised that the development of the site proposed by the *Stamford Park Masterplan* (Tract 2009) Maintenance and preservation of the setting and vistas recognises the importance of the original pastoral landscape, and will help to retain the traditional rural surroundings far the homestead.

With regards to views, it is policy to:

- Aim to preserve views from the homestead across the land to the west, and vice versa.

### **5.3.2 The garden**

Stamford Park garden derives its historic and aesthetic significance from the remaining trees that define the driveway, the boundary of the homestead complex and the structure of the garden. These trees belong to different periods of development from the 1880s to the 1950s. Together they provide an appropriate setting for the buildings. Further garden detail of the layout and garden beds is largely contained in the documentary and archaeological record.

For the garden it is policy to:

- Protect the surviving significant trees and significant garden elements (these are shown in Figure 33)
- Replace or reinstate significant fabric which has been lost (as shown through documentary, oral history or archaeological evidence.
- Enhance what survives with sensitive design that responds to the historic buildings and their deliberate relationship with the surrounding landscape including views to and from the garden.

### **Significant vegetation**

Vegetation, predominantly trees identified as having historic and aesthetic significance and those that contribute to the context and setting of Stamford Park (Patrick 2010) are significant elements.

For this vegetation the policy is to:

- Protect and maintain the surviving significant trees – this includes protection from animals, maintenance.
- Maintain these trees through appropriate arboricultural techniques designed to promote health and prolong their life.
- Recognize that in the future some trees may require replacement and develop a replanting strategy for their replacement that minimizes the impact on the setting of Stamford Park.
- Protect the remaining examples of hawthorn hedges.

### **Boundary plantings**

The perpendicular garden boundaries around the house play an important role in the character of the homestead and are contributory elements.

For the boundary planting it is policy to:

- Encourage recreation of the garden boundaries identified through recent archaeological investigations
- Avoid creating lines of vegetation in the garden which contradict the perpendicular nature of previous and existing boundaries.

### ***Garden layout and beds***

Much of the garden detail of beds and smaller plantings has been lost.

For the garden layout it is policy to:

- Reconstruct particular elements such as garden beds provided that reconstruction is based on documentary and archaeological evidence.
- Make reconstruction work is clearly distinguishable from earlier works through identification, making a documentary record and choice of contemporary materials and/or design.
- Ensure that any reconstructed garden layout serves a purpose to reveal significance.

### ***Later plantings from 1988***

Later plantings undertaken by Knox City Council are contributory elements.

For later plantings the policy is to:

- Consider these later plantings as part of the development of the garden and to retain if they contribute to the new landscape design.
- Allow removal of later plantings provided that removal results in revealing further significance of the garden.

## **5.4 Buildings**

### **5.4.1 Main house**

#### ***Exterior***

The exterior of the main house is of primary significance for its historic, aesthetic and architectural values.

For the exterior of the main house it is policy to:

- Establish a cyclical inspection and maintenance program. Further detail is provided in Section 6.0.
- Retain the house in its present form and not undertake alterations or adaptation of building elements.
- Repair or replace building fabric where it is deteriorated, matching the original in design, materials and construction.

#### ***Room layout***

The layout of rooms (building plan) is of primary significance as it represents two periods of development of the building, and has a high degree of integrity to the 1882 design.

It is policy to:

- Retain the layout of rooms in their current state without dividing or aggregating individual spaces.
- Undertake only minor changes to the room layout where:

- these may reverse any later (post 1882) changes,
- significance may be revealed
- change is reversible
- such changes facilitate new uses **and** they do not result in a loss of significance.

### ***Decoration***

The interior comprises elements of primary significance, including architraves, skirtings, windows and some window furniture, doors and some door furniture, cornices and ceiling roses. Flooring, etched glass, wallpapers and paint colours, mantelpieces and hearth tiling are all contributory elements. Interior decoration is linked to future use, for example if a museum house use is adopted, this would suggest that a rigorous approach to Victorian era decoration is required. For other uses this may be entirely inappropriate.

For interior decoration it is policy to:

- Retain and conserve all elements of primary significance
- Provide a documentary record of decorative changes that were undertaken during the period of ownership by Knox City Council
- In conjunction with the Business Plan for Stamford Park, develop an interior policy that assists in facilitating future uses.

## **5.4.2 Wings**

### ***Exterior***

The south west and south east wings are of primary significance for their historic, aesthetic and architectural values. The verandas and some windows are replacements, and these are of contributory significance.

For the exterior of the wings it is policy to:

- Establish a cyclical inspection and maintenance program. Further detail is provided in Section 6.0
- Retain the wings in their present form and not undertake alterations or adaptation of building elements
- Repair or replace building fabric where it is deteriorated, matching the original in design, materials and construction.

### ***Interior***

The layout of rooms is part of significance, except for the toilets (Rooms 16 & 17). All rooms apart from the kitchen (Room 18) have been redecorated. The kitchen retains evidence of earlier interior finishes and fittings.

For the room layout it is policy to:

- Retain the layout of rooms in the wings in current state without dividing or aggregating individual spaces.
- Undertake only minor changes to the room layout where:
  - these may reverse any later (post 1882) changes,
  - significance may be revealed
  - change is reversible
  - such changes facilitate new uses **and** they do not result in a loss of significance.

For interior decoration it is policy to:

- Retain and conserve all elements of primary significance.
- Prior to undertaking works to the kitchen, document the existing conditions so as to understand any earlier use and decoration.
- Provide a documentary record of decorative changes that were undertaken during the period of ownership by Knox City Council
- In conjunction with the Business Plan for Stamford Park, develop an interior policy that assists in facilitating future uses.

### **5.4.3 Outbuilding**

The outbuilding, in its un-renovated condition provides evidence of use and appearance that is of great value. It contains elements of both primary and secondary significance.

For the outbuilding it is policy to:

- Prepare a mini CMP and schedule of works that sets out the processes by which this building is to be repaired. This should be undertaken by an appropriately experienced built heritage consultant. This will:
  - Provide guidance on the removal or retention of the laundry (Room 19).
  - Assess the structural condition and the appropriate type of repair.
  - Document the finishes and fittings.
  - Recommend appropriate finishes.
  - Provide recommendations for appropriate uses.

## **5.5 Archaeology**

The archaeological investigations undertaken around the homestead since 2007 have demonstrated the presence of a rich archaeological resource at the site which continues to contribute greatly to our understanding of Stamford Park's history.

With regards to archaeology at the homestead, it is policy to:

- Add known archaeological deposits to the Victorian Heritage Inventory (VHI), in order to provide an additional level of protection for these and a trigger for considering other potentially associated deposits that might be affected by future works at the homestead.
- Undertake archaeological investigation in advance of any groundworks in the homestead and paddocks to the west and north (i.e. that area recommended for inclusion on the Heritage Overlay (see above))
- Monitor all groundworks to ensure that no previously unknown deposits are destroyed without first being recorded
- Produce accurate mapping showing the location known features/deposits, and any which are discovered in the future.

## **5.6 Use**

Future use of Stamford Park is to be developed through the Business Plan. The preparation of this document will provide the opportunity to add the management framework, and stakeholder information for the development of policy on aspects of use.

It is recommended that policy on use be added to this section after completion of the Business Plan. Consequently some broad policy objectives only are provided.



For the garden it is policy to:

- Encourage uses that provide an appropriate setting for passive recreation.
- Encourage uses that support the continuing conservation of elements of primary significance, and do not put the health of trees at risk, for example by planning parking close to trees.

For the buildings it is policy to:

- Encourage uses that require minimal changes to significant elements.
- Encourage uses that draw meaning from, and respond to, all of the heritage values of Stamford Park.

## 5.7 Site Development

New uses for Stamford Park may require new developments in the vicinity of the garden or buildings, including additional buildings. Policy for site development is designed to protect the wider setting and spatial relationships between elements.

It is policy to:

- Protect views to and from the homestead by locating any new development away from the principal north-west facing presentation of the property.
- Protect views from the Stud Road and Emmeline Row approach to the property.
- Complement and enhance the garden setting through appropriate setbacks and landscaping for any new development with an immediate interface with the property.
- Enhance the garden with sensitive landscape design that responds to the historic buildings and their relationship with the surrounding landscape. This may include the protection of long views and/or the screening of intrusive elements.
- Retain the spatial relationships between the main house, the wings and the outbuilding through maintaining the courtyard space and the formal relationship with the outbuilding.
- Consider the approach and entry to Stamford Park as an important part of understanding the place, particularly for visitors.
- Consider the reconstruction of former buildings only when based on documentary and physical evidence and when such works can enhance significance.

## 5.8 Interpretation

The objective of interpretation should be to deepen our understanding of Stamford Park, particularly those aspects that are not readily understood by being there. Stamford Park has an evolved history that can be interpreted through its physical elements (archaeology, buildings, garden) and through documentary evidence (published histories, documents, photographs and oral history). In addition there will be intangible heritage; stories, meanings and connections to place that are shared by many.

The record of the activities of the Row family and others at Stamford Park is evident in the garden, buildings and archaeology. There is much that is known, but also much that is not known. Interpretation requires us to ask questions, including - what we can learn from Stamford Park and why does this matter today?

The extent of interpretation of Stamford Park will be connected with the use or uses that are adopted. If, for example Stamford Park is to be presented to the public as a house museum then a great deal of interpretation will be required. However if a range of uses are to be

accommodated that have less to do with heritage, interpretation may be more discreet and subtle, or largely off-site.

Some broad themes relevant to the interpretation of Stamford Park include:

- Stamford Park as a nineteenth century rural retreat.
- Aesthetics and the legacy of the Picturesque.

Interpretation for Stamford Park should seek to:

- Illuminate the bigger historical themes of Stamford Park's history.
- Promote curiosity in a visitor to ask: why is this place here and how has it survived?
- Present information in a manner that links the past with the present and the future.
- Provide layers (or levels) of information in increasing depth, in response to enquiry.

Presentation of Stamford Park to a particular period or style is less important than how the place is to be used, and what information can be presented through the remaining physical, documentary and oral records. In defining a particular period of significance for Stamford Park, the following considerations are relevant.

- The setting of Stamford Park is now predominantly represented by the late twentieth century.
- The garden is represented by several planting eras from the 1880s to the 1990s. Evidence for former garden features is contained in the archaeological record and early photographs but is likely to be incomplete.
- The buildings predominantly represent a picture of the 1880s, but also include fragments of the 1860s.
- The interiors of the main house represent a late twentieth century interpretation of a nineteenth century interior.
- The policy for presentation of the homestead is to:
  - Consider all aspects of the evolution of Stamford Park as having value.
  - Use the current condition and integrity as a starting point for a creative exploration of what the property could be in the future.

## 5.9 Compliance

### 5.9.1 Building Code of Australia

Future uses of Stamford Park must take into account compliance with the requirements of the Building Code of Australia. Classification of the building is an important first step as it determines a set of requirements that must then be met.

The most likely classification for Stamford Park is as a Class 9b (public) building. However parts of the complex may have an alternative classification depending on proposed uses.

However, potential future uses have implications for such things as access and egress, fire safety, health, services and the like and an audit will be required to ascertain the level of compliance.

As the Building Code of Australia is a performance based code, there is discretion for a building surveyor to certify as 'deemed to comply'. It is also recognized that in order to comply with the building code, some elements of heritage buildings may require substantial modifications that impact on significance. In these circumstances the building surveyor will need to determine the best course of action.

It is policy to:

- Assess and upgrade the buildings where required to comply with the provisions of the Building Code of Australia.
- Consider alternative means where compliance with the building code would result in an unacceptable heritage impact. This may result in some areas not being accessible to the public.

### **5.9.2 Disability Discrimination Act**

The Building Code of Australia (BCA) and the *Disability Discrimination Act* (1992) both require provision for the disabled. Many public buildings may have started life as public buildings. Effective solutions for disabled access are achieved through the following objectives:

- Maximize access
- Minimize heritage impact
- Have a defensible process.

The process of achieving access includes:

- Understanding significance – precisely
- Understanding the access requirements for the class of building within the legislative frameworks,
- Testing solutions through options and analysis
- Proposing the ‘best’ solution
- Implementation

Therefore it is policy to:

- Plan future uses for Stamford Park that are designed to maximize disabled access to all parts of the property.
- Provide disabled access to Stamford Park that meets the requirements of the legislation.
- Provide appropriate solutions to disabled access that minimize the impact on the heritage values of Stamford Park.

## **5.10 Threats and risk management**

Stamford Park is a substantial heritage property that requires good asset management. Many potential threats to the property can be minimized through a proper regime of inspection and maintenance. Some threats through natural events can also be minimized through maintenance, for example, by keeping trees in good condition so they are less likely to be damaged in storms.

It is policy to:

- Apply good heritage asset management principles to Stamford Park. This will include:
  - Inspection of buildings and structures and garden elements at appropriate intervals.
  - Carrying out maintenance at regular intervals to prevent problems occurring.
  - Preparing annual and long term budgets to undertake cyclical maintenance and repair.
  - Carry out works identified as being urgent – these are included in Chapter 6.

- Undertake a risk management strategy for the property. This should include but is not limited to:
  - Damage to significant elements of the building or garden.
  - Adherence to statutory requirements.
  - Occupational health and safety.
  - Vandalism.
  - Natural events and likely damage as a result.
- Undertake a maintenance program that should include but is not limited to:
  - What is to be inspected and by whom
  - Frequency of inspections
  - Budget setting
  - Setting out processes for implementing major and minor works

### **5.11 Review of the CMP**

Knox City Council, as owners and managers of Stamford Park, should have overall responsibility for implementation of the CMP and any subsequent action plan. Additionally, if all or part of the complex is leased out in the future, the lessees should also be responsible for ensuring that the objectives of the CMP are met.

The conservation policy should also be subject to review, normally at not less than five yearly intervals. Should the circumstances affecting the site alter in any significant way, then the policy should be reviewed at that time.



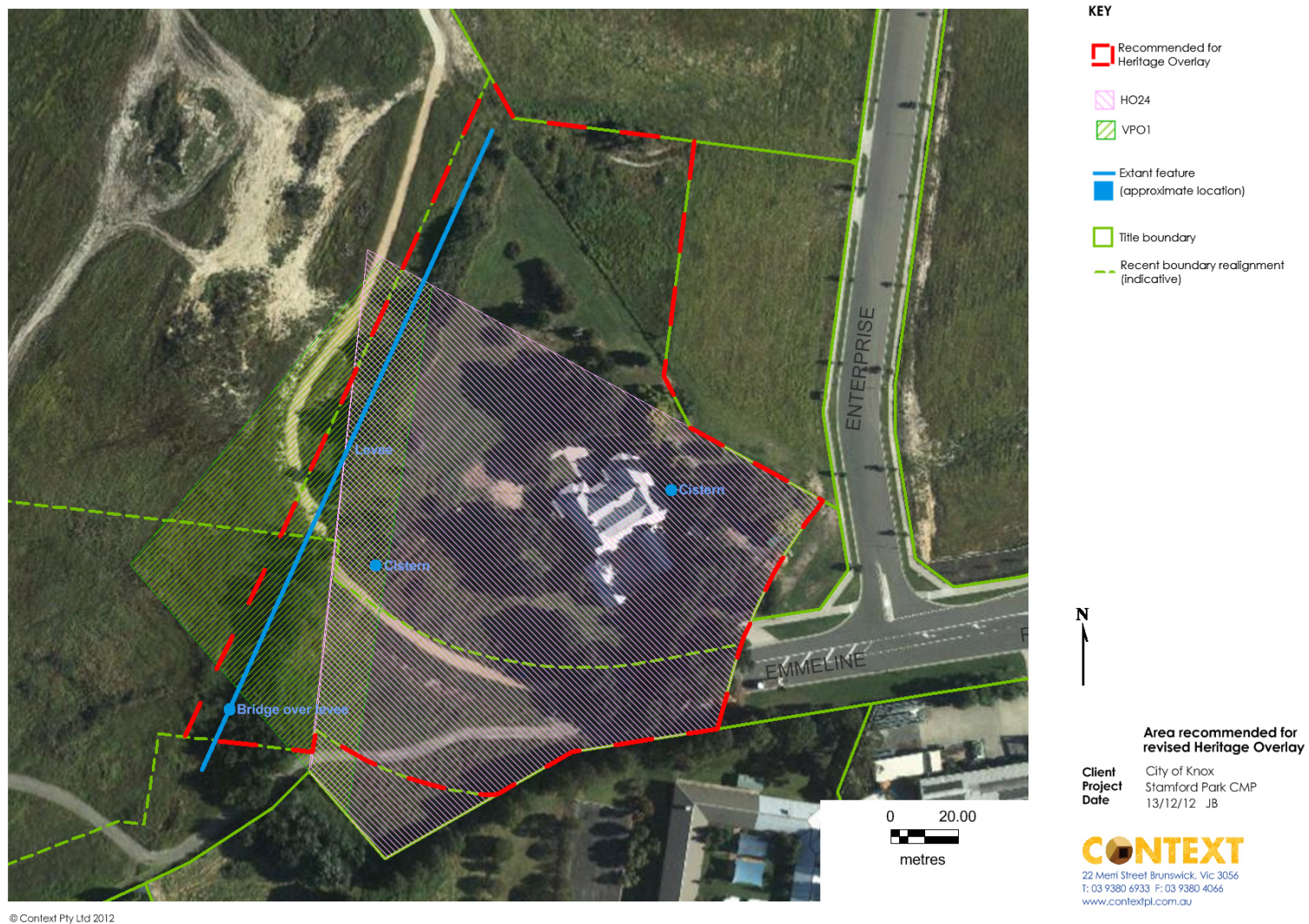


Figure 32 - Showing area recommended for revised Heritage Overlay

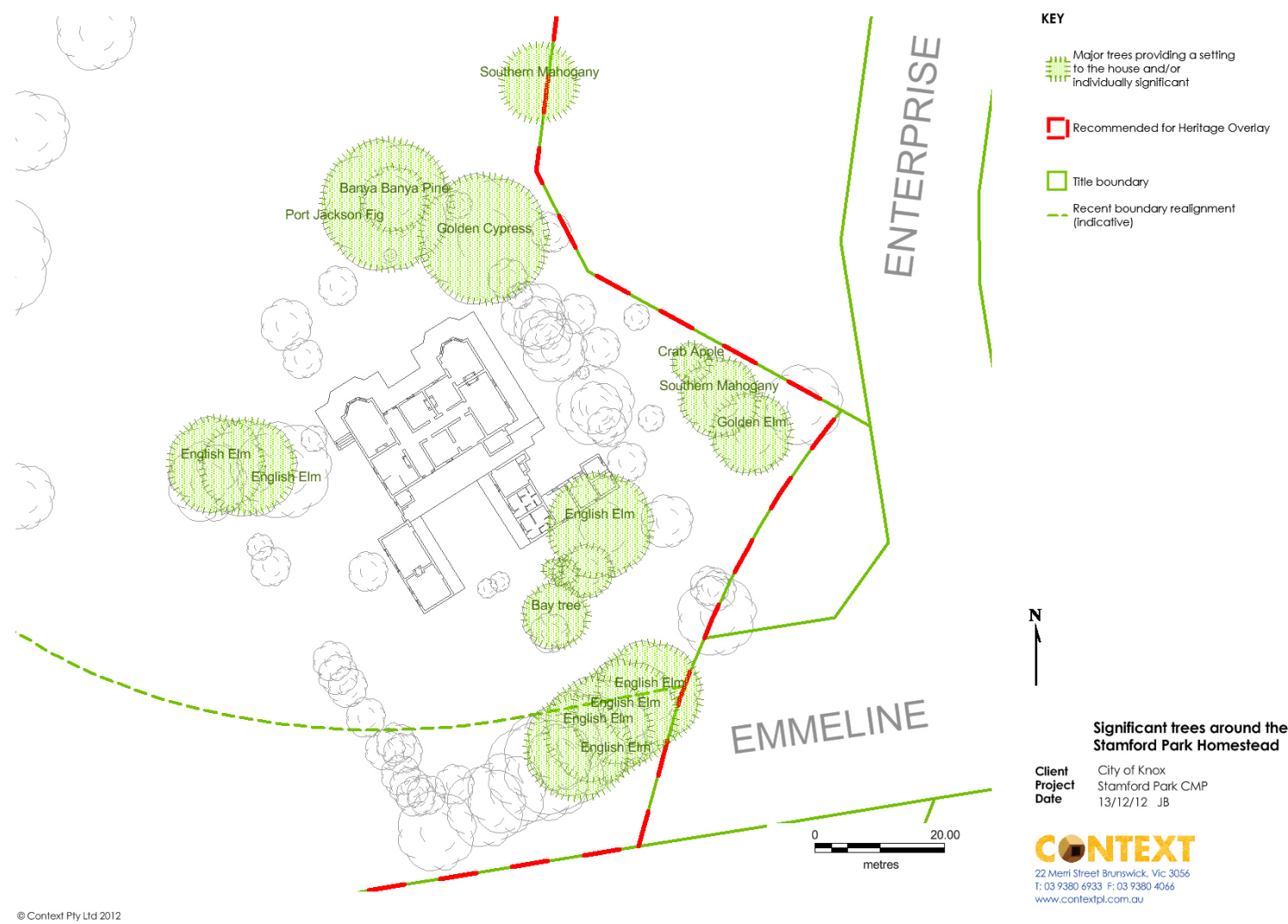


Figure 33 - Significant trees around the Stamford Park homestead

## 6 IMPLEMENTATION PLAN

The 2005 *Conditions Assessment and Works Costing* (Context: 2005) outlined a series of works that were necessary for Stamford Park to be ready for occupancy. Some of these works have been completed and some are still to be undertaken. In the intervening time from 2005 it is expected that prices will have risen by at least 30%, and the costs indicated have taken this into consideration.

The following table is a list of works still to be undertaken.

Location	Action	Tradesman	Priority	Approx. cost
Five windows and four timber doors of G19-22	Joinery repairs, replace timber elements, in kind as necessary, repainting and re-glazing.	Joiner	High	\$8,000
Downpipes	Replace all main downpipes to 'servant's quarters' – south eastern wing	Roof plumber	High	\$1,000
Eaves and box gutters	Clean out and replace eaves gutters to south eastern wing	Roof plumber	High	\$3,000
South –east, south and west sides of house	Re-grade water away from the house	General contractor or landscaping contractor	High	\$2000
Around whole of the main section of the house	Form new wide semi-impervious gravel paths graded to spoon drains away from the house where required. Clean out and replace where necessary, entire storm water drainage system.	General contractor or landscaping contractor	High	\$4000
Cellar under G11	Replace current pump with mining grade sump pump, restore external wall.	Plumber	High	\$2500
Sub-floor structure repairs and floor replacement	Entire floor & sub-floor for Rooms G2, G6, G9, G10. Removal and replacement of skirting, architraves and sub-floor repairs Supply and lay new pine floor.	Carpenter	Should be done after any damp and drainage issues are rectified.	\$12,000
Sub-floor structure repairs and floor replacement	All other areas –estimate is 30% replacement	Carpenter	Medium	\$10,000
Subfloors	Provide additional sub-floor	Bricklayer	Medium	\$800

Location	Action	Tradesman	Priority	Approx. cost
	ventilators			
External walls of G19-G22	Stabilise brick walls, remove plant growth from walls, repair cracking and replace crumbling bricks.	Bricklayer	Medium	\$7500
Repairs to external render	Retain ruled line work in any repairs	Plasterer	Medium	\$11,000
G22 floor	Rebuild timber floor (and joists) if required.	Carpenter	Medium	\$3500
G21-22 veranda	Reconstruct veranda roof on the basis of further research by a conservation consultant.	Carpenter, roofer	Low	\$3500
<b>TOTAL</b>				<b>\$68,800</b>



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## APPENDIX A

### Stamford Park chronology of land ownership

Date of transfer	Acquired by	Recorded Occupation	Extent and other details
4 Oct 1855	James Quirk		171.8 hectares Crown Grant
17 June 1856	(5 year LEASE to Frederick Row)		
6 May 1858	Edward Row & Frederick Row		
24 Aug 1869	Frederick Row now sole owner		
30 Aug 1869	Elizabeth Selina Row		Unregistered conveyance
27 Nov 1896	Elizabeth Row's executor's: Frederick Row, Richard Goldsbrough Row & Alfred T Harper		Approx. 424 acres
1 May 1902	Edward Mawby Row and Frederick Richard Row		
10 Oct 1907	Edward Mawby Row of Stamford Park, Scoresby and Frederick Richard Row of Stamford Park, Scoresby	Graziers	Approx 438 acres
3 June 1910	Thomas S Armstrong of Stamford Park	Grazier	
28 Nov 1913	John O'Keefe of Acland Street, St Kilda	Grazier	Subdivided a small portion on the south border
15 Jan 1926	John R Murray of 'Daibyn', Scoresby	Grazier	Approx. 388 acres
7 Jan 1943	Aloysius A Drummond of Stamford Park, Scoresby	Dairy farmer	Subdivided further
10 Mar 1954	Alfred H Stevens of 'Glendaruel', Tallarook (probate granted to Keith Rintoul and Norman Stevens in January 1987)	Grazier	Approx. 118 acres, bound by Corhanwarrabul Creek (north) and Stud Road (east). Subdivided further
23 Sep 1987	Burton Lodge Pty Ltd of 29-33 Palmerston Crescent, South Melb.		
27 Jul 1988	Kingsley Grange Pty Ltd of 6 Watts Street, Box Hill		Subdivided east portion
7 Oct 1988	City of Knox		

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## APPENDIX B

### Plan extracted from the Rows' 1907 Certificate of Title

Showing land to the north of Corhanwarrabul Creek, accessed at Land Victoria (V3211/F189).





## APPENDIX C

### Burra Charter definitions

The following definitions are provided by the revised Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter):

- **Place** means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
- **Cultural significance** means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting; use, associations, meanings, records, related places and related objects.
- **Fabric** means all the physical material of the place including components, fixtures, contents and objects.
- **Conservation** means all the processes of looking after a place so as to retain its cultural significance.
- **Maintenance** means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.
- **Preservation** means maintaining the fabric of a place in its existing state by removing accretions or by reassembling existing components without the introduction of new material.
- **Restoration** means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- **Reconstruction** means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.
- **Adaptation** means modifying a place to suit the existing use or a proposed use.
- **Use** means the functions of a place, as well as the activities and practices that may occur at the place.
- **Compatible use** means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.
- **Setting** means the area around a place, which may include the visual catchment.
- **Related place** means a place that contributes to the cultural significance of another place.
- **Related object** means an object that contributes to the cultural significance of a place but is not at the place.
- **Associations** mean the special connections that exist between people and a place.
- **Meanings** denote what a place signifies, indicates, evokes or expresses.
- **Interpretation** means all the ways of presenting the cultural significance of a place.

## APPENDIX D

### Heritage Listings

#### ***Australian Heritage Commission***

Class:	Historic
Legal Status:	Registered (60/06/1992)
Database No:	017211
File No:	2/16/030/0006

#### ***Statement of Significance***

Stamford Park is associated with late nineteenth century and early twentieth century racing circles and with the prominent wool broker, Richard Goldsborough (Criteria A.4 and H.1). The homestead was built for the Row family who played a notable role in the history of the area, an area which has subsequently been officially named after the family (Criterion H.1). The building is one of the last remaining substantially intact nineteenth century homes in the local region (Criterion B.2)

#### ***Description***

The land on which Stamford Park stands was first taken up by James Quick in 1858. Some time later Frederick Row bought the property; Row with his cousin Richard Goldsborough ran a woolbroking firm in Melbourne. Frederick, his wife Elizabeth and their children used the property as a retreat, staying probably in a small house which must have preceded the Stamford Park homestead. The Stamford Park homestead was constructed in 1882 by one of Frederick's sons, Edward Row (the property had by now passed to Edward and his brother Richard, who, incidentally, married stage star Nellie Stewart.) Edward set about making Stamford Park as much like an English estate as he could through tree planting and he also released hares and sparrows. Edward turned the property into a horse stud. He raised race horses (including the well-known Mahonga) and shipped horses to India as remounts for the army. Edward was a member of the Victorian racing club and the Melbourne Hunt Club and in these connections he hosted many functions (including fox hunts) at Stamford Park when numerous guests would stay at the property; the Spring racing season was a particularly sociable time at the property. Sadly in 1901 a fire at the stables killed many of Row's horses. Suffering from Bright's disease, which he picked up while a jackeroo in Queensland during his youth, Edward Row sold Stamford Park in 1910. The new owners, the Murrays, did not live permanently at the property but used it as a summer residence where they entertained guests. The place was renamed David and was worked as a dairy farm. In 1936 the property was sold again and the new owners, the Drummonds, reverted the name to the original Stamford Park. The Drummonds subdivided a number of properties around the area. In 1954, the property was sold to Alf Stevens, and antique dealer (Stevens also had an interest in horse racing but did not breed horses at Stamford Park). Stevens died in 1986 and after a period in which the house was vacant, it was purchased by the local council for community use. The area around the property was, in about 1930, officially named Rowville after the significant role played in the district by the Row family. Located in a slight hollow, the house's main entrance faces west across the valley of the Corhanwarrabul Creek with the servants' quarters located to the east. The building is of single-storey brick construction and the house has fretted bargeboards to its gables. Two large faceted bay windows dominate the western facade and the verandas are decorated with ornate cast iron friezes. Several of the outbuildings feature Gothic style windows and like the house are built of brick. Decorative glass panels flank the front doorway and feature fern motifs stenciled on red glazing. The main house comprises seven large rooms, together with a bathroom and a kitchen, while the servants'

quarters located to the east comprises a total of seven rooms in two separate buildings. Internally, the walls are lath and plaster with ornate cornices and in a number of rooms the

light fittings are highlighted by ceiling roses. A number of rooms contain open fireplaces, however, the original fireplaces which stood in these locations do not exist today. The surrounding area contains a number of substantial European and English trees which reflect the period, and remnants of a typical English herb garden, behind the kitchen area, are readily discernible.

### ***Conditions and Integrity***

*Note: This was written in 1988, before the renovations carried out by the City of Knox.*

The house is generally in a state of disrepair given that very little in the way of renovations and maintenance have been carried out since the previous owner, Mr Alf Stevens, died in 1986. Substantial renovation work is required on the structural footings and foundations to stabilise the property, as well as significant work on the drainage system which appears to be causing problems *vis a vis* the building's stability. Internally, many of the lath and plaster walls have cracked and are in need of repair while in a number of locations throughout the house the floor has rotted away either through dampness or other reasons. There also appears to be a problem with rising damp associated with the cellar and this would require rectification prior to any other external or internal renovation works. In general terms, however, the property is relatively intact but does require considerable renovation work. The major threat to the continued existence of the property is seen to be the problem of vandalism which has already led to the disappearance of a number of fireplaces which are known to have existed within the house. Since taking possession of the property, the council has implemented a security system based on sensitised detectors and intends to provide security lighting and also a permanent resident on the site as a caretaker, to ensure that vandalism is stopped. Further, the property is insured in the event that vandals cause damage by way of fire or destruction of the buildings or parts of the buildings (June 1988)

### ***Location***

Comprising homestead, servants' quarters and remains of original garden, Mahonga Road, off Stud Road, Rowville.

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### ***National Trust of Australia (Victoria)***

File No: B3700 Category: Building

Melway Ref. 72 J12

Place Type: Homestead Class: Local

Classified: 28 August 1975