

Significant trees/garden. Surrounding garden and adjacent paddocks.
Significant landscape. Adjacent Crown Land, gold diggings, water race. Roadside vegetation and watercourse to west.

Typology. Miners cottage (stone).
Style. 19th century vernacular.

History.

A brief history of the site has been provided by Robyn Ballinger. The following is a summary.

The first (two roomed) stage of the cottage appears to have been commenced prior to 1866, when the first rate notice appeared¹ and possibly as early as the mid-1850s when the first owner, Thomas Samson, a shoemaker turned joiner, came to the Bendigo goldfields. Samson took up a Miners Right in Spec(k) Gully in the mid-1850s. The Samson family had ten children and extended the cottage in stages. Samson worked as a miner until c.1871, then returned to boot making from a weatherboard shed on the property. He opened a shop on the corner of Booth and McKenzie Streets in partnership with John Shocker in 1889. He died in 1894. His wife Sarah remained in the cottage until 1906.

Albert and Florence Doye purchased the site in 1908 and the family lived there until 1966. It has remained in the hands of the family, mostly unoccupied. It was renovated by a tenant in the 1970s and passed from Miners Right to freehold in 1974.

During its early life, probably under the occupation of the Samsons, it was altered/extended many times into a complex arrangement of structures and outbuildings. Stone remained the dominant building material throughout, even for the poultry sheds.

Description.

The whole of the dwelling is on the level of Doye Street, involving a considerable excavation into the slope to the east and north. The spoil from the excavation appears to have been placed on the north side of the dwelling resulting in a raised level garden area supported by stone retaining walls almost to the height of the north verandah beams. The garden and well beyond is accessed by stone steps at the east and west of the north verandah.

Apart from the substantial stone wall construction, everything about the cottage is of small scale, the clearance below the verandah beams being less than two metres.

Initial analysis suggests that the two room south facing gable and verandah closest to Doye Street was the original cottage, with the slightly smaller north facing (formerly) two room gable added as the second stage. This is evident by the keyed connection and the displacement of the wall on the west elevation.

The stone is stratified sandstone rubble laid in rough courses with distinctly smaller stone used in the gable ends. Also in the Doye Street gable ends are small four pane sashes with timber lintels providing additional light to the west rooms. The front

¹ In the Shire of Marong.

(south) elevation has multi-pane double hung sashes (without counterweights) on either side of a central door, which opens directly into the larger eastern room.

This room (presumably living room), has a large fireplace centred on the east wall, beside which is a stone enclosed wood store (?) probably added later. To the north west room is a stone fireplace of lesser quality construction with a roughly tapered shaft above the roof line. This chimney is notably different from other stone construction on the site and may even be of the mid-late 20th century².

The whole complex is roofed in corrugated galvanised iron, in the case of the two earlier gables at least, covering the original timber shingle sheeting. Some of the verges are in timber with others in metal ridge capping, probably of later origin. The roof structures become increasingly disorganized as the complex extends east and a level of extemporization is evident in the various additions, changes to and connections of the roofs.

The second (north) gable has been extended as a further stage with its original east wall removed to form a long east west room with a kitchen fire recess in the east end. The chimney of this has since been removed and a more recent brick chimney has been added to accommodate a range (since replaced with a gas stove) on the north wall. This room has a window opening onto a stone flagged courtyard to the south. All north rooms have windows to the north verandah. The verandah floors are also flagged, raising the question why the exterior was paved and not the interior. It is possible that the interior floors of a damp proof material such as oilcloth (now gone) were preferred to stone.

Both the south and north verandah roofs are contiguous with the main gables, but at a flatter pitch. They have simple square timber posts and basic roof structures, the only decoration being scalloped fascias over the edge beams and end rafters.

Further east, offset to the south slightly, is another small parallel gabled room that is connected to a further room with a north south gable by a short vaulted stone "tunnel". This latter room has stone walls only to the north, south and west and extends into a timber skillion structure, sheeted with random corrugated iron at the east. This section may well have been devised to accommodate the increasing size of the family (up to 10 children) or it could have been Thomas Samson's boot-making workshop. The north verandah extends the full length of the complex in varying widths until it reaches the last skillion.

To the north of the last gable is an elevated corrugated iron tank on a high, mild steel pipe stand of relatively recent origin. Further to the north, outside the house lot fence is a wide circular open top stone well with a small stone channel extending towards a water race that runs across the hill above the dwelling and its outbuildings.

The remaining outbuildings are a "dunny" with rusted mini-orb iron roof and walls and set on the hillside to the north east of the dwelling and a stone structure with a north south gabled corrugated iron roof. The latter has a vertically clad timber elevation to the west and has been used as a poultry house with pens (the westerly with a stone base) extending to the north and west. It may originally have had a different function.

² This could probably be clarified by Arther Doye.

The water race from the distant Specimen Hill reservoir via the mine workings above the site extends past the back of the poultry shed to the paddock at the south of the dwelling. The paddock is separated from the dwelling by a relatively recent picket fence and wire gate. All of the fencing around the property is relatively recent, being mainly post and wire.

The garden to the south is basic, with agapanthus clumps and one windmill palm. Agapanthus have also been planted at the base of the west elevation. To the north, paths and garden beds of perennials, succulents, bulbs and iris are defined by curvilinear stone edging. The age of this landscaping is not clear, but it may be relatively recent.

Internally the dwelling is extremely basic. The ceilings are coved (lined on rafters and collar ties) and finished with lining boards of various origins. The stone walls are simply bagged and painted, presumably over the original white wash. There are no original floors in any rooms. In some, extemporized timber, panel and brick floors have been laid on the ground, but it is assumed that the original floors were earthen, although they may have been of stone flags or oilcloth.

There are no remaining fittings of interest and the internal timber joinery, doors, etc, requires further analysis.

Elements of major significance.

The whole of the built structures, including retaining walls, well, water races, etc. Landscaping elements (subject to further investigation).

Condition general.

Excellent, Good, **Fair**, Poor.

Structurally

Sound, deficient, at risk.

Issues noted.

Partial lack of roof gutters and downpipes.

Valley gutter quality?

Chaotic roofing to eastern elements.

Fixing of roofing generally.

Internal flooring, lack of.

Rising damp?

Assessed by/date.

TW, September 06.

Context.

The cottage is set at the north end of Doye Street on the east side with Crown Land reserve to the north and east. From the site can be seen the remains of the gold mining workings on the hill above. The hillside is vegetated with native regrowth following its scarring by mining activities. The site demonstrates a hierarchy of environments, the cleared paddock to the south, the garden context of the immediate house block and the wooded box-ironbark hillside to the east. A creek to the west of Doye Street and a wide verge of trees separate the dwelling from the modern development on Kaemco Court further west.

The overall impression of the dwelling and site, because of its proximity to Crown Land and distance from modern development, is that it remains strongly evocative of its mining era origins. This is reinforced by the detail of the site and the buildings.

Significance.

Discussion.

Because of its relatively undisturbed integrity, this place has a very rare ability to inform of life in a past era. Its lack of the trappings of the 20th and 21st centuries make it a rare example of a dwelling that can explain the nature of life of a struggling family on the Goldfields in the mid-19th century. It is an almost unique example of a mining era dwelling that has not been modernised in some way and that is directly associated with its contemporary mining landscape.

Its ability to evoke the visual character of the Goldfields is outstanding because of its integrity and its associated environment of contemporary mine workings and other infrastructure such as water, races, etc.

For these reasons, the place has cultural significance at a very high level.

Statement of significance.

The stone cottage and its associated site at 21 Doye Street, Golden Square is of historic, aesthetic and architectural significance to the State of Victoria.

- It is historically significant for its rare capacity to inform of the lifestyle of early mining families of the mid-19th century Bendigo goldfields and for its historical connection with the early (pre-deep lead, company) phase of gold mining in the region. The place exemplifies the evolution of a family home, the range of activities involved and the techniques of providing for a struggling family in a harsh and limiting environment.
- It is aesthetically significant as a collection of vernacular mid-19th century structures expressed in the consistent theme of rubble stone work. It is intensely evocative of the visual environment of its era and location.
- It is architecturally significant for its ability to demonstrate characteristic vernacular design and construction of the goldfields era and for its very high level of integrity.

Applicable Criteria.

AHC/RNE: A.4 – historical association; B.2 – distinctive lifestyle, etc; C.2 – history of human occupation; D.2 – principal characteristics of activities.

VHC: A – historical associations; B – rarity; C – educational; D – representative place.

Comparative examples.

See Bendigo and other Goldfields Conservation Studies.

Thematic context. See Bendigo Heritage Study.

Sub theme. ?

Conservation recommendations.

The conservation issues for this site are complicated by both its degree of integrity and its limited functional adaptability. It is a dwelling that, because of its typology and historical and socio-economic origins as the home of a mining family of limited means, would not adapt well to a modern life-style.

Furthermore, its scale, construction and inherent characteristics would make it difficult to adapt without losing much of its historic character. It is essentially a museum piece that ideally should be conserved as such. However, this is not a likely scenario. Therefore a

policy leading to its conservation in private hands, preferably as a residence, is the next option. To facilitate and guide this, a comprehensive management plan is necessary and this should be the first step in the conservation process. To ensure compliance with the Plan, it should be the basis of assessment of any future planning applications for the site.

- Interview Albert Doye (preferably on site) to establish provenance of various changes to the property.
- Prepare a Conservation Management Plan that addresses all aspects of the buildings and site and that allows for the residential use of the property to a minimum acceptable standard. In particular, it should deal with the following aspects.
- Repairs to and renovation of the fabric consistent with the significance of the various elements.
- Use of the building elements consistent with their historical functions and with minimal impact on the existing structures.
- Installation of services and cooking and washing facilities.
- Provision of appropriate flooring.
- Damp proofing of walls.
- Conservation of the associated landscape and infrastructure elements, including the front paddock, garden and landscape elements and the water races.
- Appropriate fencing.
- Appropriate landscape conservation/enhancement.

Exempt elements.

Nil. All works, including painting and service installation should be informed by the CMP.

Threats. Vandalism and looting.

Development potential.

The development potential of the site 21 Doye Street, Golden Square including the existing open space and titles in common ownership should be limited to the residential use and minimal adaptation of the existing dwelling. It would not be appropriate to build other structures, including garages and carports, or to extend the existing dwelling, except for perhaps a rural shed of sympathetic character in a location as distant as possible from the dwelling. The connected sites should remain essentially undeveloped except for purposes consistent with their former use as established by the CMP.

Early Photo location. None known

References/sources of information.

Historical notes on the property by Robin Ballinger, March 2006 (see City of Bendigo).

Further information / Plan of site

Further research desirable.

The CMP should detail, as much as possible, the form and history of all elements of the site. It should contain measured drawings of the structures and the site features. Investigation of possible floor finishes should be undertaken.

Immediate action desirable.

City of Bendigo Heritage Citations, October 2006.

Provision of security to the site to guard against vandalism and looting.

Trevor Westmore, Urban Design and Heritage Conservation.