

HERITAGE PLACE REPORT

Greater Bendigo City



Name

Heritage Overlay No

Residence at 27 Pallett Street, Golden Square

Address 27 Pallett Street, Golden Square

Property No:

Building Type

VHR Number

Timber residence

HI Number

Heritage Status: Recommended heritage listing
as individual site of local significance

File Number

Precinct no

Hermes Number



Heritage Study

Hermes Citation and statement of
significance

Designer/Architect

Maker/Builder

Unknown but possible by local builder Pallet & Sons.

Author

Amanda Jean

Year

2012

Grading

Individual heritage significance ,
local significance

Architectural Style

Bendigo boom style

Year

1878-1900

Type of Place

Hermes Number

Heritage Place Report

Place History

The subject house at 27 Pallett Street is located on the eastern slopes of New Chum Gully and Phillips Hill. New Chum Gully is one of the earliest and most important alluvial and quartz mining gully of Bendigo goldfields. It was also one of the more lucrative reefs and became the site of extensive quartz reef mining with some of the richest mines of the field, led by George Lansell and Daniel Barnet Lazarus. These included the nearby mine sites of New Chum and Victoria, New Chum United, Old Chum, Lansells 222 and Lazarus as well as operating extensive battery buildings and pyrites works that were all located in New Chum Gully between Booth, Thistle Streets and Maple Street. These mines provided extensive local employment, including the long term employment of the Hocking brothers, who worked as mine managers, engine drivers and managers of Lansell's private iron foundry.

By 1852 hundreds of gold prospectors were mining along the banks of Bendigo Creek, Long Gully and New Chum Gully. New Chum Gully was one of the principal mining sites on the west of Bendigo Creek along with Ironbark Gully, Sparrowhawk, Derwent and Whitehorse Gullies. By 1861 the entire mining district of Sandhurst had 41,000 people spread through several gullies with heavy concentration around Bendigo Creek. New Chum Gully rising west of Napoleon line of reef, which runs approximately parallel to Maple Street, flowed in an eastwardly direction crossing Nell Gwynne and New Chum (Victoria) lines of reef towards Paddy Gully and Dons Street, before joining Bendigo Creek. Within the immediate vicinity is the Phillips Reef, a line of gold bearing reef. A number of large mine leases were taken up by 1871 including Belfast Co., Golden Elephant Co, GMC Co, Pt Arthur Co., North Britain and Ellandale Co. The area of active mines attracted both mining investors and a large number of working miners in the 1870s and 1880s of whom George Lansell and Daniel Barnet Lazarus, who both had houses in Chum Street, Fortuna Villa (1861- 1907) and West End (1868) respectively, are the most famous. Oral history provided by Mrs I. Hocking, a long time resident in Chum Street, confirms that there were previously many more mud brick and timber cottages within the vicinity of this residence, that dated from the 1860s-1880s.

History of the Area

Summary History of the Site

Kenneth William Hocking owned the house at 21 Pallett Street and together with Mary Susan Hocking were legal representatives for David Richard Hocking who lived at the house at 27 Pallett Street. The existing house is a very substantial late 19th century timber frame and weatherboard Victorian villa. The Hocking family led by Elisha Hocking migrated to the goldfields in the 1850s from Cornwall. The extended family worked in the mining industry in the Golden Square area associated with New Chum Mine owned by George Lansell, with William Hocking becoming mine manager of the New Argus Mine. Hocking also worked for George Lansell, operating his private foundry in Lyttleton Terrace. Thomas Hocking became mine manager, and other members of the family lived and mined in Eaglehawk managing the New Argus mine and the Catherine United mines as well as managing mines in Broken Hill, Maryborough and others on the goldfields in Western Australia. There is a large and extended family of miners. K.W Hocking, the previous owner of the property died recently and the estate was sold to the present purchasers.

Bibliography

Primary Sources

Auction News, No1/08, 29/02/08

Bendigo Rate Books; VPRS 16,267/P1, various units from 1878 to 1930 (held by Bendigo Regional Archives Centre)

Sands & McDougalls Directories, various

Township Plan, Sandhurst at Bendigo; sheet 24 S372 (124)

The Argus Melbourne 1952, 'Bendigo Is A Grown-Up City Now'

Secondary sources

Primary sources

Victoria. Dept. of Mines. Mining surveyors' map of the district of Sandhurst: showing the different companies and ground leased up to 1st Nov., 1871, NLA. R. Brough Smyth Secretary of Mines.

Sandhurst Parish Maps

Per. Communications with Mrs I. Hocking.

Secondary sources

Eaglehawk and Bendigo Heritage Study 1993, Graeme Butler & Ass, City of Greater Bendigo, Vol 2, p. 3, Environmental History

Arnold, Ken *Bendigo & District – the way it was*, Bendigo 1988

Cusack, Frank (ed) *Annals of Bendigo [Irregular precis of news from the Bendigo Advertiser]*, vol 7, 1951-70, Bendigo 1988

Dingle, Tony, *Settling, An Agricultural Revolution* page 127

Grenwell, Sandra (Cmpld) *Annals of Bendigo Index*, Bendigo 1990

Greater than Gold

ICOMOS *The Burra Charter (The Australia ICOMOS Charter for Pace of Cultural Significance)*, Melbourne 1999

ICOMOS *The ICOMOS Charter for the Interpretation and Presentation of Cultural Heritage Sites (Ename Charter)* [www.enamecharter.org/initiative_0.html]

G Lansell & W Stephens (eds) *Annals of Bendigo [Irregular precis of news from the Bendigo Advertiser]*, vol 5, 1921-35, Bendigo 1938

Lockwood, D (ed), *Annals of Bendigo [Irregular precis of news from the Bendigo Advertiser]*, vol 6, 1936-50, Bendigo 1981

Description

Physical Description 1

The house is a small Victorian style timber frame weather board cottage with a corrugated iron hipped roof with a later addition at the rear. The building is in good condition and is situated on a Residential 1 Zone property which is approximately 2,620 m2 in size. The outbuildings include a former washhouse and a shed.

Conservation Policy Guidelines (Specific)

The house has a relatively high level of integrity although there have been internal changes, mid 20th century internal renovations and some side and rear additions. The appearance of the house is typical of Bendigo Boom style Victorian villa, built of traditional materials. The timber is of high quality and the workmanship is excellent.

Type of Place

Hermes Number

Heritage Place Report

It is recommended that the heritage places be protected as a group of buildings within a heritage precinct under the heritage overlay of the Bendigo Planning Scheme.

Integrity.

The external integrity of the building generally is fairly high, although much of the detailed decorative finishes and the front verandah posts on the front elevation have been removed. These fine elaborative details have been stripped from the house in recent years.

Physical Conditions

The condition of the structure and exterior cladding is generally good, though some areas of deterioration are evident due to leaking gutters and down pipes. The foundations and subfloor area is in excellent condition. The building is well elevated and it appears the plumbing is recent.

Statement of Significance

What is Significant?

The late 19th century timber frame and weatherboard Bendigo boom style villa at 27 Pallett Street located on the banks of the New Chum Gully is one of a few remaining associated miners' residences in the upper reaches of New Chum Gully area of Bendigo, once the site of successive waves of intense alluvial mining, puddling and quartz reef mining operations. The property was acquired in 1878 by R.W. Hocking, a local mine driver and engineer. At this time the area was within a thriving mine site surrounded by many other mines' cottages. Many of these miners worked for the mines of George Lansell and Daniel Barnet Lazarus, who both had houses in nearby Chum Street, Fortuna Villa (1861- 1907) and West End (1868) respectively.

The Cornish miner, Elisha Hocking and his family migrated to the Bendigo goldfields, initially White Hills in the 1850s from Cornwall. The extended family became well known for their mining skills. They worked in the mining industry in White Hills, Eaglehawk and Golden Square, associated with New Chum Mine owned by George Lansell. Thomas Hocking became mine manager and also managed George Lansell's private foundry in Lyttleton Terrace. Other brothers were mine managers of the very large and successful Catherine United and New Argus Mines as well as managing mines in Maryborough, Broken Hill and Kalgoorlie in Western Australia. Kenneth William worked locally as a mine engine driver and later as a mine engineer.

The subject building has heritage significance for its history and significance as a representative example of a very good sound example of a late 19th century early 20th century timber weatherboard Victorian style villa associated with a leading Bendigo mine family that immigrated from Cornwall, bringing to the area a long history of mining skills from the copper mines of the Truro area.

The building contributes to the historic mining character of the area and streetscape. The area was extensively mined and still is a historic archaeological mine site. It is one of a few extensive historic mining areas left in inner Bendigo that has not been converted into recreation grounds or left undeveloped due to contamination.

The area is undergoing rapid change in the form of medium density housing development on previous Crown Land, mining land.

How is it Significant?

The site is of historical, social, architectural and aesthetic significance to the City of Greater Bendigo at a local level.

Why is it Significant?

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

The Victorian boom style Villa is historically significant for its association with a key mining event in Bendigo's history and a defining moment in the development of Bendigo's character and culture, the quartz gold rush of 1870s. The Villa is situated in one of Bendigo's most important gold mining areas, between New Chum and Sheepshead lines of Reef. The Villa was built by a miner, engine driver and engineer, who with his extended family continuously occupied the place from 1878 or earlier until 2011. The Hockings' represent one of the leading mining families in Bendigo.

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

The Villa is a significant representative example of an intact 19th century a wealthy miner's villa, an example of an Australian vernacular architecture that represents the building techniques and social mores of a Cornish miner, engine driver, engineer and mine manager and his family who lived there for over 135 years. The surrounding area once contained other properties originally held under Miner's Right but which have subsequently been demolished.

Criterion G: Strong association with a particular community or cultural group for social, cultural or spiritual reasons.

The Villa is socially significant due to local community recognition of the antiquity of the structure and the surrounding area. The Cottage has social significance for its strong association with the local Scottish 19th century mining community demonstrating the cultural diversity and exchange was an essential characteristic of early goldfield life.

References:

Sandhurst and Bendigo Rates Books: 1878- 1930

Blacks 1882 survey plans,

Bendigo Parish Plans

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Annals of Bendigo, Volume 1 p 52-53. Bendigo Advertiser, 1908, 24 June, 1 July, 8 July, 15 July, 22 July, 29 July, 12 August, 19 August, 2 September 10 September and 23 September 1908, Angus Kennedy, 'Reminiscence of the Early Days', Bendigo. Bannear, David, *Historic Mining Sites in the Sandhurst, Eaglehawk & Raywood Mining Divisions*, May 1993, Department of Conservation and Natural Resources, North West Area.

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

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

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

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

Criterion E Importance in exhibiting particular aesthetic characteristics.

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

Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

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

Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings which are not exempt under Clause 43.01.4	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	No
Aboriginal Heritage Place	No

Estate Fee Simple

Joint Proprietors

KENNETH WILLIAM HOCKING of 21 PALLETT STREET GOLDEN SQUARE VIC 3555
 SUSAN MARY HOCKING of 136 HARLEY STREET BENDIGO VIC 3550 Legal Personal
 Representative(s) of DAVID RICHARD HOCKING deceased
 AJ121270U 09/08/2011

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09429 FOLIO 493

Security no : 124039427153B

Produced 05/10/2011 03:03 pm

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 18D Section 41B at Bendigo Parish of Sandhurst.

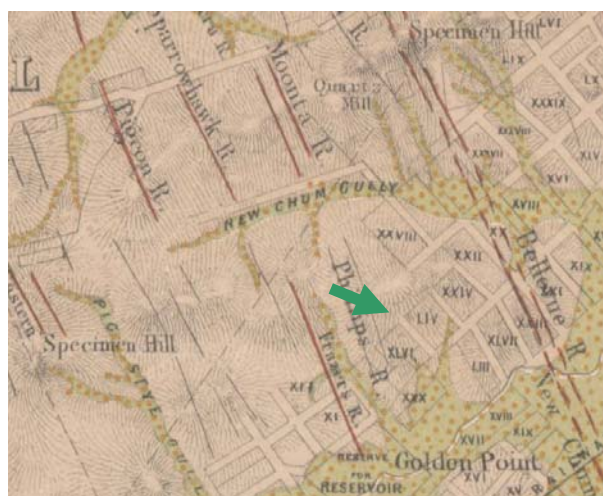
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A Diggers Hut. New-Chum's Gully in the back, Bendigo [picture] / L. Becker. 1854 slv. L. Becker worked along New Chum gully, Bendigo. He was typical of many German miners who worked and lived in the area and left there mark upon the cultural landscape of the area. Born in Darmstadt, Germany; he was an artist, explorer and naturalist; arrived in Launceston 1851; member of Burke and Wills Expedition; died near Cooper's Creek, 1861; unmarried.

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