

HERITAGE CITATION REPORT

Name House
Address 381 Axedale-Kimbolton Road AXEDALE **Grading** 2008 Local
Building Type House
Assessment by Context Pty Ltd



Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)
American Bungalow

Maker / Builder Unknown

Integrity

Good

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of

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the land, Mitchell named the area *Australia Felix*.^[1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.^[2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.^[3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.^[4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.^[5]

In 1864, Strathfieldsaye Shire was divided into three wards: Mandurang, Strathfieldsaye and Axedale.^[6]

History of Axedale

The plan of the township of Axedale, with its characteristic crescent ends, was laid out circa 1856. Axedale was included in the district of Mandurang and under the control of the Strathfieldsaye Roads Board. Patrick Drake had built the Campaspe Hotel in 1855, and by 1865 the district had developed to the extent that it was able to support a further six hotels.^[7] Goldfields were typically rough and lawless places, and hotels were big business in their midst. Patterns of settlement continued to reflect the status of Axedale as a centre of support for surrounding farm lands and mining pursuits, and by the 1860s, there were some 500 residents.^[8]

Strathfieldsaye was proclaimed a district on the 20th August 1861, and then a Shire on the 25th September 1866.^[9] Much of the population of Axedale was of Irish origin, and tensions between Catholics and Protestants were articulated through the establishment and development of separate facilities for both religions. Facilities in the town were established to cater for, or became associated with, either the Catholic or Protestant communities, so much so that Axedale duplicated its cemeteries, hotels and schools in order to cater for both sectors.^[10]

Religious facilities were first established in Axedale with the opening of the St. Mary's Catholic Church in Axedale in 1862. The Catholics also ran a school from the Church, catering for the children of waves of settlers that continued to arrive in the area. By the end of the 1860s, pressure from the Common School Committee led to their acquisition of Crown Land that was gazetted as the site for the Axedale Common School in 1869. The school opened in 1871.^[11] Alongside the establishment of religious and educational facilities was the construction of the Axedale Police Station, which opened in 1866.

The rich soils of the Campaspe River allowed for the continuation of farming as a mainstay for the area. Alongside the maintenance of agricultural and pastoral pursuits, residents of Axedale developed other industries. Napthali Ingham established a bluestone quarry on his land in the 1860s, and a further quarry was opened in by Riley, Brazier and Nelson

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in 1905.[12] Vineyards and orchards were important developments in the district.

Development of the district and its industries were further enhanced with the construction of the railway from Bendigo to Heathcote, which opened in 1884. The railway was vital means of connecting a number of small towns in the district. The station at Axedale was opened on the 1st October 1888, and continued to be serviced until its closure during the Second World War.[13]

Proximity to Lake Eppalock also proved a source of employment for the town. In the 1930s, construction of a weir at the Campaspe River was commenced, though work was suspended at the height of the depression.[14]

The marked development of the region culminated in the decision in 1994 to amalgamate the Shire of Strathfieldsaye with nearby Shires to form the City of Greater Bendigo.

History of House, 381 Axedale Kimbolton Road, Axedale

The land upon which the house at 381 Axedale Kimbolton Road was constructed was granted by the Crown to Samuel Doak on the 12th December 1921. The grant incorporated Crown Allotment 1A of section 6 in the Parish of Eppalock, covering an area of just over one acre.[15] Samuel Doak is listed in the Certificates of Title as being of 'Milltown' in Axedale, and this could have been a name he gave to this property. Samuel Doak was the grandson of James Doak, an early settler in the district. Samuel Doak was elected a councillor of the Shire of Strathfieldsaye in 1910, and served in this position until 1948.[16]

Samuel Doak presumably had his house on the Axedale Kimbolton Road built soon after he acquired the property. He lived there until his death on the 11th December 1953. The house was soon thereafter granted to James Christy Doak, Mabel Myra Doak and Emma Jean Doak, who were assumedly his children.[17] The Doaks continued to own the property until at least the early 1980s.

[1] Randell, J. O. (1985). *McIvor: A History of the Shire and the Township of Heathcote*, Shire of McIvor, p. 1.

[2] Spreadborough, Robert and Anderson, Hugh (1983). *Victorian Squatters*, Red Rooster Press, Ascot Vale.

[3] Spreadborough and Anderson (1983), p. 31.

[4] Hewat, Tim (1983), *Bridge Over Troubled Waters: A History of the Shire of Strathfieldsaye*, Shire of Strathfieldsaye, pp. 11 - 12.

[5] Hewat, Tim (1983), p. 18.

[6] Hewat, Tim (1983), p. 107.

[7] Whitworth, Robert P. (1879). *Bailliere's Victorian Gazeteer and Road Guide*, F. F. Bailliere, Melbourne, p. 17.

[8] Centenary and Back to Axedale Committee (1970), *Accent on Axedale*, Axedale, Victoria, p. 8.

[9] Centenary and Back to Axedale Committee (1970), p. 21.

[10] Earth Tech Engineering Pty Ltd (2002), *Heathcote - Strathfieldsaye Thematic History*, City of Greater Bendigo, Bendigo, p. 10.

[11] Centenary and Back to Axedale Committee (1970), p. 16.

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[12] Centenary and Back to Axedale Committee (1970), p. 21.

[13] Centenary and Back to Axedale Committee (1970), p. 28.

[14] Hewat, Tim (1983), p. 115.

[15] Certificate of Title, Vol. 4581, Fol. 075.

[16] Hewat, T. (1983), p. 119.

[17] Certificate of Title, Vol. 4581, Fol. 075.

Primary sources

Certificates of Title.

Whitworth, Robert P. (1879). *Bailliere's Victorian Gazeteer and Road Guide*, F. F. Bailliere, Melbourne.

Secondary sources

Earth Tech Engineering Pty Ltd (2002), *Heathcote - Strathfieldsaye Thematic History*, City of Greater Bendigo, Bendigo.

Hewat, Tim (1983), *Bridge Over Troubled Waters, A History of the Shire of Strathfieldsaye*, Shire of Strathfieldsaye, Victoria.

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Spreadborough, Robert and Anderson, Hugh (1983). *Victorian Squatters*, Red Rooster Press, Ascot Vale.

Relevant Historical Australian Themes

4. Transforming the land

4.1 Living off the land.

Description

Physical Description

381 Axedale-Kimbolton Road is a good example of a transitional Edwardian - California Bungalow farmhouse.

The roof is of a high pitch with ventilation to the gabled ends. The ridge runs parallel to the front elevation and there is a small projecting porch intersecting the verandah roof which is continuous with the main roof. The windows are double hung sashes arranged in pairs. A side projecting gable provides an asymmetrical element to what is a symmetrical form with return verandahs on both sides and chimneys in matching locations to each side. The verandah is detailed with

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paired slender posts which are expressed in the solid timber frieze. Brick pillars emphasize the centrally located entrance, and show California Bungalow influence. Materials include bluestone to the sub floor walls, face red brick and roughcast used on the upper walls and chimneys. The gable end to the verandah is detailed with timber strapping and the front door and sidelights are well designed. Stylish elements include the use of a round window on the side gable, and three Arts & Crafts tapered rough-cast chimneys with brick banding near the top.

This house is a good example of the urban Edwardian/Bungalow adapted to a country house by having more verandah space and a higher ventilated roof space. There is a timber framed fibro 'sleep out' addition to one side that appears to be built in between the verandah posts.

A mature Canary Island palm tree adds to the garden setting of this house. A timber slab hut is reputedly on this property although it has not been investigated.

Physical Condition

Good

Conservation Policy

Further investigation should be made of this place to confirm whether there is also a slab hut.

Comparative Analysis

There are few examples of the bungalow style in the study area and this is a particularly intact example.

Statement of Significance

What is significant?

The c1920 house and mature Canary Island Palm at 381 Axedale-Kimbolton Road, Axedale are significant.

How is it significant?

The house and palm are of local historic and aesthetic significance to the Shire of Greater Bendigo.

Why is it significant?

Aesthetically, the house is a good example of a transitional Edwardian - California Bungalow adapted to a country house by having more verandah space and a higher ventilated roof space. It has stylish architectural elements, such as a round window on the side gable and Arts & Crafts tapered rough-cast chimneys with brick banding, which are unusual for a farmhouse. Its setting is enhanced by a mature Canary Island Palm - a popular type of tree for interwar gardens.

Criterion D

Historically for association with early settler and Councillor James Doak, as well as continued ownership by the Doak family. *Criterion G*

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Assessment Against Criteria

HERCON CRITERIA

Importance to the course or pattern of our cultural or natural history. *Criterion A*

Possession of uncommon rare or endangers aspects of our cultural or natural history. *Criterion B*

Potential to yield information that will contribute to an understanding of our cultural or natural history. *Criterion C*

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

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

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

Recommendations 2008

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

Yes

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

Yes

Aboriginal Heritage Place

No

Other Recommendations

It is recommended that the house palm at 381 Axedale-Kimbolton Road, Axedale be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is as defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'