



**HERITAGE ASSESSMENT AND
STATEMENT OF SIGNIFICANCE**

FOR

THE FORMER COACH HOUSE AND STABLES

5 STRICKLAND STREET, ASCOT, VICTORIA

CITY OF GREATER BEDNGIO,

APRIL 2008

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INTRODUCTION

1.1 Background and Brief

This report has been commissioned and funded by the City of Greater Bendigo. The report provides an assessment of the cultural heritage significance of the circa 1871/2 former coach house and stables of the nearby mansion, Ascot Park (formerly known as Taxonia), located at 64-66 Taylor Street, which was built for John Holdsworth in 1873. This area is not included within a heritage study. *The Eaglehawk & Bendigo Heritage Study* does not cover the former Shire of Huntly. It is possible that the National Trust nominated the building for heritage listing. A planning application DSD/803/2007 was submitted to the City of Greater Bendigo for the demolition of the old coach house and subdivision and construction of 4 new dwelling.

1.1 Location

The former coach house and stables are located at 5 Strickland Street, Allot. 5 Sec. 8a Township of Ascot near the corner of Strickland and Taylor Streets in Ascot, formerly in the Shire of Huntly, now the City of Greater Bendigo. (Figure1)

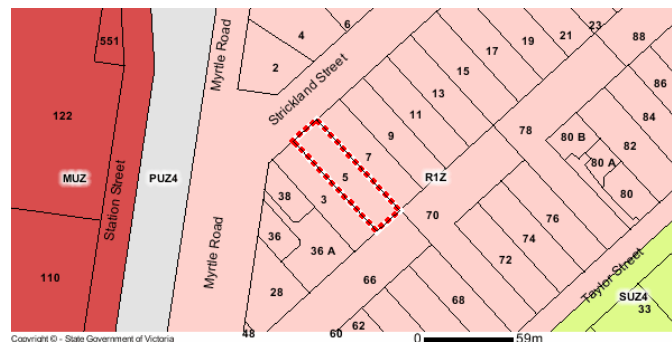


Figure 1 Subject Site

Plan of subject site:



Figure 2 Subject Site

1.2 Methodology

The report is based on the VPP Practice Notes “*Applying the Heritage Overlay*”. Reference is also made to the methodology recommended by the Australia ICOMOS (International Council on Monuments and Sites) as set out in the *Burra Charter* Australian ICOMOS 1999, Heritage Victoria’s consultant’s brief for preparing Heritage Studies and the City of Greater Bendigo Heritage Study. This Report assesses the degree of aesthetic, historic, social, spiritual or technical values of the former coach house in comparison with other places in the area, using the Australian Heritage Commission’s assessment criteria.

The following report has been prepared with reference to the following reports:

- Emailed directions from Peter O’Brien, Planning Office, (1/2/2008).
- “*Eaglehawk & Bendigo Heritage Study*” prepared by Graeme Butler & Ass. 1993.
- Robyn Ballinger, local historian, primary research and preparation of ‘*History of John Holdsworth*’
- Mike Butcher and Wayne Gregson entitled ‘*So Now You See It... A Year in the Heritage of Bendigo*’
- Report for Heritage Advisory Committee, 5.3/2007.
- Record of Comments and Advice, Vicki Johnson, former, heritage and design officer, May 2007.

- The analysis draws upon site visits and references to the State Planning Policy Framework and Local Planning Policy Framework of the City of Greater Bendigo Planning Scheme.

The author of this report is Mandy Jean (Bsc.Arch, Graduate Dip Arch, M. Phil Arch). She is a registered architect and heritage consultant with over 20 years experience in heritage management and planning.

SUMMARY

The former coachman's residence, coach house, stables, harness room and hay loft, built in 1871 and associated with the former Taxonia, now known as Ascot Park, (1871/2) mansion constructed by John Holdsworth is of historical, architectural and aesthetic significance to the local area of Bendigo.

It is recommended that the building be protected and listed under the heritage overlay of the Bendigo planning scheme.

All grand homes and mansions and associated outbuildings, including coach houses that were built in the early 1870s and which are associated with mining investors who speculated successfully on the quartz mining boom in the early 1870s in Bendigo are protected under the heritage overlay. This is a major historical theme that has been identified as contributing to the architectural character and development of Bendigo by the Eaglehawk and Bendigo Heritage Study. The report is a referenced document within the planning scheme. Buildings associated with this theme have been recommended for heritage protection, accordingly. It appears that the current mapping for the heritage overlay listing of Ascot Park is in error and should be corrected to include the former coach house.

The former coach house constructed in 1871/2 is historically significant as a good representative example of an outbuilding, including a coachman's residence, stables, harness room and hay loft, associated with the large mining mansions constructed by Bendigo mining investors during the quartz mining boom of the early 1870s.

The former coach house is architecturally and aesthetically significant for its ability to demonstrate the functional requirements of maintaining a horse and carriage during the 19th century. The design clearly responds to the users comfort in hot climatic conditions. It is essentially an intact example of this building typology, which used to be common but is now becoming increasingly rare. It is a fine architectural example of a coachman's residence, coach house, stables, harness room and hay loft all designed in the Rustic Victorian Gothic architectural style in rural Australia, using free interpretation of medieval motifs in a similar style to the main residence, Ascot Park.

The former coach house is historically significant for its association with John Holdsworth, who settled in White Hills in 1855 and later built his residence in Ascot in 1871/2 together with extensive olive grove and medicinal gardens. A pharmacist and wholesale manufacture of medicinal prescriptions he owned several chemist shops in the centre of Bendigo as well as distributing goods by bullock teams as far a field as Echuca and Swan Hill. He became a successful mining investor and local politician. The use of coach would have been a necessary aspect of John Holdsworth's occupation. The importance of his travels is illustrated by the fact a local road 'Holdsworth' has been named after the route he took to distribute his wares to other areas.

1.3 Heritage Listing

City of Greater Bendigo Planning Scheme

The former coach house is not included within a heritage overlay, however, some of the former grounds and mansion, Ascot Park, are within the heritage overlay area, H051, (lots 58-68 Taylors Street, Barnadown-Epsom Road), City of Greater Bendigo planning scheme.

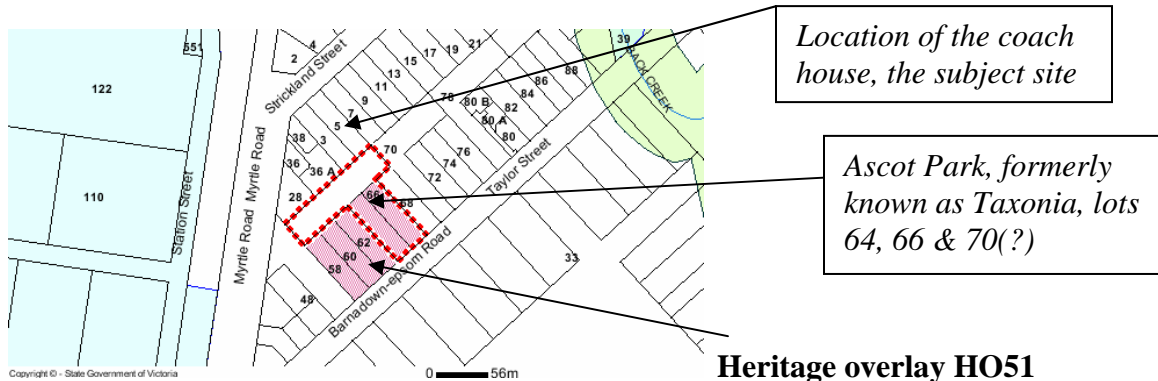


Figure 3 Planning information



Figure 4 Ascot Park, formerly known as Taxonia,

The house is sited on lot 66, but the property now includes nos 64, 66 and a portion of 70 Taylor Street, the rear parcel of land lot 70 is not included within the HO, although other lots 58-62 which appear to have been subdivided off at some stage are included within the HO, but contain no building structures. The schedule to the overlay identifies lots 58-68 Taylors Road.



HISTORY

Figure 5 Coachman, coach and horse at the entrance to Taxonia. (*Curtsey Ken Arnold*)

2.1 Contextual Background

The historical development in Bendigo, White Hills, Ascot and Epsom underpins the structure of the local identity of the area. At one time or another between 1851 and 1855 all the creek valleys and dried gullies leading down Bendigo Flats were investigated by hopeful diggers. The diggings extended along Bendigo Creek to White Hills north for sixteen miles from the first diggings. By 1854 miners numbered about 22,000, and Bendigo remained a major alluvial centre well into the 1860s. At first alluvial miners appeared more wealthy and successful than quartz reef miners. But by 1867 their numbers were dwindling and quartz crushing became more popular as it was easier to extract gold from quartz rock than pan for it. The leading quartz miners began to employ large work forces and to buy sophisticated machinery. Yet by then the rushes of alluvial mining had established a broad pattern of settlement over the entire Bendigo field.

By 1861 people of the mining fields had spread out in small scattered settlements only near the centre of the old diggings along Bendigo Creek had any semblance of a town developed. The former large mining settlements in the northern mining districts of Epsom and White Hills had dispersed, despite the early enthusiasm for this area by Richard Larritt, the government surveyor, who in 1854 had designed the layout of White Hills, as a suburban retreat with curved crescents and gardens, in a gold fields equivalent to the estates of London's West End and John Nash's famous London terraces. John Holdsworth, the original owner of the subject site, invested in the area, very early buying up land and establishing his home and the transport division of his wholesale chemist business, with other premises in the centre, Harney's Buildings in Bridge Street in 1856, and in 1859, Pall Mall, Apothecaries' Hall and by the early 1860s shops in Williamson Street, Hargreaves Street, and Mitchell Street.

As it turned out by the end of the 1850s, the growth of the city turned north-west away from White Hills, in the direction of the major investment by companies into gold mining extraction and quartz mining. Holdsworth's pharmaceutical sales business responded accordingly, with the regular transport of his bullock team along the road from White Hills to Eaglehawk Road, Long Gully, which leads to the Loddon Valley Highway and on to Swan Hill. The road now bears his name, Holdsworth, which originates near Raglan and Hamelin Street where Holdsworth formerly lived and owned and leased land.

The development of quartz mining signaled a new era of large scale mining, which in turn led to consequential urban consolidation around the workings, as the work force became permanent. The quartz mining boom of the late 1860s and early 1870s was over by 1873, but for the next twenty years, mining remained the key industry with half the work force of Bendigo employed in mining.¹ During this period a new capitalized mining economy began to change the face of Bendigo and the successful survivors from the boom were at the heart of the character and fortunes of Bendigo. Buildings associated with mining and which have survived are often than not, those of a financial than direct extractive function such as the Beehive Store, other include the houses associated with miners and mining investors. The reef miners created their own class of wealthy investors. Beneath these exceedingly rich men was an echelon of mining investors who speculated successfully on mines as well as taking up other aspects of commercial life in Bendigo. During the 1870s there were some fundamental housing zones created in the Bendigo area by the wealthy. Some of the wealthiest mansions were built on the highest land adjacent the Hustler's line of reef, in Barkly Terrace. Here large properties had stables, coach houses, out buildings and servant quarters. Other rich mining investors built houses alongside their mines or businesses, examples include Barnet Lazarus, George Lansell, Hugh Esler and W H B Neill, all who built homes in early 1870s. John Holdsworth, the original owner of the subject site belonged to this group of wealthy mining investors. His gentleman's estate, Taxonia, Ascot, built in 1871/2 is an excellent of example of the 1870s and 1880s grand buildings that were overlaid on the diggings town. The architectural styles of these homes were quite distinctive being heavier, more self important monuments than both the earlier make shift shelters of the 1850s and 1860s and also the later buildings of the 1890s and early 1900s, when new international styles were introduced into Bendigo.

2.2 Local Historical Themes

The major historical themes associated with the development of Bendigo as set out in the Thematic History of the Heritage Study are the following:

1) Shape of Town Theme 1.3.0

2) First Subdivisions And Surviving Patterns Of Subdivision In Bendigo And Eaglehawk Theme 1.3.1

Evidence of early urban development that reflected the wave of hope and enthusiasm of the 1853 gold rush and 1854 government surveys by Richard Larritt, such as for example the street layout for White Hills designed as a wealthy suburban retreat, early development of White Hills and Epsom area with design and construction of St Luke's Anglican Church in 1862 by W.C. Vahland and local school amongst others.

3) Transport to and from goldfields especially related to mining work, housing and settlement patterns Theme 1.3.3 and Theme 1.3.2

Associational links to particular people who have contributed to the culture of the area, such as John Holdsworth, an early wholesale druggist and chemist who initially settled in White Hills and later Ascot Park in 1871 after he won a substantial fortune as a mining investor.

4) The Mines Theme 2.0.0 The Rise Of A Class Of Mining Investors

¹ G. Butler, F. Gilfedder, C. McConville, Dr. P. Milne, A. Ward, Eaglehawk and Bendigo Heritage Study

5) Arrival of new architectural styles in Bendigo including the creation of new elite areas and their characteristic domestic buildings



Figure 6 View of the former coachman's residence and coach house from Strickland Street

2.3 History of the Site & Building

The lot at No 5 Strickland Street is a long rectangular block of 80.47 metres by 20.12metres wide, and approximately 1,619.056square metres, less than half an acre, which is located near the junction of Strickland and Myrtle Road to the east of the Bendigo Echuca railway line. The coach house is constructed on a relatively level site, located towards the rear of the block and faces south-east, to the main house and buildings of the former Taxonia estate, later known as Ascot Park, which is about 100 metres away. The coachman's residence/coach house has now been subdivided from the main house which fronts onto Barnadown -Epsom Road, also known as Taylor Street.



Figure7 View from the coach house looking towards the rear view of Ascot Park

A Bendigo Advertiser real estate notice of 1888 at the time of the death of the original owner and sale of the property described the house in detail and refers to it as a modern brick residence of 13 rooms in a perfect state of repair.² The total estate included, the main house, a number of outbuildings, extensive garden, brick beehive domed semi underground wine cellar, a well, workers cottage, coachman's residence, coach house and 2 horse stables, harness room and hay loft, as well as milk shed, conservatory or shade shed, olive grove and medicinal gardens.

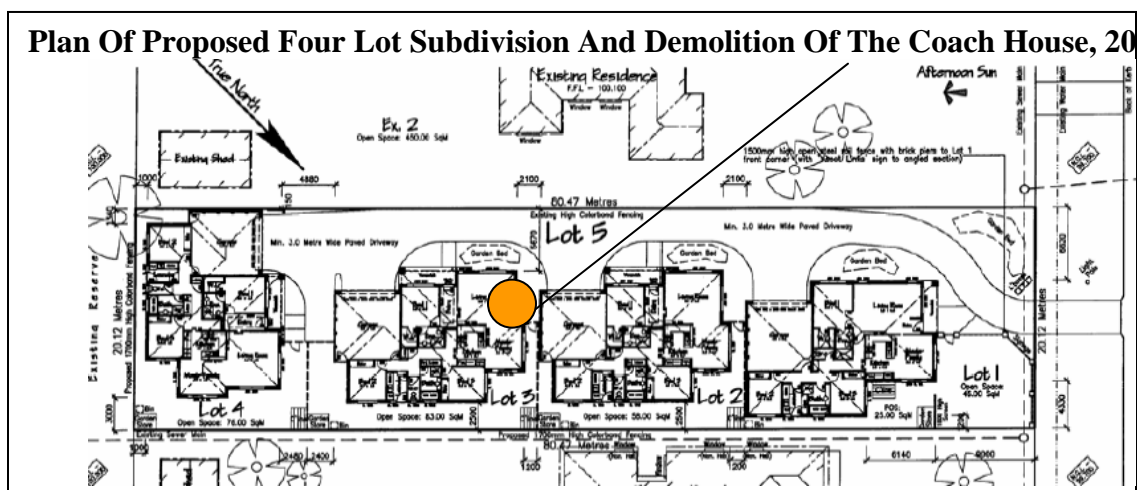
² *Ascot Park A Testimony to a Man's Dream*, pp21-24, National Trust



Figure 8 location of coach house in relation to Ascot Park

According to historical records the original Taxonia estate of which the subject site is part, covered about 7 acres. This included lots 58 to 70 Taylors Street and possibly 3 & 5 Strickland Street and probably lots 28, 36 and 38 Myrtle Road. But the estate could have included more land to the south west as records show that by 1875, John Holdsworth, owned approximately 15 acres of land in the township of Ascot, and over 50 acres further northeast along the Barnadown Road Investments in deep-lead mining made on the advice of George Lansell enabled Holdsworth to not only buy land, but also to build a substantial double red brick Gothic style residence. 'Taxonia' was erected on a four acre allotment purchased in 1870 in Ascot township, and a coach house was built on three acres purchased in 1871 behind the house block.³ (Robyn Ballinger).

In 2008, despite the relatively recent subdivision of the former Taxonia estate into a number of separate allotments, the original 1872 house, beehive wine cellar, 1871 coachman's residence and stables are all substantially intact. A planning application for a proposed four lot subdivision of no 5 Strickland Street, the lot on which the coachman's residence and stables are located was made in late 2007. The proposal includes for the demolition of the former coach house and construction of four new dwellings.



³ "Ascot Township Map A 153 (2)". Melbourne: Department of Lands and Survey, 1967. "Sandhurst Parish Map S 371 (50) Sheet 6." Melbourne: Department of Lands and Survey, 1970.



Figure 9 View Of The Front Entrance To Ascot Park, Formerly Known As Taxonia,

3.3 Background History of John Holdsworth

John Holdsworth was from Yorkshire England, aged 26 years old, when he arrived in the colony of Victoria in 1852.⁴ It is believed that he came as a sales representative for pharmacists Silas Mainville Burroughs and Henry Solomon Wellcome⁵ who were educated in the United States and represented American drug companies in the United Kingdom. If this is so, Holdsworth was employed by Burroughs and Wellcome prior to them formalizing their partnership in London in 1880.⁶ Holdsworth operated a pharmacy business in Melbourne where it is thought that he was instrumental in forming the Pharmaceutical Society of Victoria founded in 1857 by early immigrant British pharmacists to control and develop the professional aspects of pharmacy in the rapidly developing colony.⁷ He married Kate Lancashire Vick, who he had met on the voyage over, before arriving in Sandhurst c1855.

In 1860, the Holdsworths lived in White Hills in Raglan Street where John also owned land in Napier Street, and from 1865, land in Hamelin Street.⁸ Holdsworth established a business as a druggist in partnership with William Wright in Harney's Buildings in Bridge Street in 1856. In early 1858 the partnership with Wright was dissolved. By 1862, Holdsworth was using the Bridge Street premises as a factory. By 1863, he had opened the Apothecaries' Hall in Pall Mall (a substantial property rated at £250 in 1859), and shops in Williamson Street, Hargreaves Street, and Mitchell Street.⁹ Holdsworth advertised his 'Preparations, Patent Medicines etc.' which

⁴ "Death of Mr John Holdsworth." *The Bendigo Advertiser*, 12 August 1887.

⁵ Personal Communication with Darren Wright, Local Historian Bendigo, 9 April 2008. Ken Arnold, *Bendigo, Its Environs: The Way It Was* (Bendigo: Crown Castleton, 2003), 190.

⁶ *Burroughs Wellcome Fund About Us Brief History* (Burroughs Wellcome Fund, 2002 [cited 8 April 2008]); available from http://www.bwfund.org/about_us/history.html.

⁷ Mike Butcher and Wayne Gregson, *So Now You See It...A Year in the Heritage of Bendigo* (Bendigo: National Trust of Australia (Victoria), 1993), 22.

⁸ "City of Bendigo (Sandhurst) Ratebooks." 1858-1885.

⁹ *Ibid.*

included 'Magic Essence, an instantaneous cure for TOOTHACHE', anti bilious pills, chamomile pills, tincture of myrrh and borax, vegetable extract, citrate of magnesia, essence of Jamaica ginger and compound tincture of quinine.¹⁰ A reference to him as a 'wholesale' druggist implies that he operated a large scale enterprise that made and supplied patent medicines to medical practitioners and other apothecary businesses.¹¹ It is believed that Holdsworth transported his medicines to Echuca and Swan Hill via bullock teams kept in paddocks on land he had purchased or leased.¹² Holdsworth leased land and stables in several locations in Bendigo.¹³ These teams were most probably used also to transport the raw products required for the making of his medicines. With the establishment of the railway to Echuca in 1864, it is unlikely that Holdsworth continued to use his own transport to deliver products to that township. However the existence today of Holdsworth Road (named after John Holdsworth¹⁴) may well mark the route used to transport goods to Swan Hill. The road originates in White Hills near Raglan and Hamelin Street where Holdsworth owned and leased land, and travels to Eaglehawk Road, Long Gully, which leads to the Loddon Valley Highway and on to Swan Hill.

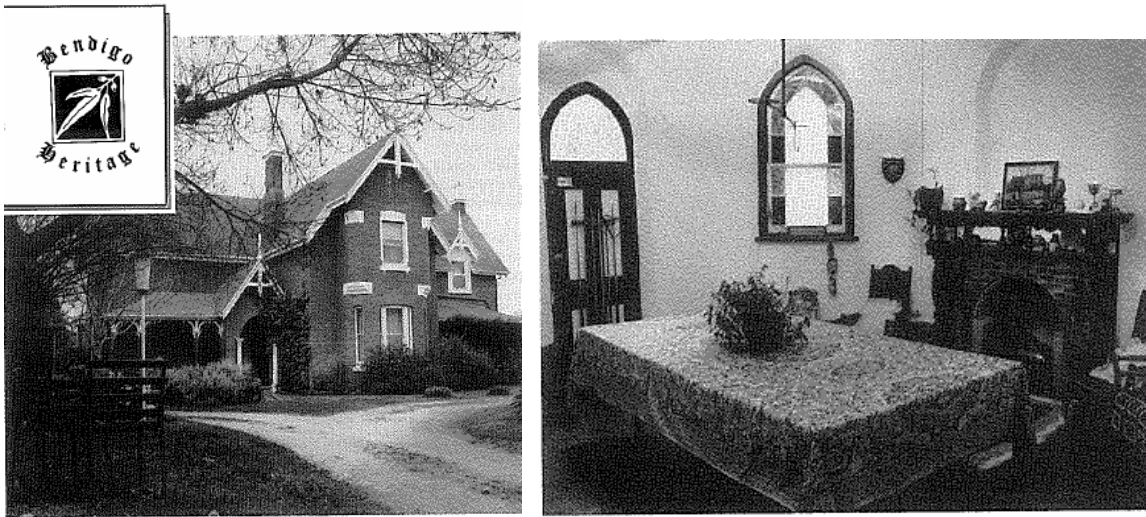


Figure.10 Billiard Room, Similar Window To Those In The Coach House (*Curtsey Ken Arnold*)

Over the period 1868-1875 Holdsworth bought up land at Ascot. By 1875, he owned approximately 15 acres of land in the township of Ascot, and further northeast along the Barnadown Road owned over 50 acres. Investments in deep-lead mining made on the advice of George Lansell enabled Holdsworth to not only buy land but also to build a substantial double red brick Gothic style residence. 'Taxonia' was erected on a four acre allotment purchased in 1870 in Ascot township, and a coach house built on three acres purchased in 1871 behind the house

¹⁰ Peter A. Jacques, *Gold Rush Medicine* (Bendigo: Peter A. Jacques, 1988), 42-3.

¹¹ Arnold, *Bendigo, Its Environs: The Way It Was*, 190.

¹² *Ibid.*, 190

¹³ "City of Bendigo (Sandhurst) Ratebooks."

¹⁴ Rita Hull, *Origins of Bendigo Street Names* (Bendigo: Australian Institute of Genealogical Studies Inc., 2006).

block.¹⁵ It is likely the residence was built c1872 as Holdsworth was no longer rated as the owner of land and a house in Raglan Street, White Hills, after 1871.¹⁶

Holdsworth served as a member of the City Council over the years 1862-3 and 1867-9, was a Justice of the Peace, and a trustee of St Lukes Church in White Hills as well as the White Hills Cemetery. He was an enthusiastic horticulturalist, suggesting that the School of Mines teach the cultivation of medicinal plants. A painter and writer himself, he supported the establishment of the Mechanics' Institute, the Bendigo Art Gallery, and a library reading room at White Hills.¹⁷

In August 1885 Holdsworth relinquished all his business interests to his second son John Henry.¹⁸ Holdsworth died on 11 August 1887 aged 61 years. He left an estate of £6657 (net £6579), an amount estimated by Charles Fahey to be in the top one percent of Bendigo property holders at that time. In Holdsworth's probate, his residence was described as a brick house with twelve rooms including a kitchen and pantry, brick coach house and two stall stable on 18 acres. At his death, Holdsworth's family comprised his wife Kate, and children Edward 30 years, John 28 years, Alfred 24 years, Ihma 22 years, Etta 20 years, Arthur 14 years, Albert 11 years and Emiline 9 years.¹⁹

Chemists and Pharmaceutical Companies

The first chemists or pharmacists in the colony of Victoria were the 'poor man's doctors' who most people consulted because advice was free of charge. The unregulated free trade of dangerous chemicals and drugs allowed chemists and doctors to manufacture or deal in mass-produced remedies, which claimed to cure specific ailments or even several within the one preparation. It was not until the passing of the Poisons Act in 1876, that the process began of classifying dangerous and toxic substances, and controlling their registration, packaging and sale. Until then, dangerous ingredients—the salts of mercury, morphine, opium, iron salts, arsenic and lead—might equally have been found alongside the less harmful ipecuahana, sodium bicarbonate, eucalyptus or quinine. The lack of any consistent understanding of the term 'chemist' meant that, up until the passing of the Pharmacy Act at the end of 1876, anyone could present themselves as a chemist or druggist. The passing of the Pharmacy Act and the establishment of the Pharmacy Board in 1877 were the first concrete steps towards the regulation and protection of the profession. It enabled chemists to put their reputation as mere shopkeepers behind them. Further steps in regulation were taken in 1881 with the establishment of the Melbourne College of Pharmacy.²⁰

¹⁵ "Ascot Township Map A 153 (2)". Melbourne: Department of Lands and Survey, 1967. "Sandhurst Parish Map S 371 (50) Sheet 6." Melbourne: Department of Lands and Survey, 1970.

¹⁶ City of Bendigo (Sandhurst) Ratebooks. The date of the building is noted as c1875 in Butcher and Gregson, *So Now You See It...A Year in the Heritage of Bendigo*, 21-4, Personal Communication with Darren Wright, Local Historian Bendigo.

¹⁷ "Death of Mr John Holdsworth.", Personal Communication with Darren Wright, Local Historian Bendigo. Michele Maslunka. "Catalogue of Bendigo City Council's Correspondence (1856-1899)." Bendigo: Bendigo City Council, 1985.

¹⁸ Arnold, *Bendigo, Its Environs: The Way It Was*, 90.

¹⁹ Probate and death certificate details provided by Charles Fahey. Personal Communication with Charles Fahey, History Program, La Trobe University Bendigo, 10 April 2008.

²⁰ Ann Brothers, *Treating the Past: How Melbourne Medicine Came of Age' Exhibition Catalogue* (The University of Melbourne, 2005 [cited 8 April 2008]); available from http://www.chs.unimelb.edu.au/__data/assets/pdf_file/0004/31288/treatingthepast.pdf.



DESCRIPTION

A Gentlemen's Estate

3.2 The Building

The former coachman's residence and stables is a substantial red brick building with upper hay loft area in the roof space. The building is set on sandstone/granite rubble foundations and is lined throughout with red brick laid floors. The roof is steeply pitched clad in short length corrugated metal sheeting. A tall red brick chimney is located on the north east side above the coach man's residence. The top of the chimney is decorated with polychrome brick work with fluted bricks. Around the walls of are a series of decorative designed diamond shaped brick ventilated openings, the design of which is particularly robust on the south gable wing where special fluted shaped bricks are used, possibly for pigeon or dove ledges. There are several markings on the south wall which may indicate the presence of a former structure, perhaps a milking shed. On the west elevation is a large timber tongue and groove door, braced with cast iron hinges and latches for access into the stables, with a high timber shuttered window to one side. The east elevation faces towards the main house and carriage driveway. Here are large double carriage doors leading into the coachhouse, and to the north the front elevation of the coachman's residence with front skillion verandah. The residence is simple with central door on either side two small windows. The north elevation has an arched door to the west which opens out into the harness room and stable area on the west side. The upper arched frame and stained glass lights to the door are stored inside the building. In the apex of the gable is a loft door with hoist lever for lifting hay bales into the storage area.



Figure 11, east and west elevations



Figure 12 Details of the exterior

The building is relatively good condition and appears structurally sound. Cracking above the arch door on the north side may indicate that there has been settlement and the upper walls are leaning outwards. Slow deterioration and neglect will accelerated decay.

Interior

View of the stain glass window



Figure 12 view of interior

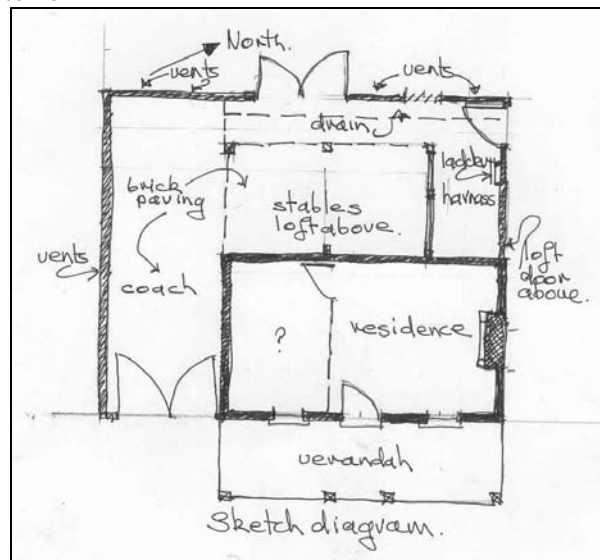


Figure 13 Diagram showing coach house layout.

The interior is carefully designed to be totally functional and addresses issues of ventilation, heat and internal drainage. The internal brick walls have been lime washed. The upper timber floors and frame are in good condition.

Architectural Description

Stylistically the main house and mansion, Taxonia, or Ascot Park is a derivative of Victorian Rustic Gothic, using free interpretation of medieval motifs. It belongs to the cult of the picturesque which had its beginnings in 18th century England among the educated elite and it was concerned not only with individual building but more importantly with the environment generally. It included the design of the whole of a gentleman's estate, dimensions of the picturesque included house, gardens, open spaces, gazebos, and cattle grazing. A favourite element in such scenery was the 'cottage orne' the rustic cottage, which was promoted by way of pattern books. In Australia, the style was popular, where the romantic notion of rural England with medieval elements gave security to many expatriate Britons.²¹ The Gothic mansions are usually found free standing often in rural or semi-rural gardens evoking the picturesque qualities of England. The style is featured by elaborately decorated bargeboards, steeply pitched roofs, deep eaves, tall chimneys, medieval features, irregular silhouette, bay windows, prominent gables and decorative finials, Tudor arched openings, pointed arched windows and irregular massing.²² The Ascot Park house is a remarkably fine example of its type being associated with the grand mansions built by mining investors of the early 1870s.

The coachman's residence, stables and coach house is also designed in a similar Rustic Gothic manner, closely following the architectural style of Ascot Park, with pronounced medieval features such as the decorative dove cote and tall chimney, arched entrance door to the stable with lead light windows. The neat functional layout of the place displays skill, indicating that the designer was experienced at his work. It is highly probable that the architect and designer of Taxonia, now Ascot Park would have designed the coach house complex. Although the designer is unknown at this stage, it is mostly likely to be a friend of John Holdsworth and some one with whom he had business relations, or was recommended by an associate. The architect may well have been W. C. Vahland who designed St Lukes Anglican church in White Hills to which Holdsworth was a patron for over ten years when he built the house in 1872.

The Site and Curtilage

In large estates and mansions buildings to house coach, stables, harness and saddle room, hay lofts, coachman's residence, grooms' rooms and other out buildings including cow barn and milking sheds as well as servants quarters were quite common. Stables and coach houses were often very substantial. It was important to use skilled designers who were knowledgeable about the function of the place, as well as having an ability to integrate the structures tastefully into the landscape, which always included the construction of a carriage road leading to and from the stables as well. Transport was important and was an essential part of the owners work, and the stable and coach house were essential features in the designed landscape of a gentleman's estate. Yet they had to be designed as a subservient object, partially planted out from view, and not found within a principal view. These factors can be demonstrated by analyzing the site and curtilage of the subject building, located at least 100metres from the main house, to the north west with a possible former alternate access from Myrtle Road, while the main house fronted onto Barnadown Epsom Road, the coach house was tucked away, out of sight from the main approaches and views to the house. By designing the residence in the manner of a picturesque cottage orne care was taken to ensure that any glimpses of the coach house were pleasing.

²¹ Apperly, Robert Irving, Peter Reynolds, *Identifying Australian Architecture*, Angus & Robertson, 1989, pp. 90-93.

²² Ibid.

Condition and Integrity

The structure of the former coachman's residence, coach house and stables has a high degree of integrity. This includes the original roof form and design, all external and internal original windows and doors. The building appears structurally sound and in good condition, although the barge boards have been removed. This will result in progressive damage over time to the interior and brickwork could lead to the structural problems. Cracking has occurred on the north-west corner above the arched door, this may indicate settlement and outer movement in the upper walls.

COMPARATIVE ANALYSIS

4.1 Comparative Assessment Criteria: Cultural Significance

All grand homes and mansions and associated outbuildings, including coach houses that were built in the early 1870s and which are associated with mining investors who speculated during the quartz mining boom of the early 1870s in Bendigo are protected under the heritage overlay. This is a major historical theme that has been identified as contributing to the architectural character and development of Bendigo. Buildings associated with this theme have been recommended for heritage protection in the Eaglehawk and Bendigo Heritage Study. Accordingly, it appears that mapping for the heritage listing of Ascot Park is in error and should have included the subject site at 5 Strickland Street.

ASSESSMENT OF SIGNIFICANCE

5.1 Assessment Criteria and Methodology

The significance of the former coach house has been assessed against the criteria used by the Australian Heritage Commission and that used by Victorian Heritage Council. In assessing significance, the methodology used by Dr. Jim Kerr²³ has been used as a guide as has the Burra Charter.

Assessment Against Criteria

- **HV A** The historical importance, association with or relationship to Victoria's history of the place or object.
- **AHC A3** Importance in exhibiting unusual richness or diversity of cultural landscapes or features.

The coachman's residence, coach house and stables are associated with one of the town's leading merchants. It is a large Victorian residence on the outskirts of Bendigo built in Ascot during the Bendigo quartz gold mining boom of 1871-73. The building is a testament to the town's development as a gold mining centre and prosperous service centre for the surrounding inland rural areas.

²³ James S. Kerr, *The Conservation Plan, A Guide To The Preparation Of Conservation Plans For Places Of European Cultural Significance*, The National Trust of Australia (NSW) fourth edition 1996

The building is strongly associated with the major historic themes of the Eaglehawk and Bendigo Heritage Study including early development of the White Hills Epsom Ascot area transport associated with houses and businesses on the goldfields, and mansions built by wealthy mining investors during the quartz mining boom of the early 1870s.

- **AHC A4** Importance for association with events, developments or cultural phases, which have had a significant role in the human occupation and evolution of Victoria.
- **AHC HI** Importance for close associations with individuals whose activities have been significant within the history of Victoria.

This coachman's residence, coach house, and stables is significant for being part of Taxonia, the home of John Holdsworth, who settled in White Hills in 1855 and later built his residence in Ascot in 1871/2 together with extensive olive grove and medicinal gardens. A pharmacist and wholesale manufacture of medicinal prescriptions he owned several chemist shops in the centre of Bendigo as well as distributing goods by bullock teams as far a field as Echuca and Swan Hill. He became a successful mining investor and local politician.

The coach house is a substantial red brick building designed in a Rustic Gothic style with coachman's residence, stables harness room and loft. The use of coach would have been a necessary aspect of John Holdsworth's occupation. It is now on a separate allotment of land (to that of the house) with its rear facing Strickland Street.

- **AHC B2** Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practiced, in danger of being lost, or of exceptional interest.
- **AHC D2** The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.
- **HV E** The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

The coach house is an example of Victorian Rustic Gothic architecture that demonstrates quality craftsmanship in building construction and use of materials. The building is associated with Ascot Park (Taxonia) an excellent example of a picturesque Victorian Rustic Gothic design, which was designed in extensive garden landscape in a semi-rural setting.

The coach house is a fine example of a particular typology of buildings, coach houses and stables that were designed specifically to meet the needs of a large gentleman's estate of the 19th century. The complex comprises a coachman's residence, coach house, stables for two horse, harness room and hay loft. This type of building was once quite common but is now becoming rare. The building shows a good response to designing in hot climatic conditions

5.2 Statement of Significance

What is significant?

The former coachman's residence, coach house, stables, harness room and hay loft complex was constructed in 1871/2 and built by the owner John Holdsworth, mining investor and leading chemist and wholesale pharmacist in Bendigo as part of his gentleman's estate, Taxonia, later called Ascot Park. It was built in Ascot on the paddock used by his bullock team, which he employed to transport wholesale goods as far a field as Swan Hill and Echuca. The estate is associated with a number of grand mansions that were built in Bendigo during the early 1870s by successful mining investor during the quartz gold mining boom. Stylistically, the building is derivative of Victorian Rustic Gothic, using free interpretation of medieval motifs. It was part of a group of structures that were associated with the development of the picturesque semi-rural mansion, which was set in extensive landscape setting, olive grove and medicinal gardens as well as a number of other outbuildings and workers cottages. It is now on a separate allotment. The building is well designed and is good example of a building typology associated with coach houses and stables. The layout and design is strongly influenced by its many functions and is constructed of red bricks, decorative brick shaped ventilation designs, tall ornate and elaborate chimney, arched entrance doors and small rustic looking residence. It has been carefully designed to respond to the hot climatic conditions of the area.

How is it significant?

The former coachman's residence, coach house, stables and hay loft complex is of historical, aesthetic and social significance to the local area.

Why is it significant?

The former coach house constructed in 1871/2 is historically significant as a good representative example of an outbuilding associated with the large mining mansions constructed by the mining investors during the quartz mining boom of the early 1870s.

The former coach house is architecturally and aesthetically significant for its ability to demonstrate the functional requirements of maintaining a horse and carriage during the 19th century. The design clearly responds to the users comfort in hot climatic conditions. It is essentially an intact example of this building typology, which used to be common but is now becoming increasingly rare. It is a fine architectural example of a coachman's residence, coach house, stables, harness room and hay loft all designed in the Rustic Victorian Gothic architectural style in rural Australia, using free interpretation of medieval motifs in a similar style to the main residence, Ascot Park.

The former coach house is historically significant for its strong association with John Holdsworth, who settled in White Hills in 1855 and later built his residence in Ascot in 1871/2 together with extensive olive grove and medicinal gardens. A pharmacist and wholesale manufacture of medicinal prescriptions he owned several chemist shops in the centre of Bendigo as well as distributing goods by bullock teams as far a field as Echuca and Swan Hill. He became a successful mining investor and local politician. The use of coach would have been a necessary aspect of John Holdsworth's occupation.

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CRITERIA FOR ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

(Criteria adopted by the Heritage Council on 6 March 1997 pursuant to Sections 8(c) and 8(2) of the Heritage Act 1995)

CRITERION A. The historical importance, association with or relationship to Victoria's history of the place or object.

CRITERION B. The importance of a place or object in demonstrating rarity or uniqueness.

CRITERION C. The place or object's potential to educate, illustrate or provide further scientific investigation in relation to Victoria's cultural heritage.

CRITERION D. The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as part of a class or type of places or objects.

CRITERION E. The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features

CRITERION F. The importance of the place or object in demonstrating or being associated with scientific or technical innovations or achievements.

CRITERION G. The importance of the place or object in demonstrating social or cultural associations.

CRITERION H. Any other matter which the Council considers relevant to the determination of cultural heritage significance.