

## HERITAGE CITATION REPORT

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|----------------------|-------------------------|----------------|------------|
| <b>Name</b>          | House                   |                |            |
| <b>Address</b>       | 11 Argyle Street ARGYLE | <b>Grading</b> | 2008 Local |
| <b>Building Type</b> | House                   |                |            |
| <b>Assessment by</b> | Context Pty Ltd         |                |            |




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**Recommended Heritage Protection**      **VHR** No **HI** No **PS** Yes

**Architectural Style**      Victorian Period (1851-1901)  
Vernacular

**Maker / Builder**      Unknown

### Integrity

High

## History and Historical Context

### History of the Shire of McIvor

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*.<sup>[1]</sup>

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. Much of the former Shire of McIvor 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. Campaspe Plains was subdivided in 1852, and John Hunter Paterson established Derrinal Station on a portion of the land. His license was transferred to William Speed in 1853, and then Alfred Leonard Wilton in 1865. The license was eventually forfeited in 1880.<sup>[2]</sup>

The discovery of gold at Bendigo and 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.<sup>[3]</sup>

Development of the McIvor district was led by Heathcote, where facilities emerged in conjunction with an increasing population brought on by the gold rushes. The town site of Heathcote was surveyed by Phillip Chauncey and first land sale at Heathcote held on the 24th January 1854.<sup>[4]</sup> The Heathcote and Waranga District Road Board was formed in 1861, and became the Shire of McIvor in 1864, encompassing a number of the small towns in the district.

Religious and educational facilities were established early in the development of the Shire, initially at Heathcote, then gradually spreading to other small towns in the district. Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. Pre-emption rights allowed squatters to purchase up to 640 acres of their pastoral leases and many took advantage of the opportunity to establish smaller holdings. Grazing, agriculture, dairying and viticulture were mainstays for the region. Alongside agriculture, the timber industry was of vital importance to the district and a number of sawmills were established. Gold and alluvial mining continued in the district for a number of years after the height of the gold rushes.

Construction of the railway from Wandong to Bendigo took place in three stages and was officially opened in October 1888. The railway encouraged further development of the region and provided an easy means of transportation of both goods and people to and from the district. The development of the Eppalock weir in the 1930s, and its incorporation into Eppalock Reservoir in 1960-65 provided local farmers with an accessible water source for their crops.<sup>[5]</sup>

In 1994 the Shire of McIvor was amalgamated with nearby Shires to form the City of Greater Bendigo.

## History of Argyle

Argyle developed very much as a southern extension to the township of Heathcote, and was known as South Heathcote for a number of years. First land sales in the township were clustered around High Street, the road extending to Heathcote in the north, and which continued south as the Northern Highway, in 1861. Sporadic land sales occurred prior to the turn of the century, but it was not until the inter war years that development away from High Street took place.

## History of 11 Argyle Street, Argyle

11 Argyle Street is located on part of the original Crown Allotment A10, Section 50 within the Parish of Heathcote, County of Dalhousie, in the township of Argyle, that was emerging as a neighbouring town to Heathcote. In October 1900 Mary Heenan, widow of South Heathcote, applied to purchase her selection under Section 36 of the Mines Act of 1890 - a one-acre block. She is noted in the rate books to have had possession of the land, along with a 'house' or 'cottage' from at least 1897.<sup>[6]</sup> The Mines Act application survey plan shows that Mary already had a small cottage, with a square plan, directly behind which were four outbuildings (sitting slightly skew from each other, and the cottage skew

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to the street), and a fenced-off area behind them with two sheds. The land around the buildings was under cultivation. The entire allotment had been fenced off prior to the survey and went beyond the bounds of the surveyed acres.[7] She was able to purchase the land under a Crown Grant on the 5th February 1901.[8]

Mary Heenan lived at the house at 11 Argyle Street until her death in November of 1911.[9] The house was then passed to Nicholas John Heenan, a public servant who was at that stage living at 3 Melrose Street in Richmond, and his wife Kathleen Mary Heenan, a tailoress. The Heenans held the property until it was acquired by Gary Raymond Lemon, a mechanic of Heathcote, in the mid-1980s, who took out a mortgage over the property. Lemon sold to Arthur and June Tierney, of Heathcote, in 1985.[10]

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

[2] Randell, J. O. (1985), p. 31.

[3] Randell, J. O. (1985), p. 31.

[4] Randell, J. O. (1985), p. 21.

[5] Heritage Victoria, (n.d), *Eppalock Weir*, Hermes entry 6482

[6] Shire of McIvor Rate Book, 1897, property No. 1338. Note: earlier rate books were not accessible.

[7] Survey plan of 06/10/01, for Application B/11500, Mines Act 1890, Sec. 36.

[8] Shire of McIvor Rate Books, 1901,

[9] Shire of McIvor Rate Books, 1911

[10] Certificate of Title, Vol. 2812, Fol. 336.

## Primary sources

Certificates of Title.

Plan of the Parish of Heathcote, undated, copy from the Greater City of Bendigo.

Shire of McIvor Rate Books, 1911, 1901, 1897

Survey plan of 06/10/01, for Application B/11500, Mines Act 1890, Sec. 36.

## Secondary sources

Randell, J. O. (1985), *McIvor, A History of the Shire and the Township of Heathcote*, Shire of McIvor, Heathcote, Victoria.

Heritage Victoria, (n.d), *Eppalock Weir*, Hermes entry 6482

## Relevant Historical Australian Themes

2 Peopling Victoria

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## 2.6 Promoting Settlement

### Description

#### Physical Description

11 Argyle Street is a timber house with gable roofs. It appears to have evolved over time with each extension adding another gable roof. The front verandah is continuous with the slope of the front roof which is less common than the verandah springing from beneath the eaves level. The verandah and the small multi paned windows may indicate an earlier date of construction than the rate books indicate. The verandah has been extended to wrap around the side elevation of the front gable. There is a large brick chimney to the other side of the front gable. There is a timber shed of similar design to the house, and there is a chimney ruin. This house is notable because it comprises a harmonious group of buildings that have evolved over time from a small cottage to a house, and there is a high degree of integrity.

#### Physical Condition

Fair

### Conservation Policy

None Specified

### Comparative Analysis

There are a number of similar properties in Heathcote, however many have been altered such that 11 Argyle Street (including the shed and the ruins of the chimney) is representative of a particular modest dwelling type.

### Statement of Significance

*What is significant?*

All the fabric of the weatherboard house at 11 Argyle Street, Argyle is significant.

*How is it significant?*

The house at 11 Argyle Street, Argyle is of local historic and aesthetic significance to the City of Greater Bendigo.

*Why is it significant?*

The house at 11 Argyle Street, Argyle is historically significant for its long association with the Heenan family, beginning with Mary Heenan who had a small, square plan cottage and several outbuildings on the site prior to 1897. Members of the Heenan family held the property until the mid-1980s. *Criterion A*

11 Argyle Street is one of few houses in Argyle to retain its 19th century form. The timber house has a number of gable roof extensions and is aesthetically significant as it comprises a harmonious group of buildings that have evolved over

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time from a small cottage to a house, and it is a good example of that evolution. *Criterion D*

## Assessment Against Criteria

Criteria:

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 D 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 2008

**External Paint Controls**

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| No |
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**Internal Alteration Controls**

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| No |
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**Tree Controls**

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| No |
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**Fences & Outbuildings**

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| No |
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**Prohibited Uses May Be Permitted**

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| No |
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**Incorporated Plan**

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| Yes |
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**Aboriginal Heritage Place**

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| No |
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## Other Recommendations

It is recommended that the 11 Argyle Street, Argyle be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'