

Rural City of Wangaratta Heritage Study Review (Part 1) and Urban Precincts 2011

Volume 2: Rural Places

**Final Report
17 May 2013**

CONTEXT

**Prepared for
Rural City of Wangaratta**

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Report Register

This report register documents the development and issue of the report entitled *Rural City of Wangaratta Heritage Study Review (Part 1) and Urban Precincts 2011* undertaken by Context Pty Ltd in accordance with our internal quality management system.

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6 RURAL PLACES

Acknowledgements

Michelle Grainger, Matt Woodward and Jane Kaye from the Rural City of Wangaratta assisted in the undertaking of this study. Their help and advice is gratefully acknowledged. In particular Matt Woodward arranged site visits and accompanied Louise Honman to many of the rural properties. Thanks also go to Deborah Kemp Wangaratta Heritage Advisor for undertaking some site visits with the consultants and for providing information on St Brigid's church.

6.1 Introduction

This report forms Volume 2 of the Rural City of Wangaratta Heritage Review (Part1). Volume 1 covers the Urban Precincts and Volume 2 covers the rural places.

The brief for this study provided an initial list of 26 rural places for assessment. This was a small sample selected from the 2004 heritage study selected for their high heritage values and/or their condition. Fieldwork was undertaken to compare the condition and integrity of the places since the last survey in 2000-2004. During fieldwork it was found that several items that were components of places no longer existed and three more places were added to the initial list. These are discussed under Summary of Findings.

This chapter provides an explanation of the methodology used in the review of significance of each precinct that is described in Chapter 3.

6.2 Thematic Environmental History

The Thematic Environmental History (TEH) prepared in 2004 for the Rural City of Wangaratta Heritage Study provides historic context, reflecting the development rural city and allowing individual places to be related to the historical development of the area. The TEH enables more thorough assessment of the significance of these places, and the thematic framework which it has established can be added to and amended over time, as the history of a district evolves, to ensure the compatibility and relevance of future heritage area surveys and assessments.

The important role played by thematic environmental histories in providing a context for the identification and assessment of places. However, while it would be expected that the majority of places of local significance would be associated with a theme in the thematic history not all places are and there may be some that are individually significant for reasons that are independent of the themes identified by the Study.

Thematic histories are not 'static' documents and should be reviewed once more detailed assessments are carried out for places and precincts. This iterative approach allows a 'more complete and more pertinent history of a municipality to be developed in terms of providing a basis for managing heritage stock and allows individual buildings to be placed in their historical context.

The historic themes associated with the rural places in this study include:¹

1. Peopling the continent,

1.4 Squatters, 1.4.1 Pastoral leases and pre-emptive rights.

1.5 Promoting settlement of the land, 1.5.1 Selection

2. Developing local and regional economies

¹ Doring, C & MJ and Summerton M (2004), Rural City of Wangaratta Heritage Study Vol1, Part B.

2.1 Developing primary production, 2.1.1 Livestock and grazing, 2.1.2 Dairying, 2.1.5 Vineyards and wineries, 2.1.7 Tobacco

3 Exploiting natural resources

3.1 Mining for gold and tin, 3.1.1 Eldorado

4 Building settlements, villages and towns

4.2 Farming villages, 4.4 Lost villages, 4.8 Houses and other buildings, 4.8.3 Architects and builders, 4.8.4 Notable district residents and their houses

6. Governing and developing administrative structures

6.2 Roads board and Shire formation, 6.2.1 Oxley -Road board district to Shire, 6.6 Policing and dispensing justice

8 Developing cultural life

8.3 Worshipping, 8.3.2 Worshipping in the villages, 8.3.3 Whitlands catholic settlement, 8.6 Honouring, remembering, commemorating, 8.6.2 Civic memorials

6.3 Establishing local significance

The Heritage Victoria standard brief for Stage 2 heritage studies notes that local significance can include places of significance to a town or locality, however, whether the 'threshold' of local significance is achieved depends how relevant heritage criteria are applied and interpreted.

Essentially a 'threshold' is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is 'Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision - making?'

Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values. This process is essentially a comparative one within the local area. That area may not coincide with the municipal area. Its definition should be informed by the Thematic Environmental History.

A series of local 'tests' have developed to determine whether a precinct meets the threshold of local significance to the Rural City of Wangaratta using the HERCON criteria. It is noted that a precinct need only meet one 'test' or criteria in order to meet the threshold of local significance. Meeting more than one 'test' does not make the precinct more significant – it simply means that the precinct is significant for a variety of reasons. The tests are:

- The place is associated with a key theme identified in the thematic environmental history. The place will have a strong association with the theme and this will be clearly illustrated by the fabric, when compared with other places (Criterion A.).
- The place may be rare within the municipality or to a township or locality. It may contain very early buildings, or be of a type that is under-represented within the Rural City of Wangaratta (Criterion B.).
- If it is a representative example of a place type it will usually have the typical range of features normally associated with that type – i.e. it will be a benchmark example – and it will usually have a high degree of integrity (i.e. a high proportion of the places will be considered to be contributory) (Criterion D.).
- The place is an exemplar of an architectural style or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality. The places will usually have a high degree of integrity when compared to other places (Criterion F.).

- The place has strong social or historic associations to a township or locality (Criterion G.) or to an individual or organisation (Criterion H.) and, in particular:
 - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
 - The association has resulted in a deeper attachment that goes beyond utility value.
 - The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

By comparison, places that do not meet the threshold of local significance will generally be those where:

- Historical associations are not well established or are not reflected in the fabric because of low integrity, or
- The precinct is common within the municipality or already well-represented in the Heritage Overlay, or
- If a precinct, it has a high proportion of non-contributory buildings, or
- It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better comparative examples in the municipality.
- The social or historical associations are not well established or demonstrated.

6.4 Summary of findings

The 26 places selected for review by this study generally exhibited high heritage values and met the threshold for local significance in most cases, and state significance for two places.

Hurdle Creek at Whorouly South not able to be accessed is considered on the basis of research and existing photographs to meet the criteria for local significance, however in the absence of a site visit it is recommended that a heritage overlay be applied to the whole property until this can be refined.

Two places were researched and found to be of local interest rather than significance. A heritage overlay is not recommended for places of local interest, however it is recommended that a HERMES record be kept of these places as a basis for possible future management recommendations.

Two additional places not included on the initial list of 26 places have also been assessed (St Brigid's Church and the Former Police Station and Court House at Eldorado). A further place at 1097 Benalla Whitfield Road at Myrhee has been visited, however it has not been assessed given its late entry to the study.

The statements of significance for each place have been prepared according to the adopted the standard Heritage Victoria format of '*What is significant?*', '*How is it significant?*' and '*Why is it significant?*'; as follows:

- 'What is significant' will contain a brief description of the places/features that contribute to the significance of the precinct.
- 'How is it significant?' will provide a list of cultural heritage values that are demonstrated by the precinct – historic, aesthetic/architectural, social, scientific/technical, or spiritual.
- 'Why is it significant?' will describe the reasons why the place is significant and will essentially contain the information in the existing statement of significance.

6.5 Archaeology

For some places preliminary assessments made in 2004 indicated a high level of archaeological potential. An archaeological study did not form part of the brief for this report so the archaeological values of the sites have not been assessed. It is clear that an archaeological study of several farm complexes is likely to reveal much of interest. Where archaeological potential has been mentioned in the description this has been carried into the statement of significance under Criterion C. As all of the sites comprise standing structures as well as archaeological components, the recommendation is to apply the Heritage Overlay to these places, and this has been recommended.

6.6 Milawa precinct

Several key buildings in Milawa township were assessed as part of this study however it is noted that a Milawa precinct was recommended in 2004. This brief did not include a review of the Milawa precinct, however it is recommended that this be looked at in any future work. Milawa contains a number of contributory buildings as well as some key places of individual significance and it is recommended that a Heritage Overlay be applied to the precinct.

6.7 Threats to rural places

It was noted that many of the rural properties have buildings that are vacant or underutilised and at risk of deterioration. Some of the properties surveyed have very large buildings that are expensive to repair and maintain. Consideration of a rural fund to assist property owners would be a valuable tool in the maintenance of these structures and may also be invaluable in the implementation and consultation stages of an amendment to apply the Heritage Overlay.

The recommendation allowing a prohibited use has been made for some places identified as having a particular threat due to their redundancy, lack of maintenance or deteriorated condition. Those places most suitable for alternative uses are those that are particularly large and/or located near road access. By allowing other uses than that normally allowed under the planning scheme, this may encourage the reuse of these buildings and ensure their continued future,

6.8 Schedule

Table 6.1 Schedule of Recommendations

	Name	Locality	Address	Recommendations
Places recommended for a Heritage Overlay				
Winery	Bynong Farmstead	Carboor	1291 Carboor Everton Road	Rec for individual HO
Cool store, elm trees	Former Porter Homestead	Edi Upper	843 Lake Buffalo-Whitfield Rd	Rec for individual HO
Former Court house, police station, stables		Eldorado	Main Street	Rec for individual HO
Stable		Everton	Ovens Highway	Rec for individual HO
Church	St Brigid's Catholic Church	Greta (Hansonville)	Moyhu Hansonville Road	Rec for individual HO
Tobacco factory	Former Henley Tobacco Factory	Markwood	2499 Glenrowan Myrtleford Road	Rec for individual HO
Farm complex	Former Henley Farmstead	Markwood	2527 Glenrowan Myrtleford Road	Rec for individual HO
House	Former parsonage	Milawa	1545 Glenrowan Myrtleford Road	Rec for individual HO
House	Ercildoon	Milawa	1573 Glenrowan Myrtleford Road	Rec for individual HO
House	Clivara	Milawa	1580 Glenrowan Myrtleford Road	Rec for individual HO
House & tree		Milawa	180 Milawa Bobinawarra Road/ Milawa-Bobinawarra Road	Rec for individual HO
Tobacco kilns	Group of farm sheds and kilns	Moyhu	234 Robustelles Lane	Rec for individual HO
War memorial	Soldiers Memorial Reserve	Oxley	Glenrowan Myrtleford Road also known as Green Street	Rec for individual HO
Post office and shop		Oxley	1152 Glenrowan Myrtleford Road also known as Green Street	Rec for individual HO
Oxley Shire Hall		Oxley	1157 Glenrowan Myrtleford Road also known as Green Street	Rec for individual HO

	Name	Locality	Address	Recommendations
House		Oxley	1174 Glenrowan Myrtleford Road also known as Green Street	Rec for individual HO
House		Oxley	1188 Glenrowan Myrtleford Road also known as Green Street	Rec for individual HO
Church/hall	Former Protestant hall	Oxley	7 Shadforth Street	Rec for individual HO
Farm complex	Grossman's farm	Wangaratta North	24 Boorhaman Road	Rec for individual HO
Farm complex	Targoora Station	Wangaratta North	337 Wangaratta Whitfield Road	Rec for individual HO
House	Warrillah	Whitfield	4721 Wangaratta Whitfield Road	Rec for individual HO
Settlement & chapel		Whitlands	Burders Lane	Rec for individual HO
Farm complex	Hurdle Creek Homestead	Whorouly South	294 Carboor Whorouly Road	Rec for individual HO
Farm complex	Guildford Farmstead	Whorouly South	Whorouly South Road	Rec for individual HO
Recommended for Victorian Heritage Register				
House	The Grange	Everton	2014 Great Alpine Road	Rec for VHR
Stone mill		Markwood	Wards Lane, also known as 123 Carboor Everton Road	Rec for VHR
Researched, not recommended				
	Glenhaven	Carboor	117 Lake Buffalo Carboor Road	Researched not recommended
Tobacco kiln & house		Whorouly East	3875 Glenrowan Myrtleford Road	Researched not recommended
To be assessed				
	Hop kiln	Myrhee	1097 Benalla Whitfield Road	Added late to the study

APPENDIX A – RURAL PLACE MAPS



KEY

Proposed heritage overlay



Rural prpoerty boundaries



0 50 100 m



Bynong farmstead
1291 Carboor-
Everton Rd
Carboor

Client Rural City of
Wangaratta
Project Heritage Study Review
Rural places
Date 6/10/2011 JB

people place heritage
CONTEXT

22 Merri Street Brunswick, Victoria 3056
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KEY

Proposed heritage overlay



Rural prpoerty boundaries



0 50 100 m

**Former Porter
Homestead
843 Lake Buffalo-
Whitfield Road
Edi Upper**

Client Rural City of
Wangaratta
Project Heritage Study Review
Rural places
Date 6/10/2011 JB

people place heritage
CONTEXT

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KEY

Proposed heritage overlay



Rural prpoerty boundaries



0 50 100 m



**Former court house,
police station & stables
Main Street, Eldorado**

Client Rural City of
Wangaratta
Project Heritage Study Review
Rural places
Date 6/10/2011 JB

people place heritage
CONTEXT

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KEY

Proposed heritage overlay



Rural prpoerty boundaries



0 50 100 m

Old stable
2143 Great Alpine
Road
Everton

Client Rural City of
 Wangaratta
 Project Heritage Study Review
 Rural places
 Date 6/10/2011 JB

people place heritage
CONTEXT

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KEY

Proposed heritage overlay



Rural prpoerty boundaries



0 50 100 m

The Grange 2014 Ovens Highway Everton

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Wangaratta
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Rural places
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people place heritage
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KEY

Proposed heritage overlay



Rural property boundaries



0 50 100 m



**St Brigid's Catholic
Church
861 Moyhu-
Hansonville Road
Hansonville**

Client Project Growth Areas Authority
Heritage assessment for
precinct structure plan
areas

Date 13/9/2011 JB

people place heritage
CONTEXT

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KEY

Proposed heritage overlay



Rural prpoerty boundaries



0 50 100 m

Stone mill
123 Carboor-Everton
Road
Markwood

Client Rural City of
 Wangaratta
 Project Heritage Study Review
 Rural places
 Date 6/10/2011 JB

people place heritage
CONTEXT

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KEY

Proposed heritage overlay



Property boundary



0 50 100 m



**Former Henley tobacco
factory
2499 Glenrowan-
Myrtleford Rd
Markwood**

Client Rural City of
Wangaratta
Project Heritage Study Review
Rural places
Date 28/10/2011 JB

people place heritage
CONTEXT

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KEY

Proposed heritage overlay



Property boundary



0 50 100 m



**Former Henley
farmstead
2527 Glenrowan-
Myrtleford Rd
Markwood**

Client Rural City of
Wangaratta
Project Heritage Study Review
Rural places
Date 28/10/2011 JB

people place heritage
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KEY

Proposed heritage overlay



Rural prpoerty boundaries



0 50 100 m



**Dr McCardle's House &
Ombu Tree
180 Milawa
Bobinawarrah Road
Milawa**

Client Rural City of
Wangaratta
Project Heritage Study Review
Rural places
Date 6/10/2011 JB

people place heritage
CONTEXT

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KEY

Proposed heritage overlay



Property boundary



0 25 50 m

Ercildoon
1573 Glenrowan-
Myrtleford Rd
Milawa

Client Rural City of
Wangaratta
Project Heritage Study Review
Rural places
Date 28/10/2011 JB

people place heritage
CONTEXT

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KEY

Proposed heritage overlay



Property boundary



0 15 30 m



Clivara
1580 Glenrowan-
Myrtleford Rd
Milawa

Client Rural City of
 Wangaratta
 Project Heritage Study Review
 Rural places
 Date 28/10/2011 JB

people place heritage
CONTEXT

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KEY

Proposed heritage overlay



Property boundary



0 25 50 m

**Former parsonage
1545 Glenrowan-
Myrtleford Rd
Milawa**

Client Rural City of
Wangaratta
Project Heritage Study Review
Rural places
Date 28/10/2011 JB

people place heritage
CONTEXT

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KEY

Proposed heritage overlay



Rural prpoerty boundaries



0 50 100 m

**Group of farm
sheds & kilns
234 Robustelles
Lane, Moyhu**

Client Rural City of
Wangaratta
Project Heritage Study Review
Rural places
Date 6/10/2011 JB

people place heritage
CONTEXT

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KEY

Proposed heritage overlay



Property boundary



0 15 30 m



Soldiers' Memorial Reserve
Glenrowan-
Myrtleford Rd
cnr of King St
Oxley

Client Rural City of Wangaratta
 Project Heritage Study Review
 Rural places
 Date 28/10/2011 JB

people place heritage
CONTEXT

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KEY

Proposed heritage overlay



Property boundary



0 15 30 m



Post Office
1152 Glenrowan-
Myrtleford Rd
Oxley

Client Rural City of
Wangaratta
Project Heritage Study Review
Rural places
Date 28/10/2011 JB

people place heritage
CONTEXT

22 Merri Street Brunswick, Victoria 3056
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KEY

Proposed heritage overlay



Property boundary



0 15 30 m



Oxley Shire Hall
1157 Glenrowan-
Myrtleford Rd
Oxley

Client Rural City of
Wangaratta
Project Heritage Study Review
Rural places
Date 28/10/2011 JB

people place heritage
CONTEXT

22 Merri Street Brunswick, Victoria 3056
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KEY

Proposed heritage overlay



Property boundary



0 15 30 m



House
1174 Glenrowan-Myrtleford Rd
Oxley

Client Rural City of Wangaratta
 Project Heritage Study Review
 Rural places
 Date 28/10/2011 JB

people place heritage
CONTEXT

22 Merri Street Brunswick, Victoria 3056
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KEY

Proposed heritage overlay



Property boundary



0 15 30 m



House
1188 Glenrowan-
Myrtleford Rd
Oxley

Client Rural City of
 Wangaratta
 Project Heritage Study Review
 Rural places
 Date 28/10/2011 JB

people place heritage
CONTEXT

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KEY

Proposed heritage overlay



Rural prpoerty boundaries



0 50 100 m



Former Protestant Hall 7 Shadforth Street, Oxley

Client Rural City of
Wangaratta
Project Heritage Study Review
Rural places
Date 6/10/2011 JB

people place heritage
CONTEXT

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KEY

Proposed heritage overlay



Rural prpoerty boundaries



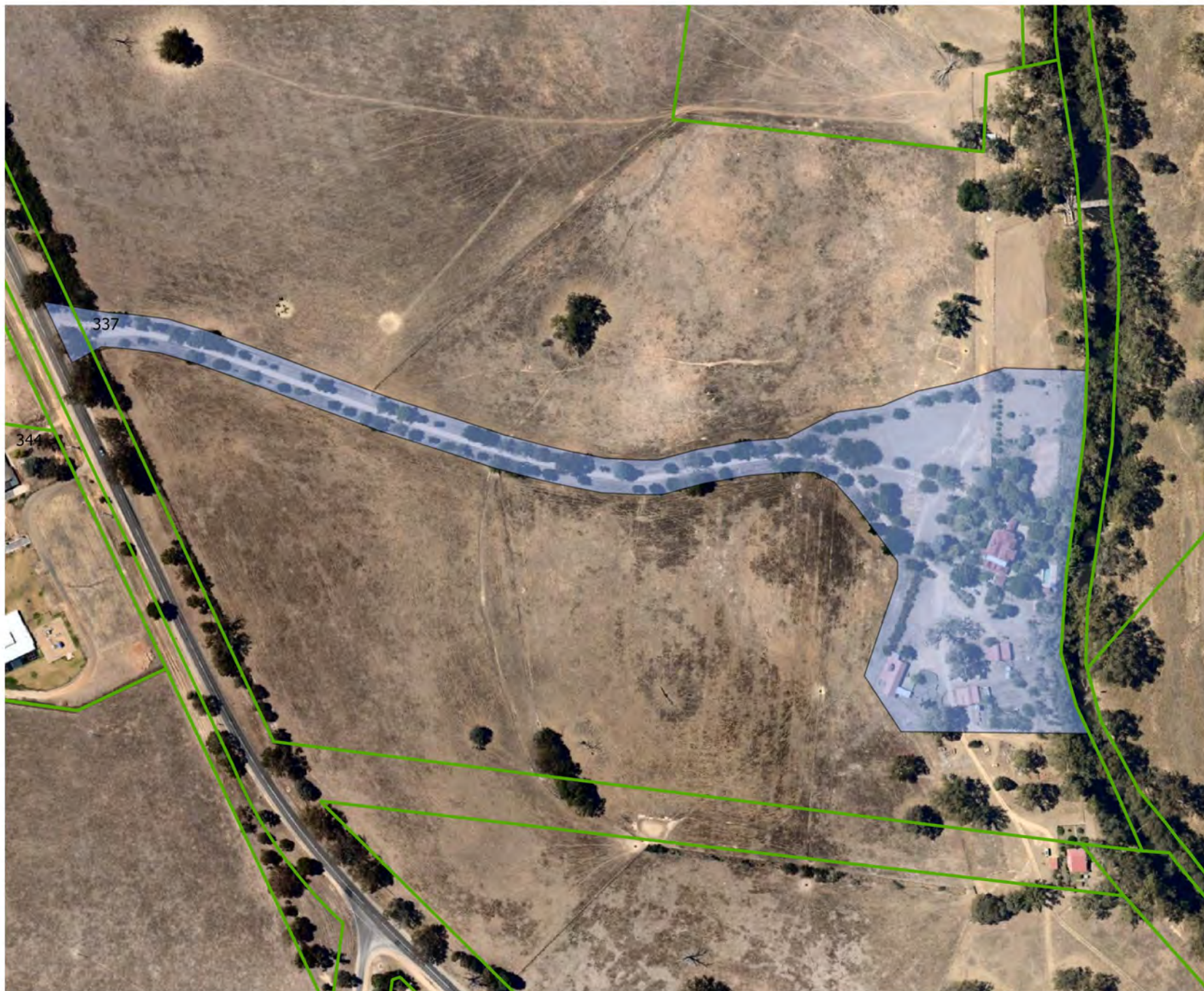
0 50 100 m

Grossman's Farm
24 Boorhaman Road
Wangaratta North

Client Rural City of
 Wangaratta
 Project Heritage Study Review
 Rural places
 Date 6/10/2011 JB

people place heritage
CONTEXT

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KEY

Proposed heritage overlay



Rural prpoerty boundaries



0 50 100 m

Targoora Station
337 Wangaratta-
Whitfield Rd
Wangaratta

Client Rural City of
 Wangaratta
 Project Heritage Study Review
 Rural places
 Date 6/10/2011 JB

people place heritage
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KEY

Proposed heritage overlay



Rural prpoerty boundaries



0 50 100 m

Warillah
4721 Wangaratta-
Whitfield Road
Whitfield

Client Rural City of
 Wangaratta
 Project Heritage Study Review
 Rural places
 Date 6/10/2011 JB

people place heritage
CONTEXT

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KEY

Proposed heritage overlay



Rural property boundaries



0 50 100 m



Whitland's Settlement Burder's Lane Whitlands

Client Project Growth Areas Authority
Heritage assessment for
precinct structure plan
areas

Date 13/9/2011 JB



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KEY

Proposed heritage overlay



Rural property boundaries



0 50 100 m

Guildford Farmstead
319 Whorouly South
Road
Whorouly South

Client Rural City of
Wangaratta
Project Heritage Study Review
Rural places
Date 6/10/2011 JB

people place heritage
CONTEXT

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APPENDIX B – HERMES CITATIONS

HERITAGE CITATION REPORT

Name	Bynong Farmstead	Significance Level	Local
Address	1291 Carboor-Everton Road BOBINAWARRAH 1291 Carboor-Everton Road CARBOOR		
Place Type	Vineyard/Winery		
Citation Date	2011		



Bynong Farmstead

Recommended VHR - HI - PS Yes
Heritage Protection

History and Historical Context

Locality history

Alexander Hamilton Hume and Captain William Hilton Hovell, on their expedition that reached Port Phillip Bay, travelled through the study area in the 1820s. On 24 November 1824 they came across the Ovens River, which they named after the private secretary of Sir Thomas Brisbane. Hovell noted the good quality timber growing in the region and the ease with which the land could be cleared, along with the beauty of the place. The men named Buffalo Mountain, and Oxley Plains in honour of Major Oxley, the late Surveyor General of New South Wales. In October 1836 Major Thomas Mitchell, Surveyor General of New South Wales, on his famous expedition to Victoria, crossed the Ovens River at its junction with King River. It was at this location that Wangaratta would begin by 1838 (Doring 2004:B7-8).

Squatters began to settle in North-East Victoria in the late 1830s. In 1838 George Faithfuls and his brother William

HERITAGE CITATION REPORT

Faithfull, with the rest of their party, were driving a herd south when they passed through the region. The men returned to the Ovens region after their herd was dispersed due to an attack by Aboriginals, taking up land on Ovens River at Bontharambo plains. They then moved upstream to Oxley, settling Oxley Plains run which covered 92,000 acres, including present-day Milawa. William returned to his station near Goulburn, leaving George at their homestead named 'Wangaratta' (Doring 2004:B10). Despite persistent attacks from Aboriginals, William Bowman established Tarrawingee run in 1838 and Dr George Edward Mackay took up Myrree run, before being forced to abandon, and returning to establish Whorouly run. Also in 1838 the Dockers settled at Bontharambo, a portion of which remains in the Docker family today. Other squatters who took up land during this period were David Reid of Carramungie run, William Clarke of Ovens Crossing station and William Fury Baker who settled Barambogie (Doring 2004:11).

The prime land in the district was mostly claimed by 1840, primarily used by the pastoral industry. By 1848 squatters were allowed to purchase pre-emptive rights to 640 acres of their original holding (Doring 2004:14-17). But great change was on the horizon, in 1852 gold was discovered in the Beechworth district, after which the 'Ovens Rush' began and thousands of prospectors flooded the north-east of Victoria. A Cobb & Co route was established to the diggings and many towns grew around the frequent stops, particularly Wangaratta (Jones 1995:30; Doring 2004:B17-18, 49). Many squatters in the area began to claim their pre-emptive right in the 1850s, when pressure was placed upon the new colonial government of Victoria to carve up the vast land which was owned by few. This began another land rush and many who had come to the region as prospectors from 1852, now settled under Crown Land sales (Doring 2004:14-17; Jones 1988:42-3). The first auction sale of land in the area was held in Wangaratta in November 1855, which sold surveyed town allotments and larger lots for agricultural purposes. In May 1857 there were further land releases and a major release in December 1857, offering 6,000 acres in the location of the current Milawa. It was during the 1850s and 1860s that Moyhu, Oxley, Whitfield and Whorouly developed (Jones 1995:30; Doring 2004:B17-23). With gold, bushrangers became active in the region, the most infamous being the Kelly Gang (Oxley Town History, accessed August 2011).

In 1862, the Oxley Road Board was gazetted, which was superseded with the establishment of Oxley Shire in 1865 (Jones 1995:35-7). Oxley township remained the administrative centre of Oxley Shire until 1936. Oxley Shire was located south of North Ovens Shire (established 1867), which changed its name to the Shire of Wangaratta in 1916 (Angus 1967:31 & 84).

Settlement of the greater area extended swiftly, as the land boasted an ample water and timber supply, and fertile soil, allowing the introduction of new agricultural industries (Doring 2004:B17-18). The gold rushes and development of towns brought demand for all manner of primary produce. To satisfy demand, the region began to supply beef, wine, oats, honey, wheat, fruit and vegetables, dairy produce, hops and tobacco (Doring 2004:B25). In 1873, the Victorian Railways Department opened the north-eastern railway to the current Wodonga. The Wangaratta-Beechworth line opened to Everton on 7 July 1875 and to Beechworth in September 1876. Spur lines to Peechelba and Whitfield were completed, the latter opened in 1899 and closed in 1953. The railway was an impetus for major growth in the area, and particularly important for the development of the tobacco and hop industries, the butter and cheese industry, and sawmilling and millet growing industries. The train service also provided transport for locals and for the livestock trade (Doring 2004:B61).

In November 1994 the Shires of Oxley, Wangaratta, the City of Wangaratta, and part of the Shires of Beechworth, Benalla and Yarrawonga were consolidated and became the Shire of Milawa. On 29 June 1995 the Shire of Milawa was re-named the Rural City of Wangaratta. (Victoria Government Gazette G25, dated 29 June 1995).

Thematic context

In Victoria, the first vineyards were planted by squatters for personal wide production. One of the first cases of wine production on a larger scale was at Bontharambo station which had thirty-five acres under vines in the 1860s. Scotsman, William McDonald purchased 320 acres at the first Bontharambo Plains land sale in 1856 and established Eclat Vineyards in 1860, producing wine and award-winning brandy. By 1892 McDonald had planted seventeen acres of vines,

HERITAGE CITATION REPORT

amongst other produce (Doring 2004:B19 & 33-4).

Small-scale vineyards flourished in Victoria by the 1860s, and the Murray, Ovens and Goulburn Vinegrower's Association was formed by local growers in north-east Victoria. In Milawa, John Graham purchased land in 1857 and planted a vineyard, and like other growers during this period, found a profitable industry selling wine to the goldfield diggings. Soon enough, supply outweighed demand, as other wine growing districts, such as Geelong, had cornered the Melbourne market. However, the industry endured and another period of expansion occurred in the 1880s. In c1887 the Grossman brothers joined the industry, planting 14 acres of grape varieties, including Shiraz, Muscadelle, Brown Muscat, Doradillo and several others. Also during this period, John Graham passed his small Milawa vineyard to his daughter Rebecca and her husband George H Brown. Their son John Francis Brown joined the industry and in 1889 produced his first wine in a barn, still in use today. John's son, John Charles Brown, and his sons, currently grow the largest selection of grape varieties in Australia and are known as Brown Brothers. Brown Brothers also purchased Everton Hills in 1950 and the Whitlands Estate in the 1980s (Doring 2004:B34-36).

Growers in the 1890s included William Doig at Hurdle Creek and James Henley on his Markwood properties (Doring 2004:B34-36). In 1892, the Board of Viticulture compiled a register of vine growers in Victoria and listed the following owners in north-east Victoria:

G A Barry, acreage unknown, Eldorado; W Bawden, 2 acres, Eldorado; Alex Blaikie, 20 acres, North Wangaratta; Robert Cox, unknown acreage, Hercynia Vineyard, Taminick; F G Docker, 33 acres, Bontharambo, Wangaratta; John Ferguson, 2.5 acres, Hazeldean, Milawa; James G Gardiner, 20 acres, Milawa; George Hedge, 1.5 acres, Everton; James Macey, 36 acres, Estcourt, Boorhaman, Wangaratta; Christian Mull, 2 acres, Eldorado; William McDonald, 17 acres, Eclat, Docker's Plains, Wangaratta; Alex McKenzie, 7 acres, Boorhaman, Wangaratta; William Oates, 2 acres, Eldorado; Charles Olsson, 3 acres, Mia Mia, Reidsdale; Albert Plum, 2 acres, Docker's Plains, Wangaratta; James Pratt, 35 acres, Boorhaman, Wangaratta; William Richardson, 7 acres, Docker's Plains, Wangaratta; E Riley, 1 acre, Wangaratta; F Ryley, unknown acreage, Wangaratta; Samuel Shaw, 40 acres, Reidsdale, North Wangaratta; Samuel Shaw, 30 acres, Tarrawingee; Andrew Swan, 23 acres, St Leonard's, Wangaratta; James Willis, 2 acres, South Wangaratta (Doring 2004:B34-36).

By 1900 an aphid-like insect, Grape phylloxera (*Daktulosphaira vitifoliae*), which destroyed the roots of vines, was evident in north-east Victoria, after first appearing in Geelong in the 1870s. This insect infested most vineyards in north-east Victoria, including Grossman's vineyard in 1912. They spread rapidly and destroyed the family's business for many years, until new stock was planted in 1922. Eclat Vineyard provided cuttings of phylloxera-resistant variety of root-stock to the Grossmans. These vines with phylloxera-resistant roots came from America, on to which Australians would graft European varieties. John Francis Brown at Brown Brothers was one of the first to replant grafted stock in 1916 (Doring 2004:B34-35).

The 1970s saw the return of small wineries and the industry again prospered, with new vineyards opening in Oxley, Bobinawarrah and Markwood, and the Pizzini's vineyard in Whitfield. In the early 2000s there were approximately sixteen wineries in the Ovens and King district, plus a number of independent vineyards that supplied larger vineyards. It is apparent that many vineyards replaced tobacco plantations. Two co-operative grape crushing plants exist, one on Whitfield, the other in the old Butter Factory in Moyhu (Doring 2004:35-36).

Place history

It is said that the land, including 1291 Carboor-Everton Road, was selected by John Taylor in 1860, after which date it was called 'Bynong'. The Doig family (most likely William or James Doig) bought the land from Taylor and built the stone house and stone winery between c1870 and 1880 (Doring 2004:study item no.334-334b).

In c1902, John Taylor Gibb became the owner of Bynong Farmstead. In 1890 the Argus stated the J T Gibb of

HERITAGE CITATION REPORT

Bobinawarrah sold twenty merino wethers (Argus 28/5/1890:7), and its Livestock trade column reported in 1913 that Gibb of Bynong was in the wool trade (Argus 10/12/1913:8), evidence that Gibb continued his previous trade whilst at Bynong Farmstead.

John Taylor Gibb died in 1943 (Jones 1995:257) but his descendents continued ownership. They constructed a concrete block dairy and yards c1950. The 2004 Heritage Study states that the existing c1950 dairy replaced an earlier dairy (or milking shed), the date of which is unknown (Doring 2004:study item no.334-334b).

Bynong Farmstead remained in the Gibb family until 1982, when it was sold to the present owner (Doring 2004:study item no.334-334b).

The Doig family

The Doig family owned Bynong Farmstead from c1870 to c1902, and it was most likely under William or James Doig - who are known to have pioneered the Hurdle Creek area - however more is known about William Doig. Brothers William and James Doig arrived in Melbourne in 1855 with their parents Thomas and Margaret Doig and two sisters, Elizabeth and Margaret.

William travelled to Beechworth and Chiltern during the gold rush, before buying land in Oxley Shire and marrying Mary Humphrey. William was a successful farmer and a recognised, active community member. He was a member of the Oxley Shire Council for 18 years, and President numerous times. He also had interests in the Victorian co-op butter industry and particularly the Milawa Butter Factory, the Wangaratta Agricultural Society and the Wangaratta Flour Mills. William died in 1933 leaving many children; the fifth generation of the Doig family remain in the Shire. Both William and Mary were buried in the Milawa Cemetery (Jones 1995:255).

The Gibb family

William and Alison Gibb arrived in Milawa from Scotland in 1864 with their five children: Sarah, John, William, Jane and Jessie. After Milawa the family moved to Bobinawarrah, where they built 'The Orchard' on Hurdle Creek. William Doig Gibb [the name connection here is not known] married Rebecca Kate Moore in 1884 and became the owner of 'Elm Grove' in Moyhu, while the sisters married into the Gibson, Jones and Reid families. Son John Taylor Gibb took over the running of the Hurdle Creek property before purchasing Bynong Farmstead c1902 (it is not known whether he retained the Hurdle Creek property). In 1907 John married Margaret McCallum and died in 1943 (Jones 1995:257).

Sources

Angus, John (1967), *A story of the district included in the Shire of Wangaratta*, [published by the Shire Council to mark its centenary], Wangaratta.

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Jones, Graham (1988), *There was a time, a Wangaratta Shire Bicentennial Celebration*, Wangaratta.

Jones, Graham (1995), *Memories of Oxley*, Wangaratta.

Oxley Town History, <http://oxley.vic.au/about/history>, accessed August 2011.

The Argus.

Description

Physical Description

HERITAGE CITATION REPORT

The Bynong Farmstead includes three houses and several farm buildings distributed both sides of the entrance driveway. The houses and farm buildings to the right of the driveway are of relatively modern construction and were not investigated. The house closest to the winery and stone winery itself were investigated. The stone house is much altered from its original form and has been considerably changed in its external appearance including rendering of the outside walls, additions to the front, side and rear of the place, and changes to the window openings. The interior retains some stone walls that indicate that the origins of this building date to the 1870s under the ownership of the Doig family.

The former winery building adjacent to the house has been built into the slope of the land so that it is single storey on one side and double storey on the other. A large skillion roofed extension has been added to one side and this now serves as an open sided machinery shed or garage. The walls of the extension are partly of stone and the quality of this masonry is inferior to that of the original building.

The original winery building has a gable roof and is built of coursed rubble sandstone of the local brownish ochre colour. The corners are built with stone quoining, however red brickwork is used around the windows and door openings. The timber floor structure is of posts of unshaped 'tree trunks' and the beams of round poles support deep floor joists. Lintels are of timber or brick and have been supplemented in some openings with steel lintels. A concrete plinth has been built to underpin one of the interior walls that had undergone some settlement at an earlier time. Door jambs are of large timber slabs of a depth to match the wall thickness. A tie rod has been inserted into the structure to contain outward movement of the walls. The former winery is substantially intact apart from the extension. It is now used as a store room and contains a large amount of furniture and artefacts, some of which may be related to former uses of the building.

A small concrete block dairy is representative of a large number of these structures and was not investigated. Other places in the study area contain more unusual and distinctive dairies including Targoora Station.

Conservation Policy

Conservation recommendations

The former winery building is in a fair condition although attention to the maintenance of the roof structure, eaves, drainage and stone pointing will assist in conserving it.

Comparative Analysis

Bynong winery is distinctively different from the other wineries noted below as it is of stone, and uses the slope of the land to create a two level structure.

Grossman's farm winery 24 Boorhaman Road, Wangaratta North is a small winery of timber and earth construction. (112163)

Former Henley farmstead at 2527 Snow Road, Markwood is a much larger brick winery with high architectural values..(165959)

Eclat Wine cellar and brandy shed at 79 McDonald Road, Docker's Plains is a masonry building of more conventional architecture which has been altered but has high historical value. (112667)

Brown Bros. winery & vineyards, 244 Milawa-Bobinawarra Road, Milawa (112944) contain an extensive group of buildings including an 1860s barn which may have been used as a winery in the establishment of Brown Bros.

HERITAGE CITATION REPORT

Statement of Significance

What is significant?

The former stone winery building at 1291 Caboor-Everton Road Caboor dating from c.1870 and built for the brothers William and James Doig is of local significance. The adjacent stone and house contributes to the understanding of the farm complex but is much altered from its original appearance.

How is it significant?

The former winery is of historical and aesthetic significance and the house is of historical significance.

Why is it significant?

The former stone winery and house is representative of the smaller mixed farming activity undertaken in the area from the 1870s prior to widespread specialisation into hops or tobacco. (Criterion A, D)

Bynong winery is the only one of its type in the study area that has utilized the site in order to create a two level structure. As a winery designed for small scale production it is relatively unusual in the study area when compared with the Henley or Brown Bros. buildings which are much larger. (Criterion B)

It has aesthetic values for its setting, including a large eucalypt nearby, and its proximity to the house (although this structure is greatly altered). The winery is notable for the use of local stone laid as coursed rubble, and the extent of original timber structural members in the floor and roof. When viewed from the low side it is remarkable for its integrity. (Criterion E)

The house adjacent to the winery has historical significance as a structure contemporary with the winery and for its remaining early fabric including an interior stone wall. (Criterion A) The dairy is representative of a early twentieth century farm building but is not individually significant.

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Name	Former court house, police station and stables, Eldorado		
Address	Main Street ELDORADO	Significance Level	Local
Place Type	Court House, Police station, Stables		
Citation Date	2011		



Main Street 96 Eldorado

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Locality history

Alexander Hamilton Hume and Captain William Hilton Hovell, on their expedition that reached Port Phillip Bay, travelled through the study area in the 1820s. On 24 November 1824 they came across the Ovens River, which they named after the private secretary of Sir Thomas Brisbane. Hovell noted the good quality timber growing in the region and the ease with which the land could be cleared, along with the beauty of the place. The men named Buffalo Mountain, and Oxley Plains in honour of Major Oxley, the late Surveyor General of New South Wales. In October 1836 Major Thomas Mitchell, Surveyor General of New South Wales, on his famous expedition to Victoria, crossed the Ovens River at its junction with King River. It was at this location that Wangaratta would begin by 1838 (Doring 2004:B7-8).

Squatters began to settle in North-East Victoria in the late 1830s. In 1838 George Faithful and his brother William Faithfull, with the rest of their party, were driving a herd south when they passed through the region. The men returned to the Ovens region after their herd was dispersed due to an attack by Aboriginals, taking up land on Ovens River at Bontharambo plains. They then moved upstream to Oxley, settling Oxley Plains run which covered 92,000 acres, including present-day Milawa. William returned to his station near Goulburn, leaving George at their homestead named 'Wangaratta' (Doring 2004:B10). Despite persistent attacks from Aboriginals, William Bowman established Tarrawingee run in 1838 and Dr George Edward Mackay took up Myrrhee run, before being forced to abandon, and returning to

HERITAGE CITATION REPORT

establish Whorouly run. Also in 1838 the Dockers settled at Bontharambo, a portion of which remains in the Docker family today. Other squatters who took up land during this period were David Reid of Carramungie run, William Clarke of Ovens Crossing station and William Fury Baker who settled Barambogie (Doring 2004:11).

The prime land in the district was mostly claimed by 1840, primarily used by the pastoral industry. By 1848 squatters were allowed to purchase pre-emptive rights to 640 acres of their original holding (Doring 2004:14-17). But great change was on the horizon, in 1852 gold was discovered in the Beechworth district, after which the 'Ovens Rush' began and thousands of prospectors flooded the north-east of Victoria. A Cobb & Co route was established to the diggings and many towns grew around the frequent stops, particularly Wangaratta (Jones 1995:30; Doring 2004:B17-18, 49). Many squatters in the area began to claim their pre-emptive right in the 1850s, when pressure was placed upon the new colonial government of Victoria to carve up the vast land which was owned by few. This began another land rush and many who had come to the region as prospectors from 1852, now settled under Crown Land sales (Doring 2004:14-17; Jones 1988:42-3). The first auction sale of land in the area was held in Wangaratta in November 1855, which sold surveyed town allotments and larger lots for agricultural purposes. In May 1857 there were further land releases and a major release in December 1857, offering 6,000 acres in the location of the current Milawa. It was during the 1850s and 1860s that Moyhu, Oxley, Whitfield and Whorouly developed (Jones 1995:30; Doring 2004:B17-23). With gold, bushrangers became active in the region, the most infamous being the Kelly Gang (Oxley Town History, accessed August 2011).

In 1862, the Oxley Road Board was gazetted, which was superseded with the establishment of Oxley Shire in 1865 (Jones 1995:35-7). Oxley township remained the administrative centre of Oxley Shire until 1936. Oxley Shire was located south of North Ovens Shire (established 1867), which changed its name to the Shire of Wangaratta in 1916 (Angus 1967:31 & 84).

The first major gold strike in the Rural City of Wangaratta was in June 1854 at Eldorado. It has often suggested that the goldfield, from which the town takes its name, was named Eldorado because of the richness of its diggings. However, the name actually derives from William Fury Baker's Barambogie run, near Chiltern, which he took up in 1839 and named his homestead 'Eldorado Park', before changing the name of the run to Eldorado in 1848 (Doring 2004:B50).

Mining in Eldorado was successful with the aid of machinery, due to the depth of the gold, and in 1855 the first permanent operation began. In 1859 the first mineshaft was excavated, the same year the McEvoy Company was formed with fourteen share holders and the Chairman, J McEvoy. A number of mining companies opened in Eldorado and as early as 1853 the miners discovered that the black sand in the wash dirt of their workings contained tin. From this point many companies began to mine gold and tin, adding to the prosperity of Eldorado miners. The first smelting of tin in Australia occurred in Eldorado (Doring 2004:B50).

Settlement of the greater area extended swiftly, as the land boasted an ample water and timber supply, and fertile soil, allowing the introduction of new agricultural industries (Doring 2004:B17-18). The gold rushes and development of towns brought demand for all manner of primary produce. To satisfy demand, the region began to supply beef, wine, oats, honey, wheat, fruit and vegetables, dairy produce, hops and tobacco (Doring 2004:B25). In 1873, the Victorian Railways Department opened the north-eastern railway to the current Wodonga. The Wangaratta-Beechworth line opened to Everton on 7 July 1875 and to Beechworth in September 1876. Spur lines to Peechelba and Whitfield were completed, the latter opened in 1899 and closed in 1953. The railway was an impetus for major growth in the area, and particularly important for the development of the tobacco and hop industries, the butter and cheese industry, and sawmilling and millet growing industries. The train service also provided transport for locals and for the livestock trade (doring 2004:B61).

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HERITAGE CITATION REPORT

Place history

The former police station and stables are remains from the gold mining era of Eldorado.

The police station first opened in 1857 but closed again on 9 January 1859 (DSE Hermes record 80180). It then re-opened in 1866. The *Victoria Police Gazette* reported in January 1874 that there was an attempt to burn down two bark sheds, which no longer remain (Victoria Police and Police Station database, Eldorado Police Station: accessed 14/8/2011). In May 1922 the police station was closed and the last constable, Constable Gerrecke, was re-stationed in Melbourne (Doring 2004:study item no.769).

The DSE Hermes record for the police station reports that Miles Lewis' 'Local Prefabrication: Portable Buildings' database states that a portable lock-up exists in Eldorado, but gives no further information. The DSE Hermes record also mentions a memo dated January 1871 that refers to a lock up being transported to Eldorado (Hermes record 80180). It is not known if this lock up remains.

The court house was built in 1868 by Hiram Horrocks. Horrocks was the North Ovens Shire president as well as a businessman and mine owner (Doring 2004:B92). A more modern house has been constructed behind the 1868 facade, which may date to the 1960s (Doring 2004:study item no.769).

Doring and Somerton 2004 note that 'The front wall and part of the (west) side wall appear to be all that have survived of a former Courthouse and Police Station with a classical facade on the street front, complete with stucco mouldings, parapet and chimney. A c1945 drawing shows this building as just a partial shell, with no roof, floor, east wall and only part of the parapet. An archival photograph in the book purports to show "An early Court House", which is clearly a different building - possibly replaced by the existing partial structure. A relatively modern house (c1960s ?) has been built behind the old facade'.

The police stables were built in the early 1890s. On 28 March 1890, the *Argus* reported that tenders were accepted by the Public Works Department for 'repairs, painting, fencing, stable, &c' for the police station at Eldorado, tendered by J W Walter at £404/4/4d (Argus 28/3/1890:9).

Sources

Angus, John (1967), *A story of the district included in the Shire of Wangaratta*, [published by the Shire Council to mark its centenary], Wangaratta.

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Jones, Graham (1988), *There was a time, a Wangaratta Shire Bicentennial Celebration*, Wangaratta.

Jones, Graham (1995), *Memories of Oxley*, Wangaratta.

Oxley Town History, <http://oxley.vic.au/about/history>, accessed August 2011.

Description

Physical Description

The former police station and courthouse in Eldorado is located on Main Street in the picturesque former mining town. It is built to the front property boundary and is an atypical design for a court house/police station with a simple facade articulated with two doors (one of which has been blocked) . Three arch headed windows surmounted by mouldings and small bosses complete the composition. It is likely that the building contained separate entrances for the different functions of court house and police station, however the whole building is now used as a residence and was formerly a

HERITAGE CITATION REPORT

shop and post office. The interior contains fireplaces and some original timber ceiling linings and retains the original floor plan layout. The red bricks were formerly tuck pointed although this has been removed through sandblasting of the masonry.

A detached kitchen of masonry construction is located at the rear although this has been almost totally concealed within a modern extension. To one side of the police station/court house is a timber open sided shed with doors also built to the property boundary. It is likely that this building served as a store and garage. The former police stables survive at the rear of the site, although the location of this building has been altered according to the current owners. The timber stables comprise a two stall stable and tack or forage room. The stable door has been altered however the original window openings with bars and the timber louvres over the door remains. The interior is lined with timber boards and the flooring comprises unusual square bricks.

Other buildings on the site are a galvanized iron clad outbuilding formerly used as part of the store, and a detached timber clad laundry and store. The buildings are set in a large landscaped garden.

Recommended Management

The former police station and courthouse needs conservation of the masonry. Specialist conservation advice is required.

Statement of Significance

What is significant?

The former Eldorado police station and courthouse built in 1868, stables built c.1890 and garage/store at the street frontage are significant. Other outbuildings associated with the use as a shop and post office are of interest.

How is it significant?

The former police station and courthouse, stables and garage etc. are of local historic and aesthetic significance. They also have local rarity value.

Why is it significant?

The former police station and courthouse is a tangible reminder of the need for law and order on the Eldorado goldfields, and of the once busy mining settlement. Operating from 1868 until 1922 the courthouse and police station was the key public building in the settlement during the gold and tin mining period of development. In addition to the police use, the place provides evidence of its former uses as a store and post office, particularly in three of the outbuildings on the site. (Criterion A)

The main brick building is an unusual example of a combined police station and courthouse having architectural comparisons with nineteenth century commercial buildings. The parapeted brick facade with two doorways (one blocked) and three arch headed windows is a key element of the street and a landmark in Eldorado. The building is unusual for its retention of the detached kitchen at the rear. The police stable built of timber with an unusual floor of square bricks is a rare example of its type. It has a high degree of integrity through the retention of the timber linings, windows and half stable door. Other buildings on the site contribute to the understanding of subsequent commercial uses and the front garage/store is also significant for its landmark qualities. (Criteria B, E)

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
No
Yes Stable, garage/store and two other outbuildings. Detached 1868 kitchen within new extension.
No
-
-

HERITAGE CITATION REPORT

Name	Old Stable	
Address	2143 Great Alpine Road EVERTON	Significance Level Local
Place Type	Stables	
Citation Date	2011	



Old stable

Recommended VHR - HI - PS Yes
Heritage Protection

History and Historical Context

Locality history

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HERITAGE CITATION REPORT

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Everton, like other towns in the area, was first established as a stopping point en route to the Ovens diggings. The first European settlement in the great Everton area was in 1837 when William Bowman took up the Tarrowingee pastoral lease. To save a day's journey, traffic heading to Beechworth in the 1850s began to cut across Oxley Plains station. Travelers would pass through Everton, later using the Pioneer Bridge, and Oxley (Doring 2004:B59).

Settlement of the greater area extended swiftly, as the land boasted an ample water and timber supply, and fertile soil, allowing the introduction of new agricultural industries (Doring 2004:B17-18). The gold rushes and development of towns brought demand for all manner of primary produce. To satisfy demand, the region began to supply beef, wine, oats, honey, wheat, fruit and vegetables, dairy produce, hops and tobacco (Doring 2004:B25). In 1873, the Victorian Railways Department opened the north-eastern railway to the current Wodonga. The Wangaratta-Beechworth line opened to Everton on 7 July 1875 and to Beechworth in September 1876. Spur lines to Peechelba and Whitfield were completed, the latter opened in 1899 and closed in 1953. The railway was an impetus for major growth in the area, and particularly important for the development of the tobacco and hop industries, the butter and cheese industry, and sawmilling and millet growing industries. The train service also provided transport for locals and for the livestock trade (doring 2004:B61).

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Place history

In October 1871, Thomas Davenport purchased 80 acres at a cost of £80, which included (and extended beyond) the current boundaries of 2143 Great Alpine Road (Title 446/89171). The architectural style of the stable suggests that it was constructed in the 1880s, which indicates that it was built under Thomas Davenport.

Davenport subdivided his land and sold the small section at the south-west corner, to William Collard Smith, the Minister

HERITAGE CITATION REPORT

of Education in July 1877. The land which was to become the railway tracks was sold to the Board of Land and Works in 1882 and the remainder (including the old stable) was transferred to Victor Diffey, farmer, in May 1907 (Title 446/89171).

Diffey remained the owner until his death in June 1953 when the land was left to William D Diffey and Ernest G Diffey, farmer. Ernest G Diffey became the sole owner in November 1954 and prior to 1966, sold the land east of the railway tracks and re-purchased the south-west corner of the property, previously sold to Smith (Titles 3196/175; 7911/199; 8625/663). In February 1976 Ernest G Diffey sold the southern third of the property. As of this date the property matches the existing boundaries. In June 1976, Diffey sold the property to Peter and Marie Bourke (Titles 9252/430; 8647/582).

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Description

Physical Description

There are two corrugated iron clad buildings and a modern house . One shed appears to date from c.1920 based on the appearance of the timber strapping to the gable end. This stable stands apart and appears to be an earlier construction. It is a simple vernacular structure of gable roof form with a combination of weatherboard and corrugated iron cladding. The door is of timber palings and timber lattice work provides ventilation to the loose boxes or stalls. The interior has not been investigated. The setting of the stable is adjacent to the small creek and the peppercorn trees provide a landmark to the Ovens Highway at Everton.

Conservation Policy

Conservation recommendations

Maintenance of the timber parts of the structure including painting is recommended.

Comparative Analysis

The stables at Wangaratta Showgrounds are a larger and more decorative version of this building type. Targoora Station, Wangaratta has an unusual stable building distinguished by its curved roof. The stable at Guildford Whorouly South, has less integrity after part conversion.

Statement of Significance

What is significant?

The corrugated iron and timber stable and the pepper corn trees surrounding it at Ovens Highway Everton is significant.

HERITAGE CITATION REPORT

The adjacent corrugated iron shed is of interest only. The house is not significant.

How is it significant?

The stable is of local aesthetic and architectural significance.

Why is it significant?

The stable at Everton is a relatively intact and representative example of an increasingly rare building type. There are few stables noted as stand alone buildings in the study area and there conversion to other uses has often resulted in a loss of fabric. (Criterion B)

The stable at Everton is a landmark building on the Ovens Highway at Everton, in a picturesque setting with mature peppercorn trees (Criteria D,E)

Recommendations 2011

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

Yes

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Name	St Brigids Catholic Church	
Address	Moyhu-Hansonville Road GRETA	Significance Level Local
Place Type	Church	
Citation Date	2011	



Greta Catholic Church

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

History and Historical Context

Locality history

Alexander Hamilton Hume and Captain William Hilton Hovell, on their expedition that reached Port Phillip Bay, travelled through the study area in the 1820s. On 24 November 1824 they came across the Ovens River, which they named after the private secretary of Sir Thomas Brisbane. Hovell noted the good quality timber growing in the region and the ease with which the land could be cleared, along with the beauty of the place. The men named Buffalo Mountain, and Oxley Plains in honour of Major Oxley, the late Surveyor General of New South Wales. In October 1836 Major Thomas Mitchell, Surveyor General of New South Wales, on his famous expedition to Victoria, crossed the Ovens River at its junction with King River. It was at this location that Wangaratta would begin by 1838 (Doring 2004:B7-8).

Squatters began to settle in North-East Victoria in the late 1830s. In 1838 George Faithfuls and his brother William Faithfull, with the rest of their party, were driving a herd south when they passed through the region. The men returned to

HERITAGE CITATION REPORT

the Ovens region after their herd was dispersed due to an attack by Aboriginals, taking up land on Ovens River at Bontharambo plains. They then moved upstream to Oxley, settling Oxley Plains run which covered 92,000 acres, including present-day Milawa. William returned to his station near Goulburn, leaving George at their homestead named 'Wangaratta' (Doring 2004:B10). Despite persistent attacks from Aboriginals, William Bowman established Tarrawingee run in 1838 and Dr George Edward Mackay took up Myrree run, before being forced to abandon, and returning to establish Whorouly run. Also in 1838 the Dockers settled at Bontharambo, a portion of which remains in the Docker family today. Other squatters who took up land during this period were David Reid of Carramungie run, William Clarke of Ovens Crossing station and William Fury Baker who settled Barambogie (Doring 2004:11).

The prime land in the district was mostly claimed by 1840, primarily used by the pastoral industry. By 1848 squatters were allowed to purchase pre-emptive rights to 640 acres of their original holding (Doring 2004:14-17). But great change was on the horizon, in 1852 gold was discovered in the Beechworth district, after which the 'Ovens Rush' began and thousands of prospectors flooded the north-east of Victoria. A Cobb & Co route was established to the diggings and many towns grew around the frequent stops, particularly Wangaratta (Jones 1995:30; Doring 2004:B17-18, 49). Many squatters in the area began to claim their pre-emptive right in the 1850s, when pressure was placed upon the new colonial government of Victoria to carve up the vast land which was owned by few. This began another land rush and many who had come to the region as prospectors from 1852, now settled under Crown Land sales (Doring 2004:14-17; Jones 1988:42-3). The first auction sale of land in the area was held in Wangaratta in November 1855, which sold surveyed town allotments and larger lots for agricultural purposes. In May 1857 there were further land releases and a major release in December 1857, offering 6,000 acres in the location of the current Milawa. It was during the 1850s and 1860s that Moyhu, Oxley, Whitfield and Whorouly developed (Jones 1995:30; Doring 2004:B17-23). With gold, bushrangers became active in the region, the most infamous being the Kelly Gang (Oxley Town History, accessed August 2011).

In 1862, the Oxley Road Board was gazetted, which was superseded with the establishment of Oxley Shire in 1865 (Jones 1995:35-7). Oxley township remained the administrative centre of Oxley Shire until 1936. Oxley Shire was located south of North Ovens Shire (established 1867), which changed its name to the Shire of Wangaratta in 1916 (Angus 1967:31 & 84).

Settlement of the greater area extended swiftly, as the land boasted an ample water and timber supply, and fertile soil, allowing the introduction of new agricultural industries (Doring 2004:B17-18). The gold rushes and development of towns brought demand for all manner of primary produce. To satisfy demand, the region began to supply beef, wine, oats, honey, wheat, fruit and vegetables, dairy produce, hops and tobacco (Doring 2004:B25). In 1873, the Victorian Railways Department opened the north-eastern railway to the current Wodonga. The Wangaratta-Beechworth line opened to Everton on 7 July 1875 and to Beechworth in September 1876. Spur lines to Peechelba and Whitfield were completed, the latter opened in 1899 and closed in 1953. The railway was an impetus for major growth in the area, and particularly important for the development of the tobacco and hop industries, the butter and cheese industry, and sawmilling and millet growing industries. The train service also provided transport for locals and for the livestock trade (Doring 2004:B61).

In November 1994 the Shires of Oxley, Wangaratta, the City of Wangaratta, and part of the Shires of Beechworth, Benalla and Yarrawonga were consolidated and became the Shire of Milawa. On 29 June 1995 the Shire of Milawa was re-named the Rural City of Wangaratta. (Victoria Government Gazette G25, dated 29 June 1995).

Place history

The small town of Greta had long been a wayside stop on the Sydney to Melbourne Road, as travellers were channelled past it as they negotiated the gap in Futter's Range. Greta in pre-goldrush days had a small inn and was on the Melbourne to Yass mail route. The town was surveyed by Thomas Wedge in 1852 and provision was made for agricultural allotments as well as for a cemetery. When gold traffic began streaming north the pace of development dramatically changed, and Greta grew with stores, hotels, blacksmiths' shops, schools and a police station.¹³ Greta virtually

HERITAGE CITATION REPORT

disappeared when the railway, then the Hume Highway supplanted the old gold highway.(Doring 2004:59)

The first mass in the district is reported to have taken place in the 1860s when Father Stack from Kilmore celebrated mass at the home of a Mrs Glynn, west of 15 Mile Creek. Mass was celebrated for a period at a hotel at Greta West before a timber church; St Monica's, was built at the site of the original Greta township (now called 'Great West'), near to the Primary School (Wangaratta Chronicle, 3/6/1885)

The impressive St. Brigid's was constructed in 1901, approximately six kilometres from the original church site, on land thought to be donated by Mr. John O'Brien. Referred to sometimes as a 'horse and buggy' church, it was built at a time when church authorities tried to ensure that parishioners need travel no more than ten or so miles to go to Mass (Joan Ellis, pers. comm. 26th July 2011).

As was the custom, a 'grand ball' was held in the church before it was officially consecrated on Wednesday 28th August 1901. It was reported that 'everything that the most exacting connoisseur in cookery could desire was there, and the attendance of the fair assistants was perfect'. Music was provided by Mr. Richard Bartley (violin) and Miss Fulton (piano), with Mr. John Ferguson acting as MC for the evening, and after the ball guests adjourned to a room in Mr. O'Brien's house for supper. However, as attendance was somewhat lessened by 'exceptional weather' and the £30-40 raised fell short of the expected profit, another ball and concert was scheduled for 25th September.

On Sunday 20th October 1901, his Lordship the Most Reverend Dr Stephen Reville, Bishop of Sandhurst, assisted by a Father Byrne, celebrated Mass and opened St Brigid's Church. It is recorded that a large congregation of all denominations was present, and that after Mass the Bishop administered confirmation to thirty children.

Originally the church yard provided space for the family gig or buggy, and to tie up horses, whilst later a galvanised iron garage was added, presumably for the priest's car. Families often took advantage of the shade provided by the stand of elm trees to have breakfast following the 9am Mass, in the days when you had to fast from midnight in order to receive Communion.

St Brigid's served the Greta community as part of St. Patrick's Wangaratta parish and, from 1955, as part of the Holy Cross Parish of Moyhu. However, a shortage of priests and the declining congregations led to a cessation of regular services at the church from 2009, and the church's spiritual closure occurred on 31st January 2010. As of July 2011, no decision has been made as yet on the future of the church building (Greta Community Website, accessed August 2011).

Following its closure, the church furnishing were distributed according to an order of priority established by the parish council; with St Brigid's parish being first, followed by the parish and schools of Wangaratta, other Catholic/Christian groups and private individuals. The current locations of these items, as of May 2011, are shown in the following table. A number of items have remained within the King Valley district, either at the Moyhu Catholic Church or the Whitfield Catholic church, some items will be housed in a new church being built at Jindera and one item has been returned to the family of the original donor.

Current location of furnishings from St Brigid's, Greta:

Item - Location May 2011

Last supper altar - Jindera Catholic Church
Crucifix above altar - Jindera Catholic Church
Statue of Our Lady - Jindera Catholic Church
Statue of Sacred Heart - Jindera Catholic Church
Statue of St. Joseph - Jindera Catholic Church
Modern altar - Galen Catholic College
Statue of St. Brigid - Galen Catholic College

HERITAGE CITATION REPORT

Stations of the Cross - Galen Catholic College
Six long traditional pews - Galen Catholic College
Picture of Pope Benedict (Given in memory of Prendergast; current contact Pat Delaney) - Moyhu Catholic Church - picture currently at Moyhu is to be hung at Whitfield church if it does not have one.
Hymn board (in memory of Mogford) - Whitfield Church
Tall brass Paschal Candle holder (in memory of Bill and Rita O' Brien) - Has been taken to the Whitfield Church - Needs larger candle insert to accommodate modern candles.
Baptismal stand (in memory of Carmel Ryan) - Whitfield Church
Presider's chair (restored by John Hughes, original craftsman) - Whitfield Church
Vestments and altar linen - All went to Moyhu presbytery to be sorted and used if appropriate at either Moyhu or Whitfield.
Small wooden table - Currently being restored by John Hughes
Small high wooden stand - Currently being restored by John Hughes
Chalice, ciborium, paten, communion plate, embroidered covers - Moyhu church
(Joan Ellis, pers. comm. 26th July 2011)

Sources

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The Wangaratta Chronicle.

Description

Physical Description

St Brigid's Catholic Church is a red brick Gothic Revival style church with typical features of the period comprising a front gable-roofed and a rear transverse gable entrance and vestry. The four bayed church has lancet windows of green, blue and amber glass set between buttresses. The red brick is contrasted by a limited use of render for caps to the buttresses and outlining the arches to the windows and doors. A large rendered quatrefoil detail decorates the front gable end. The windows have some fine tracery work. The interior is of plain plasterwork distinguished by fine bosses to the label moulds of the wall openings and windows. The fittings and fixtures have been removed to other local churches. St Brigid's is in an open rural setting that is enhanced by some mature elm trees.

Conservation Policy

With the closure of the church it is potentially at risk if a suitable use cannot be found. Conservation of the exterior is recommended, together with retention of the main space in any conversion to another use.

Comparative Analysis

HERITAGE CITATION REPORT

There are several directly comparable late 19thC or early 20th C red brick churches in the study area including:

St Hilda's Anglican Church, Everton, 1908 (117748)

St John's Anglican Church Whorouly, 1902 (117756)

St Martin's Catholic Church, Boorhaman, 1887 (117547)

St Patrick's Catholic Church, Whorouly, 1896 (117777)

Statement of Significance

What is significant?

St Brigid's Catholic Church built in 1901 on the site of the original Greta township is significant.

How is it significant?

St Brigid's Catholic Church is of local historic and aesthetic significance.

Why is it significant?

St Brigid's Catholic Church is one of very few surviving buildings in the Greta area. Once a thriving small township of Greta is now almost non-existent and St Brigid's Church provides a landmark in the locality. St Brigid's is associated with the Bishop of Sandhurst, Dr Stephen Reville who opened and celebrated the first mass at St Brigid's in 1901. St Brigid's is one of many churches built at a time when 10 miles was the maximum distance thought reasonable to travel for Sunday Mass. (Criteria A, H)

St Brigid's is a representative example of a parish church designed in the late 19thC in the Gothic Revival style. Built in English bond brickwork, the detailing of the buttresses and wall openings is decorated with cement render. The interior is distinguished by three coloured glass lancet windows and decorative plaster bosses to mouldings around the doors and windows. Ecclesiastical fittings and fixtures have been removed, however the church has a high degree of integrity externally. (Criteria D, E)

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Name	Former Henley Tobacco Factory	
Address	2499 Glenrowan-Myrtleford Road MARKWOOD	Significance Level Local
Place Type	Factory/ Plant	
Citation Date	2011	



Former Henley Tobacco Factory

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Locality history

Alexander Hamilton Hume and Captain William Hilton Hovell, on their expedition that reached Port Phillip Bay, travelled through the study area in the 1820s. On 24 November 1824 they came across the Ovens River, which they named after the private secretary of Sir Thomas Brisbane. Hovell noted the good quality timber growing in the region and the ease with which the land could be cleared, along with the beauty of the place. The men named Buffalo Mountain, and Oxley Plains in honour of Major Oxley, the late Surveyor General of New South Wales. In October 1836 Major Thomas Mitchell, Surveyor General of New South Wales, on his famous expedition to Victoria, crossed the Ovens River at its junction with King River. It was at this location that Wangaratta would begin by 1838 (Doring 2004:B7-8).

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HERITAGE CITATION REPORT

the Ovens region after their herd was dispersed due to an attack by Aboriginals, taking up land on Ovens River at Bontharambo plains. They then moved upstream to Oxley, settling Oxley Plains run which covered 92,000 acres, including present-day Milawa. William returned to his station near Goulburn, leaving George at their homestead named 'Wangaratta' (Doring 2004:B10). Despite persistent attacks from Aboriginals, William Bowman established Tarrawingee run in 1838 and Dr George Edward Mackay took up Myrree run, before being forced to abandon, and returning to establish Whorouly run. Also in 1838 the Dockers settled at Bontharambo, a portion of which remains in the Docker family today. Other squatters who took up land during this period were David Reid of Carramungie run, William Clarke of Ovens Crossing station and William Fury Baker who settled Barambogie (Doring 2004:11).

The prime land in the district was mostly claimed by 1840, primarily used by the pastoral industry. By 1848 squatters were allowed to purchase pre-emptive rights to 640 acres of their original holding (Doring 2004:14-17). But great change was on the horizon, in 1852 gold was discovered in the Beechworth district, after which the 'Ovens Rush' began and thousands of prospectors flooded the north-east of Victoria. A Cobb & Co route was established to the diggings and many towns grew around the frequent stops, particularly Wangaratta (Jones 1995:30; Doring 2004:B17-18, 49). Many squatters in the area began to claim their pre-emptive right in the 1850s, when pressure was placed upon the new colonial government of Victoria to carve up the vast land which was owned by few. This began another land rush and many who had come to the region as prospectors from 1852, now settled under Crown Land sales (Doring 2004:14-17; Jones 1988:42-3). The first auction sale of land in the area was held in Wangaratta in November 1855, which sold surveyed town allotments and larger lots for agricultural purposes. In May 1857 there were further land releases and a major release in December 1857, offering 6,000 acres in the location of the current Milawa. It was during the 1850s and 1860s that Moyhu, Oxley, Whitfield and Whorouly developed (Jones 1995:30; Doring 2004:B17-23). With gold, bushrangers became active in the region, the most infamous being the Kelly Gang (Oxley Town History, accessed August 2011).

In 1862, the Oxley Road Board was gazetted, which was superseded with the establishment of Oxley Shire in 1865 (Jones 1995:35-7). Oxley township remained the administrative centre of Oxley Shire until 1936. Oxley Shire was located south of North Ovens Shire (established 1867), which changed its name to the Shire of Wangaratta in 1916 (Angus 1967:31 & 84).

Markwood was initially called Tea Garden Creek and was renamed Markwood in 1924, after two prominent citizens, R Marks and J M Wood. In 1872 the first school opened and became State School number 1221 in 1873; the school was still open as Markwood State School in 2003 (Towns and Localities, Markwood, accessed July 2011).

Settlement of the greater area extended swiftly, as the land boasted an ample water and timber supply, and fertile soil, allowing the introduction of new agricultural industries (Doring 2004:B17-18). The gold rushes and development of towns brought demand for all manner of primary produce. To satisfy demand, the region began to supply beef, wine, oats, honey, wheat, fruit and vegetables, dairy produce, hops and tobacco (Doring 2004:B25). In 1873, the Victorian Railways Department opened the north-eastern railway to the current Wodonga. The Wangaratta-Beechworth line opened to Everton on 7 July 1875 and to Beechworth in September 1876. Spur lines to Peechelba and Whitfield were completed, the latter opened in 1899 and closed in 1953. The railway was an impetus for major growth in the area, and particularly important for the development of the tobacco and hop industries, the butter and cheese industry, and sawmilling and millet growing industries. The train service also provided transport for locals and for the livestock trade (doring 2004:B61).

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Thematic context

The Chinese first introduced tobacco growing to North-East Victoria during the Ovens gold rush. During this early period,

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tobacco was imported to the colonies from America, but the American Civil War (1861-1865) interrupted supplies and a market opened for locally produced leaf. Further impetus for developing a local industry was the import tax on tobacco which rose in 1862. James Henley of Markwood was one of the first farmers to plant tobacco; presumably the idea rose from an earlier visit to California. He soon made a large return on 27 acres of Florida, Havana, Connecticut and Maryland varieties. Henley opened a tobacco factory c1866 and employed a Kentucky planter to supervise 22 workers (Doring 2004:B37-9).

Henley set an example to other local farmers, including Samuel Norton who planted a crop and constructed his own tobacco factory in Wangaratta. Mr Slater of North Wangaratta also manufactured locally, as did Edmund Baker of Whorouly who sold under the labels Barker's Favourite and Barker's Aborigine. Factories were also opened by Mr Porter and Mr Ford in North Wangaratta, amongst other operations in the greater region, including the current Alpine and Indigo Shires (Doring 2004:B37-9).

The industry grew in the 1860s and 1870s and became a mainstay in the district. The Chinese often became involved in share-cropping with larger land holders, and with their agricultural expertise, some became owners of their own plantations (Doring 2004:B37-9). In 1875 James Henley and T F Bell acted as representatives of tobacco growers of Oxley Plains, urging the Colonial Treasurer against imposing a proposed duty on colonially grown leaf tobacco. Henley and Bell presented a petition that was signed by 'about 140 Europeans and 40 Chinese who had entered into the cultivation of tobacco', all opposing the duty (The Argus 30/7/1875:7). Not all local growers supported the participation of Chinese migrants in the local industry. In 1897 the Argus printed a letter to the editor from Leonard Outhwaite, in which he opposes Chinese migrants receiving the proposed export bonus. His chief concern was that the bonus would encourage the Chinese to enter the industry and settle on the land; the main tobacco-growing district in the colony (The Argus 29/1/1897:6).

The industry saw a decline towards the end of the century when a superior American leaf tobacco became more popular. Australian leaf was inferior due to its method of curing, drying and sweating, instead of cured in regulated kilns like American tobacco. In 1896 the Victorian Government took action and brought out the American expert, Alexander J Bondurant, who advised local growers on improved methods of growing and curing. In 1897 an experimental farm was established at Edi under the Department of Agriculture, which tested warm air curing with charcoal. In 1902 this farm was replaced with a larger, 118 acre farm at Whitfield. Local growers undertook experiments with flue curing and the construction of kilns, with government assistance, into the early 1900s (Doring 2004:B37-9). The Argus reported that in 1899, that F Mummery of Whorouly produced an exemplary crop that was cured under the system taught by Bondurant, and sold for double the price given for leaf cured under the old system (The Argus 23/5/1899:7). Many of the kilns built from this date forward, were constructed of wood, brick or concrete (Doring 2004:B37-9).

By the 1920s flue-curing was widely practiced in the area and the industry was revived. It was during this period that a number of Chinese families stopped tobacco cultivation, which may have been due to the hardships experienced by the Victorian industry at the time, with many crops experiencing disease. One of the worst seasons recorded was in 1924, with bouts of blue mould disease (Doring 2004:B37-9; Argus 23/1/1924:20). It was also in the 1920s that a number of Italians immigrated to the Ovens and King Valleys and joined the tobacco industry (Verrocchio 1998:14).

The tobacco industry experienced a huge growth in the 1930s (Jones 1988:195). This was simultaneous with the influx of immigrants to Australia, some of whom moved to the study area and began growing tobacco. A second wave of immigrants followed after World War II, bringing more Italians to the area, as well as Spanish, Greek and Yugoslav migrants. Italian migrants included Giovanni Paolo, who immigrated in 1952 and now owns part of James Henley's farm in Markwood, as well as the Pizzini brothers, based in the King Valley, who became the largest tobacco growers in the southern hemisphere in the 1960s (Doring 2004:B37-9).

Tobacco growers began to experiment with kiln construction from the 1930s, to further improve processing methods. Kilns from the 1950s through to the 1970s were built of corrugated iron, as opposed to earlier constructions that preferred

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concrete and brick. Today, the industry is highly mechanised, and smaller, with the government funding socially acceptable crop research. Many growers in the area have since diversified and moved to viticulture and other crops, however the former Henley tobacco factory remains in Markwood, as do other industry structures, such as kilns of various materials and drying sheds (Doring 2004:B37-9).

Place history

James Henley's tobacco factory dates to c1866 and is located on what is known as the 'old Henley Farm' (Verrocchio 1998:36). Also in the late 1860s, Henley began to develop his farmstead at nearby 2527 The Snow Road, Markwood. Henley is reported to have been making good returns on tobacco farming as early as 1863, cropping Florida, Havana, Connecticut and Maryland varieties (Doring 2004:study item no. 683A), most likely grown on his nearby farm. Henley modelled his tobacco cultivation on American examples and employed an experienced Kentucky planter to supervise his crop and numerous employees (Doring 2004:study item no. 683A).

Henley's plug tobacco was processed in a three-storey stone factory, resembling a flour mill. This stone factory was approximately 21 metres by 13 metres with walls 6 metres high and had all the latest equipment necessary, some of which remains today. It was in this factory that Henley experimented as a pioneer agriculturalist (Jones 1994:80; Doring 2004:study item no. 683A).

James Henley

James Henley and his family moved from Herefordshire, when Henley was nine years old, to the United States where Henley is known to have visited California. Hearing of the gold strike in Australia, Henley moved to Buckland and became a miner. Following this, Henley took up farming before proceeding to build the Emu Hotel in Milawa. He returned to farming in the 1860s and began to develop what was to become Henley Farmstead, on Tea Garden Creek. It is here that Henley pioneered the cultivation of tobacco and hops, as well as planting vineyards for wine production. He modelled his tobacco cultivation on American examples, as observed on his earlier visit to California, and employed an experienced Kentucky planter to supervise his crop and employees at his tobacco factory (Doring 2004:study item no. 683A).

In the 1860s Henley was in partnership with Jonathon Thomas Bell in operation of the stone mill at 123 Carboor-Everton Rd, Markwood. Henley and Bell utilised the Ovens River to power the mill and also as a means of irrigating the fields (this system may have been used on Henley's other properties), pioneering irrigation in the area. It is said that Henley employed Chinese workers to build a weir and water races required. Henley and Bell's partnership appears to have dissolved in the 1870s (Doring 2004: study item no. 682).

With wife Sophia, Henley had five other sons - James, Charles, Sydney, Richmond and Clarence - along with five daughters - Elizabeth, Marie, Emma, Sophie and Edie (Jones 1995:260). Henley is known to have owned a number of properties, managed by his son George, including Richmond House in Milawa and the Henley Tobacco Factory in Markwood (c1866). James Henley died in 1921 at the age of 92 (Jones 1995:260; Argus 1/9/1905:6).

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Description

Physical Description

The former Henley tobacco factory is located adjacent to the former Henley farmstead at 2527 Snow Road. The building forms part of the homestead group including the winery, tobacco sheds and kilns. The former tobacco factory is an unusually large vernacular structure of three storeys. Investigation of this building was hampered by the extent of blackberries encircling it, and internal investigation was not possible.

Built of rubble sandstone of the local brownish-ochre colour the gable roofed form has a steeply pitched roof. The three levels are defined by openings of different types including a semi-circular arch headed window to the ground floor. The lintels to the windows are of red brick in segmented arches. Extensive alterations have occurred including additions to the front and rear. The red brick skillion roofed addition to one side and the metal framed addition to the other extend the original footprint considerably. The building is in a deteriorating condition with stones missing from around the fascia line and the window joinery in poor condition. The former tobacco factory is a rare example of a three storey masonry building and is an unusual building type designed for the processing of tobacco. There are two corrugated iron tobacco kilns on the property however these relate to a later period and one of these has collapsed.

The site is very overgrown and it is not possible to discern any archaeological remains in the vicinity of the building, however given the use of the site for agricultural enterprise it is likely that there is evidence of industry or agriculture.

Conservation Policy

Conservation Recommendations

The current condition of the building appears neglected and the growth of blackberries is of concern as they make the building inaccessible. Broken windows and missing stones make the building less than secure. It should be made watertight, broken windows glazed and sealed against birds and vermin. Basic stone repairs should be undertaken.

Comparative Analysis

2527 Snow Road Markwood - former Henley farmstead winery

123 Caboor -Everton Road Markwood - former water mill

Bynong, 129 Caboor Everton Road Caboor - stone winery

Statement of Significance

What is significant ?

HERITAGE CITATION REPORT

The former tobacco factory built c. 1865 for pioneer agriculturalist and entrepreneur James Henley at 2499 Snow Road Markwood is significant.

How is it significant?

The former tobacco factory is of historical and architectural significance. It is potentially of technological and archaeological significance.

Why is it significant?

The former tobacco factory has historical associations with James Henley (1829-1921) whose farming and business activities included the Emu Hotel in Milawa, the cultivation of hops and tobacco, and wine production, irrigation and milling. James Henley and his son George practised technically advanced farming techniques including American tobacco farming methods and pioneering irrigation. With Thomas Bell he operated the mill at 123 Caboor Everton Road (also assessed as part of this study). Henley was one of the first to grow hops successfully in the area, his son George later assuming this aspect of the Henley business. Henley's use of the Tea Gardens Creek for irrigation provided opportunities for agriculture. (Criterion A)

Tobacco growing became widespread in the Wangaratta region in the inter war period, however Henley's work preceded this by some seventy years. This building demonstrates a large and very early investment in the tobacco industry based on farming methods from the United States. There is no known comparative building of this type used for tobacco farming. Its closest comparison is the former mill at 123 Caboor - Everton road, Markwood, also developed by James Henley. Its technological significance is yet to be established as it has not been possible to view the interior or to know what remains of any equipment or particular aspects of the building that are specific to the tobacco industry. (Criterion B)

Stylistically and historically the former tobacco factory relates to the winery and homestead at 2527 Snow Road, although the land parcels are now separate. The former tobacco factory is a building of rare design and construction and is an outstanding example of rural vernacular architecture. Stone farm buildings are much less common than timber ones in the region and the buildings associated with James Henley are built to a large scale and with architectural influences. (Criteria B, E)

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Name	Former Henley Farmstead	
Address	2527 Glenrowan-Myrtleford Road MARKWOOD	Significance Level Local
Place Type	Homestead Complex	
Citation Date	2011	



Former Henley Farmstead

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

History and Historical Context

Locality history

Alexander Hamilton Hume and Captain William Hilton Hovell, on their expedition that reached Port Phillip Bay, travelled through the study area in the 1820s. On 24 November 1824 they came across the Ovens River, which they named after the private secretary of Sir Thomas Brisbane. Hovell noted the good quality timber growing in the region and the ease with which the land could be cleared, along with the beauty of the place. The men named Buffalo Mountain, and Oxley Plains in honour of Major Oxley, the late Surveyor General of New South Wales. In October 1836 Major Thomas Mitchell, Surveyor General of New South Wales, on his famous expedition to Victoria, crossed the Ovens River at its junction with King River. It was at this location that Wangaratta would begin by 1838 (Doring 2004:B7-8).

Squatters began to settle in North-East Victoria in the late 1830s. In 1838 George Faithfuls and his brother William Faithfull, with the rest of their party, were driving a herd south when they passed through the region. The men returned to

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the Ovens region after their herd was dispersed due to an attack by Aboriginals, taking up land on Ovens River at Bontharambo plains. They then moved upstream to Oxley, settling Oxley Plains run which covered 92,000 acres, including present-day Milawa. William returned to his station near Goulburn, leaving George at their homestead named 'Wangaratta' (Doring 2004:B10). Despite persistent attacks from Aboriginals, William Bowman established Tarrawingee run in 1838 and Dr George Edward Mackay took up Myrree run, before being forced to abandon, and returning to establish Whorouly run. Also in 1838 the Dockers settled at Bontharambo, a portion of which remains in the Docker family today. Other squatters who took up land during this period were David Reid of Carramungie run, William Clarke of Ovens Crossing station and William Fury Baker who settled Barambogie (Doring 2004:11).

The prime land in the district was mostly claimed by 1840, primarily used by the pastoral industry. By 1848 squatters were allowed to purchase pre-emptive rights to 640 acres of their original holding (Doring 2004:14-17). But great change was on the horizon, in 1852 gold was discovered in the Beechworth district, after which the 'Ovens Rush' began and thousands of prospectors flooded the north-east of Victoria. A Cobb & Co route was established to the diggings and many towns grew around the frequent stops, particularly Wangaratta (Jones 1995:30; Doring 2004:B17-18, 49). Many squatters in the area began to claim their pre-emptive right in the 1850s, when pressure was placed upon the new colonial government of Victoria to carve up the vast land which was owned by few. This began another land rush and many who had come to the region as prospectors from 1852, now settled under Crown Land sales (Doring 2004:14-17; Jones 1988:42-3). The first auction sale of land in the area was held in Wangaratta in November 1855, which sold surveyed town allotments and larger lots for agricultural purposes. In May 1857 there were further land releases and a major release in December 1857, offering 6,000 acres in the location of the current Milawa. It was during the 1850s and 1860s that Moyhu, Oxley, Whitfield and Whorouly developed (Jones 1995:30; Doring 2004:B17-23). With gold, bushrangers became active in the region, the most infamous being the Kelly Gang (Oxley Town History, accessed August 2011).

In 1862, the Oxley Road Board was gazetted, which was superseded with the establishment of Oxley Shire in 1865 (Jones 1995:35-7). Oxley township remained the administrative centre of Oxley Shire until 1936. Oxley Shire was located south of North Ovens Shire (established 1867), which changed its name to the Shire of Wangaratta in 1916 (Angus 1967:31 & 84).

Markwood was initially called Tea Garden Creek and was renamed Markwood in 1924, after two prominent citizens, R Marks and J M Wood. In 1872 the first school opened and became State School number 1221 in 1873; the school was still open as Markwood State School in 2003 (Towns and Localities, Markwood, accessed July 2011).

Settlement of the greater area extended swiftly, as the land boasted an ample water and timber supply, and fertile soil, allowing the introduction of new agricultural industries (Doring 2004:B17-18). The gold rushes and development of towns brought demand for all manner of primary produce. To satisfy demand, the region began to supply beef, wine, oats, honey, wheat, fruit and vegetables, dairy produce, hops and tobacco (Doring 2004:B25). In 1873, the Victorian Railways Department opened the north-eastern railway to the current Wodonga. The Wangaratta-Beechworth line opened to Everton on 7 July 1875 and to Beechworth in September 1876. Spur lines to Peechelba and Whitfield were completed, the latter opened in 1899 and closed in 1953. The railway was an impetus for major growth in the area, and particularly important for the development of the tobacco and hop industries, the butter and cheese industry, and sawmilling and millet growing industries. The train service also provided transport for locals and for the livestock trade (doring 2004:B61).

In November 1994 the Shires of Oxley, Wangaratta, the City of Wangaratta, and part of the Shires of Beechworth, Benalla and Yarrawonga were consolidated and became the Shire of Milawa. On 29 June 1995 the Shire of Milawa was re-named the Rural City of Wangaratta. (Victoria Government Gazette G25, dated 29 June 1995).

HERITAGE CITATION REPORT

Thematic context - Tobacco

The Chinese first introduced tobacco growing to North-East Victoria during the Ovens gold rush. During this early period, tobacco was imported to the colonies from America, but the American Civil War (1861-1865) interrupted supplies and a market opened for locally produced leaf. Further impetus for developing a local industry was the import tax on tobacco which rose in 1862. James Henley of Markwood was one of the first farmers to plant tobacco; presumably the idea rose from an earlier visit to California. He soon made a large return on 27 acres of Florida, Havana, Connecticut and Maryland varieties. Henley opened a tobacco factory c1866 and employed a Kentucky planter to supervise 22 workers (Doring 2004:B37-9).

Henley set an example to other local farmers, including Samuel Norton who planted a crop and constructed his own tobacco factory in Wangaratta. Mr Slater of North Wangaratta also manufactured locally, as did Edmund Baker of Whorouly who sold under the labels Barker's Favourite and Barker's Aborigine. Factories were also opened by Mr Porter and Mr Ford in North Wangaratta, amongst other operations in the greater region, including the current Alpine and Indigo Shires (Doring 2004:B37-9).

The industry grew in the 1860s and 1870s and became a mainstay in the district. The Chinese often became involved in share-cropping with larger land holders, and with their agricultural expertise, some became owners of their own plantations (Doring 2004:B37-9). In 1875 James Henley and T F Bell acted as representatives of tobacco growers of Oxley Plains, urging the Colonial Treasurer against imposing a proposed duty on colonially grown leaf tobacco. Henley and Bell presented a petition that was signed by 'about 140 Europeans and 40 Chinese who had entered into the cultivation of tobacco', all opposing the duty (The Argus 30/7/1875:7). Not all local growers supported the participation of Chinese migrants in the local industry. In 1897 the Argus printed a letter to the editor from Leonard Outhwaite, in which he opposes Chinese migrants receiving the proposed export bonus. His chief concern was that the bonus would encourage the Chinese to enter the industry and settle on the land; the main tobacco-growing district in the colony (The Argus 29/1/1897:6).

The industry saw a decline towards the end of the century when a superior American leaf tobacco became more popular. Australian leaf was inferior due to its method of curing, drying and sweating, instead of cured in regulated kilns like American tobacco. In 1896 the Victorian Government took action and brought out the American expert, Alexander J Bondurant, who advised local growers on improved methods of growing and curing. In 1897 an experimental farm was established at Edi under the Department of Agriculture, which tested warm air curing with charcoal. In 1902 this farm was replaced with a larger, 118 acre farm at Whitfield. Local growers undertook experiments with flue curing and the construction of kilns, with government assistance, into the early 1900s (Doring 2004:B37-9). The Argus reported that in 1899, that F Mummery of Whorouly produced an exemplary crop that was cured under the system taught by Bondurant, and sold for double the price given for leaf cured under the old system (The Argus 23/5/1899:7). Many of the kilns built from this date forward, were constructed of wood, brick or concrete (Doring 2004:B37-9).

By the 1920s flue-curing was widely practiced in the area and the industry was revived. It was during this period that a number of Chinese families stopped tobacco cultivation, which may have been due to the hardships experienced by the Victorian industry at the time, with many crops experiencing disease. One of the worst seasons recorded was in 1924, with bouts of blue mould disease (Doring 2004:B37-9; Argus 23/1/1924:20). It was also in the 1920s that a number of Italians immigrated to the Ovens and King Valleys and joined the tobacco industry (Verrocchio 1998:14).

The tobacco industry experienced a huge growth in the 1930s (Jones 1988:195). This was simultaneous with the influx of immigrants to Australia, some of whom moved to the study area and began growing tobacco. A second wave of immigrants followed after World War II, bringing more Italians to the area, as well as Spanish, Greek and Yugoslav migrants. Italian migrants included Giovanni Paolo, who immigrated in 1952 and now owns part of James Henley's farm in Markwood, as well as the Pizzini brothers, based in the King Valley, who became the largest tobacco growers in the

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southern hemisphere in the 1960s (Doring 2004:B37-9).

Tobacco growers began to experiment with kiln construction from the 1930s, to further improve processing methods. Kilns from the 1950s through to the 1970s were built of corrugated iron, as opposed to earlier constructions that preferred concrete and brick. Today, the industry is highly mechanised, and smaller, with the government funding socially acceptable crop research. Many growers in the area have since diversified and moved to viticulture and other crops, however the former Henley tobacco factory remains in Markwood, as do other industry structures, such as kilns of various materials and drying sheds (Doring 2004:B37-9).

Thematic context - Viticulture

In Victoria, the first vineyards were planted by squatters for personal wide production. One of the first cases of wine production on a larger scale was at Bantharambo station which had thirty-five acres under vines in the 1860s. Scotsman, William McDonald purchased 320 acres at the first Bontharambo Plains land sale in 1856 and established Eclat Vineyards in 1860, producing wine and award-winning brandy. By 1892 McDonald had planted seventeen acres of vines, amongst other produce (Doring 2004:B19 & 33-4).

Small-scale vineyards flourished in Victoria by the 1860s, and the Murray, Ovens and Goulburn Vinegrower's Association was formed by local growers in north-east Victoria. In Milawa, John Graham purchased land in 1857 and planted a vineyard, and like other growers during this period, found a profitable industry selling wine to the goldfield diggings. Soon enough, supply outweighed demand, as other wine growing districts, such as Geelong, had cornered the Melbourne market. However, the industry endured and another period of expansion occurred in the 1880s. In c1887 the Grossman brothers joined the industry, planting 14 acres of grape varieties, including Shiraz, Muscadelle, Brown Muscat, Doradillo and several others. Also during this period, John Graham passed his small Milawa vineyard to his daughter Rebecca and her husband George H Brown. Their son John Francis Brown joined the industry and in 1889 produced his first wine in a barn, still in use today. John's son, John Charles Brown, and his sons, currently grow the largest selection of grape varieties in Australia and are known as Brown Brothers. Brown Brothers also purchased Everton Hills in 1950 and the Whitlands Estate in the 1980s (Doring 2004:B34-36).

Growers in the 1890s included William Doig at Hurdle Creek and James Henley on his Markwood properties (Doring 2004:B34-36). In 1892, the Board of Viticulture compiled a register of vine growers in Victoria and listed the following owners in north-east Victoria:

"G A Barry, acreage unknown, Eldorado; W Bawden, 2 acres, Eldorado; Alex Blaikie, 20 acres, North Wangaratta; Robert Cox, unknown acreage, Hercynia Vineyard, Taminick; F G Docker, 33 acres, Bontharambo, Wangaratta; John Ferguson, 2.5 acres, Hazeldean, Milawa; James G Gardiner, 20 acres, Milawa; George Hedge, 1.5 acres, Everton; James Macey, 36 acres, Estcourt, Boorhaman, Wangaratta; Christian Mull, 2 acres, Eldorado; William McDonald, 17 acres, Eclat, Docker's Plains, Wangaratta; Alex McKenzie, 7 acres, Boorhaman, Wangaratta; William Oates, 2 acres, Eldorado; Charles Olsson, 3 acres, Mia Mia, Reidsdale; Albert Plum, 2 acres, Docker's Plains, Wangaratta; James Pratt, 35 acres, Boorhaman, Wangaratta; William Richardson, 7 acres, Docker's Plains, Wangaratta; E Riley, 1 acre, Wangaratta; F Ryley, unknown acreage, Wangaratta; Samuel Shaw, 40 acres, Reidsdale, North Wangaratta; Samuel Shaw, 30 acres, Tarrawingee; Andrew Swan, 23 acres, St Leonard's, Wangaratta; James Willis, 2 acres, South Wangaratta" (Doring 2004:B34-36).

By 1900 an aphid-like insect, Grape phylloxera (*Daktulosphaira vitifoliae*), which destroyed the roots of vines, was evident in north-east Victoria, after first appearing in Geelong in the 1870s. This insect infested most vineyards in north-east Victoria, including Grossman's vineyard in 1912. They spread rapidly and destroyed the family's business for many years, until new stock was planted in 1922. Eclat Vineyard provided cuttings of phylloxera-resistant variety of root-stock to the Grossmans. These vines with phylloxera-resistant roots came from America, on to which Australians would graft European varieties. John Francis Brown at Brown Brothers was one of the first to replant grafted stock in 1916 (Doring

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2004:B34-35).

The 1970s saw the return of small wineries and the industry again prospered, with new vineyards opening in Oxley, Bobinawarrah and Markwood, and the Pizzini's vineyard in Whitfield. In the early 2000s there were approximately sixteen wineries in the Ovens and King district, plus a number of independent vineyards that supplied larger vineyards. It is apparent that many vineyards replaced tobacco plantations. Two co-operative grape crushing plants exist, one on Whitfield, the other in the old Butter Factory in Moyhu (Doring 2004:35-36).

Thematic context - Hops

The Ovens goldfields consumed large quantities of beer which prompted small-scale breweries to open. Hops was supplied by Tasmanian growers at first, but from the 1860s local production of hops began.. In the early 1860s E Rogers was one of the first hops growers in the district, cultivating hops in the garden of his Imperial Hotel in Beechworth (Doring 2004:B39-40). In 1883, a local paper reported that hops was introduced to the Beechworth district and had become an industry which was forecast to grow and increase property values. The article states that Mr Rogers of Beechworth first introduced the 'weeds' from New South Wales, planting them in his garden with great success. Advertising them for sale, a Mr Henley enquired and purchased a dozen roots the first year, followed by 5000 roots the second year, proving the emerging industry a profitable one. This attracted attention and others in the district entered the hops growing industry (Alexandra and Yea Standard, Gobur, Thornton and Acheron Express 9/6/1883:2).

Hops cultivation appears to have been an area of interest for hotel owners, as James Henley was a tobacco grower and Milawa hotel owner, as was John Moon who owned the Pioneer Hotel near Everton, who was another early hops grower. Moon went on to employ up to thirty Chinese workers on a permanent basis. By the 1870s the hops industry was flourishing in Victoria. Hiram A Crawford, owner of Hurdle Creek Station in Whorouly South in the 1880s, is also reported to have grown hops on his Brookfield property in Everton. On this land he built a large brick hops kiln, workshops and men's huts, providing for his 45 acres of irrigated crop. Although a drop in the market value of hops forced Crawford to halve his acreage in the following year. The land around Myrree was the focus for hops cultivation, with crops also around creek valleys, such as Hurdle Creek (Doring 2004:B39-40).

In the 1960s the industry declined as small-scale growers were phased out by larger companies and by the importation of hop concentrate. The industry suffered further in the 1980s due to floods, droughts and falling hops prices. Few growers survived the decline. In 1995, Hurdle Creek's gardens reduced from seven to one, while many other crops were halved. Few original hop kilns remain (Doring 2004:B39-40).

Place history

James Henley built the Emu Hotel in Milawa before returning to farming and developing the existing farmstead from the 1860s. The farm became the most technically advanced in North-East Victoria. On this property, Henley pioneered the cultivation of hops, tobacco and wine (Doring 2004:683). He is also known to have cultivated maize, sugar cane and broom corn (Jones 1995:80).

The earliest buildings on the site are the homestead and winery and these are likely to have been constructed in the 1860s (owner pers. comm. 2011). The remaining buildings associated with the tobacco farming include the picker's huts, and drying and processing sheds, which all date from the 1920s or later. The property had extensive wine cellars in 2003 (Doring 2004:683).

Jones in the *Memories of Oxley* states that Henley built a large house known as 'Richmond House' (Jones 1995:260), which was located in Milawa according to an Argus article of 1905. The Argus reported that Henley lived in Richmond House in 1905 upon his son George's death, which was due to a gig accident. George was Henley's second son and was reported to have managed his father's 'extensive hops gardens and other properties' (Argus 1/9/1905:6). This suggests

HERITAGE CITATION REPORT

that Henley a number of properties and that Richmond House was actually located in Milawa, not at the Farmstead. Henley also owned the Henley Tobacco Factory, located at 2499 The Snow Road, Markwood and was a partner with Jonathon T Bell in operation of the stone mill located at 123 Carboor-Everton Rd, Markwood.

Henley is known to have purchased his first hops plants from a Mr Rogers of Beechworth, setting an example to other local farmers with his success in their cultivation (Alexandra and Yea Standard, Gobur, Thornton and Acheron Express 9/6/1883:2). The Agricultural Notes in the 18 April 1872 edition of the *Launceston Examiner*, reported that in that year Henley grew five tons of hops off ten acres of land, which sold for at least 2 shillings a pound to local brewers. The article stated that Henley had also built two hop kilns that were in first-rate condition, but no longer remain in 2011 (Launceston Examiner 18/4/1872:3). In 1873 the Argus reported on the recent Melbourne Exhibition, at which Henley held stall number 575 and exhibited his hops which won a bronze medal in 'Class V - Roots, Fruits and Seeds' (Argus 10/1/1873:6).

After Henley's death at the age of 92, the property was mainly used for grazing, and in 1921 it was purchased by George Cribbes. Cribbes removed the top storey of the Farmstead house, however, this was restored by the Hamiltons after the war (presumably World War II) (Doring 2004:683).

In 2011 the property was still a working farm and was advertised as carrying cattle and having rich alluvial river flats, an olive plantation, vineyard, saleyard, grain silo, truck depot, abattoirs, rail yards and a dairy (Elders 2011).

James Henley

James Henley and his family moved from Herefordshire, when Henley was nine years old, to the United States where Henley is known to have visited California. Hearing of the gold strike in Australia, Henley moved to Buckland and became a miner. Following this, Henley took up farming before proceeding to build the Emu Hotel in Milawa. He returned to farming in the 1860s and began to develop what was to become Henley Farmstead, on Tea Garden Creek. It is here that Henley pioneered the cultivation of tobacco and hops, as well as planting vineyards for wine production. He modelled his tobacco cultivation on American examples, as observed on his earlier visit to California, and employed an experienced Kentucky planter to supervise his crop and employees at his tobacco factory (Doring 2004:study item no. 683A).

In the 1860s Henley was in partnership with Jonathon Thomas Bell in operation of the stone mill at 123 Carboor-Everton Rd, Markwood. Henley and Bell utilised the Ovens River to power the mill and also as a means of irrigating the fields (this system may have been used on Henley's other properties), pioneering irrigation in the area. It is said that Henley employed Chinese workers to build a weir and water races required. Henley and Bell's partnership appears to have dissolved in the 1870s (Doring 2004: study item no. 682).

With wife Sophia, Henley had five other sons - James, Charles, Sydney, Richmond and Clarence - along with five daughters - Elizabeth, Marie, Emma, Sophie and Edie (Jones 1995:260). Henley is known to have owned a number of properties, managed by his son George, including Richmond House in Milawa and the Henley Tobacco Factory in Markwood (c1866). James Henley died in 1921 at the age of 92 (Jones 1995:260; Argus 1/9/1905:6).

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HERITAGE CITATION REPORT

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Description

Physical Description

The former Henley Farmstead is situated in a wide valley to the north of the Snow Road. The farm complex comprises a number of buildings including a homestead, garage and cool store in one group around the house, and a winery, tobacco kiln, tobacco grading sheds, picker's huts and other small sheds. There is an English Oak near the house and a large Algerian oak near the farm buildings.

Of particular interest is the large two storey 1860s brick winery with a distinctive three gable profile with arched headed door openings. The design of this building appears to be highly derivative of English farm buildings. An upper level opening appears to have been filled in with a domestic door and sidelight after the removal of the original door. This building has some interior features such as an elaborately designed timber staircase. The interior has a timber floor, is reputed to have cellars although these were not available for inspection. The brick load bearing walls have been taken down at the rear and a timber post and beam structure is now supporting the roof with iron sheets as cladding. Timber doors have also been altered.

To the rear of the winery are a group of open sided sheds for tobacco drying and processing. The huge Algerian oak provides a setting to the winery building. Other buildings include three pickers' huts of corrugated iron, and built to a standard 'barracks type' design. A corrugated iron tobacco kiln is in a perilous condition and has almost collapsed.

The 1860s brick homestead has been altered substantially by the addition of a second floor. A wide verandah and balcony encircle the house. Some early windows and entry door are visible, as is one wall of original brickwork, but the integrity of the homestead is low. The cool store which also comprises a butchery has a double roof and contains some evidence of the smoking of meat. The brickwork is showing signs of rising damp and the brick pointing is in poor condition. The garage is built of matching brickwork and of a gable roof design with skillion at the rear. A blacksmith shed is reputed to be on the property but this was not apparent at the time of inspection (2011).

A productive garden around the house has a small vineyard of Fragola grapes planted by the current owners family, a persimmon, feijoa and other fruit trees. Some glasshouses also remain. The homestead group includes the large English oak just outside the fenced garden.

Conservation Policy

Conservation Recommendations

Conservation of the winery is recommended, in particular the removal of masonry walls has been to the detriment of the building. Its structural integrity should be checked by an engineer and appropriate measures taken to secure its stability and exterior weatherproofing. Its importance warrants a conservation plan for its care and continued use.

HERITAGE CITATION REPORT

Comparative Analysis

2499 Snow Road Markwood - former Henley tobacco factory

123 Caboor -Everton Road Markwood - former water mill

Statement of Significance

What is significant?

2527 Snow Road Markwood, the former Henley farmstead, comprising the homestead, winery cool store/butchery, garage, pickers sheds, tobacco grading sheds, garden and two oak trees is significant.

How is it significant?

The former Henley Farmstead is of local historical, aesthetic, social and architectural significance.

Why is it significant?

The farmstead has historical associations with James Henley (1829-1921) whose farming and business activities included the Emu Hotel in Milawa, the cultivation of hops and tobacco, and wine production, irrigation and milling. James Henley and his son George practised technically advanced farming techniques including American tobacco farming methods and pioneering irrigation. With Thomas Bell he operated the mill at 123 Caboor Everton Road (also assessed as part of this study). Henley was one of the first to grow hops successfully in the area, his son George later assuming this aspect of the Henley business. Henley's use of the Tea Gardens Creek for irrigation provided opportunities for agriculture. A related Henley property at 2499 Snow Road is the former Henley tobacco factory from the 1860s. Together the two properties with the winery and tobacco factory are evidence of the influence of the large Henley agricultural enterprises. (Criterion A)

The farm complex is significant for its demonstration of several phases in farming techniques and types of agriculture. The large brick winery shows the importance of the vineyard and wine making as part of early agriculture. (Criterion D)

The cool store and butchery is of technical interest for its double roof and evidence of smoking. The tobacco sheds and kilns are of contributory significance for their demonstration of a change in agricultural practices, but a continuation of the use of the property for tobacco growing. (Criterion F)

The winery is of architectural significance for its monumental scale, unusual triple gabled form and interior that retains a staircase, timber floor and elements of the post and beam construction. The brickwork is of high quality and the expanses of plain brick wall articulated by arch headed door openings make the winery an outstanding example of rural vernacular architecture. (Criterion E)

The homestead, although altered substantially is historically significant for its demonstration of the farm through successive owners including the Hamilton and Paola families. (Criteria A, D)

The English and Algerian oak trees are outstanding specimen trees and add substantially to the setting of the buildings. The garden including the large persimmon and feijoa trees are of contributory significance. (Criterion E)

The pickers huts are of significance for their demonstration of the intensive agricultural practices required in the tobacco industry and as reminders of the large labour force that was once required to support it. (Criterion A)

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The place has potential archaeological significance as an early agricultural enterprise. (Criterion C)

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes English and Algerian oaks, persimmon and feijoa trees.

Fences & Outbuildings

No Pickers huts, tobacco grading sheds, garage, homestead.

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Name	Former Parsonage	
Address	1545 Glenrowan-Myrtleford Road MILAWA	Significance Level Local
Place Type	House,Presbytery/Rectory/ Vicarage/Manse	
Citation Date	2011	



1545 Snow Road

Recommended VHR - HI - PS Yes
Heritage Protection

History and Historical Context

Locality history

Alexander Hamilton Hume and Captain William Hilton Hovell, on their expedition that reached Port Phillip Bay, travelled through the study area in the 1820s. On 24 November 1824 they came across the Ovens River, which they named after the private secretary of Sir Thomas Brisbane. Hovell noted the good quality timber growing in the region and the ease with which the land could be cleared, along with the beauty of the place. The men named Buffalo Mountain, and Oxley Plains in honour of Major Oxley, the late Surveyor General of New South Wales. In October 1836 Major Thomas Mitchell, Surveyor General of New South Wales, on his famous expedition to Victoria, crossed the Ovens River at its junction with King River. It was at this location that Wangaratta would begin by 1838 (Doring 2004:B7-8).

Squatters began to settle in North-East Victoria in the late 1830s. In 1838 George Faithfuls and his brother William Faithfull, with the rest of their party, were driving a herd south when they passed through the region. The men returned to the Ovens region after their herd was dispersed due to an attack by Aboriginals, taking up land on Ovens River at Bontharambo plains. They then moved upstream to Oxley, settling Oxley Plains run which covered 92,000 acres, including present-day Milawa. William returned to his station near Goulburn, leaving George at their homestead named 'Wangaratta' (Doring 2004:B10). Despite persistent attacks from Aboriginals, William Bowman established Tarrawingee run in 1838 and Dr George Edward Mackay took up Myrrhee run, before being forced to abandon, and returning to

HERITAGE CITATION REPORT

establish Whorouly run. Also in 1838 the Dockers settled at Bontharambo, a portion of which remains in the Docker family today. Other squatters who took up land during this period were David Reid of Carramungie run, William Clarke of Ovens Crossing station and William Fury Baker who settled Barambogie (Doring 2004:11).

The prime land in the district was mostly claimed by 1840, primarily used by the pastoral industry. By 1848 squatters were allowed to purchase pre-emptive rights to 640 acres of their original holding (Doring 2004:14-17). But great change was on the horizon, in 1852 gold was discovered in the Beechworth district, after which the 'Ovens Rush' began and thousands of prospectors flooded the north-east of Victoria. A Cobb & Co route was established to the diggings and many towns grew around the frequent stops, particularly Wangaratta (Jones 1995:30; Doring 2004:B17-18, 49). Many squatters in the area began to claim their pre-emptive right in the 1850s, when pressure was placed upon the new colonial government of Victoria to carve up the vast land which was owned by few. This began another land rush and many who had come to the region as prospectors from 1852, now settled under Crown Land sales (Doring 2004:14-17; Jones 1988:42-3). The first auction sale of land in the area was held in Wangaratta in November 1855, which sold surveyed town allotments and larger lots for agricultural purposes. In May 1857 there were further land releases and a major release in December 1857, offering 6,000 acres in the location of the current Milawa. It was during the 1850s and 1860s that Moyhu, Oxley, Whitfield and Whorouly developed (Jones 1995:30; Doring 2004:B17-23). With gold, bushrangers became active in the region, the most infamous being the Kelly Gang (Oxley Town History, accessed August 2011).

In 1862, the Oxley Road Board was gazetted, which was superseded with the establishment of Oxley Shire in 1865 (Jones 1995:35-7). Oxley township remained the administrative centre of Oxley Shire until 1936. Oxley Shire was located south of North Ovens Shire (established 1867), which changed its name to the Shire of Wangaratta in 1916 (Angus 1967:31 & 84).

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Settlement of the greater area extended swiftly, as the land boasted an ample water and timber supply, and fertile soil, allowing the introduction of new agricultural industries (Doring 2004:B17-18). The gold rushes and development of towns brought demand for all manner of primary produce. To satisfy demand, the region began to supply beef, wine, oats, honey, wheat, fruit and vegetables, dairy produce, hops and tobacco (Doring 2004:B25). In 1873, the Victorian Railways Department opened the north-eastern railway to the current Wodonga. The Wangaratta-Beechworth line opened to Everton on 7 July 1875 and to Beechworth in September 1876. Spur lines to Peechelba and Whitfield were completed, the latter opened in 1899 and closed in 1953. The railway was an impetus for major growth in the area, and particularly important for the development of the tobacco and hop industries, the butter and cheese industry, and sawmilling and millet growing industries. The train service also provided transport for locals and for the livestock trade (doring 2004:B61).

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Place history

The land on which the house, or formers parsonage, is located was once apart of allotment 9 (which originally included the current numbers 1517, 1531, 1545 and 1573).

In April 1858, Robert Goodyear, Thomas Goodyear, John Hopkins and William Peters received the Crown Grant for allotment 9, which extended south to Snow Road at this date and totalled 30 acres. In June 1859 ownership changed to quarter-shares between John Hopkins, Robert Goodyear, Thomas Goodyear and David Morrison (Trustee). In June 1864 ownership was transferred to Robert and Thomas Goodyear, before Thomas Goodyear becomes the sole owner in July 1864.

In July 1869 Thomas Goodyear subdivided and transferred ownership of the south-west portion of the property (in the current location of number 1517 Snow Road) to a group that included Charles Chaplin Grover, Charles Harle Peard, James Clarke Shanks and the Trustees for the Church of England (Application number APP062686). St Paul's Anglican Church was opened on this site in 1873 (Doring 2004:study item no.193).

Upon Thomas Goodyear's death in 1872, ownership of the remainder of allotment 9 was transferred to Agnes Goodyear, before Frederick Warren became the owner in October 1874. In October 1877 ownership was transferred to David Cozens, Charles Harte Peard and Charles Westall Lloyd. These men appear to have taken out a mortgage against the property in 1882 from Henry Stevenson, who became the owner in December 1886. In December 1886 Stevenson sold the large portion of allotment 9 to the Church of England. The Church of England subdivided and sold the northern third of the land (excluding the current numbers 1517, 1531 and 1545) to Colin Gardner in October 1902 (Application number APP062686).

The house was formerly used as the parsonage of St Paul's Anglican Church, which is located at 1517 Snow Road. The 2004 Heritage Study dates the house to the 1860s or 1870s and notes that the 2004 owner was in possession of a pamphlet that stated that 'the house to the east of the church was purchased, together with 30 acres of land, as a parsonage for the new curate'. Yet, another source in the 2004 study states that, with the construction and opening of the church in 1873, 'a fine parsonage was also constructed and a resident clergyman was stationed at Milawa for many years' (Doring 2004:study item no.812). The exact construction date of the house is not known, however, stylistically it dates to c1865-1875. It is likely that the parsonage was constructed c1873 when the church was also built.

In October 1944, the Church of England further subdivided and sold the current numbers 1531 and 1545 to Albert Henry Harding; retaining St Pauls at number 1517 (Application number APP062686). After 1944 the house at number 1545 appears to have no longer be used as a parsonage for St Paul's.

Harding left numbers 1531 and 1545 to Ethel Harding upon his death in March 1970, who transferred ownership to John and Kiela Lynch in August 1970. In March 1973, Jennifer Witham and Susan Witham became the owners. In 1981 Jennifer and Witham split the property between then; Jennifer Whitehead (formerly Witham) became the owner of the current number 1531 and Susan Dinning (formerly Witham) became the owner of the current number 1545 (Application number 88560). It is not known if number 1545 remains in the Dinning family.

Sources

Angus, John (1967), *A story of the district included in the Shire of Wangaratta*, [published by the Shire Council to mark its centenary], Wangaratta. Certificates of Title, as cited above.

Doring, C & M J, & Michelle Sommerton (2004), *Regional City of Wangaratta - Heritage Study Stage 2*.

Jones, Graham (1988), *There was a time, a Wangaratta Shire Bicentennial Celebration*, Wangaratta.

Jones, Graham (1995), *Memories of Oxley*, Wangaratta.

Oxley Town History, <http://oxley.vic.au/about/history>, accessed August 2011.

Towns and Localities, Rural City of Wangaratta, <http://homepages.rootsweb.ancestry.com/~surreal/AVNE/Towns/towns->

HERITAGE CITATION REPORT

wangaratta.html, accessed July 2011.

Description

Physical Description

Milawa genre

Milawa has a number of houses and some outbuildings dating from the mid 1860s to the mid 1870s and built in a particularly distinctive regional style. The style is derived from the materials used and the distinctive gable roof forms. The buildings employ a soft, underburnt mellow red brick and the gables are somewhat higher and wider than is usually the case with buildings of this period. Sometimes the gables are high enough to include an attic in the roof space. The gable wall ends are often finished with a row of header courses or similar simple brickwork detail. Multiple gables are used to create larger buildings. These buildings appear to have been built by a trained bricklayer and the slightly unusual proportions suggest that the design lies in European origins, most likely that of German tradesmen. German bricklayers were known to work in the area (some silos at Moyhu are attributed to a German hand), however little is written of who they were or when they may have been active in the area. Each of the houses built in this way is distinctively recognizable as belonging to Milawa or close by, indicating a very small regional stylistic genre.

Place

1545 Snow Road is a double gabled brick house in the Milawa regional style. It has as a return verandah of simple timber posts and straight profile roof pitch. The house has recently been renovated in a complementary manner and the verandah appears to be of new construction but based on the previous design. The fine quality brickwork is in the soft red colour with occasional dark (overburnt) bricks. The chimneys are located at the ends of the roofs and have corbelled tops. Door and window joinery to the street elevation appear to be original. A new carport has been built to one side and a new woven wire fence has been erected.

Conservation Policy

Conservation Recommendations

No specific conservation recommendations are noted for this building.

Comparative Analysis

Other comparable Milawa houses include Ercildoon House at 1573 Snow Road, 180 Factory Lane, and 1580 Snow Road. Other examples of the Milawa genre are also found at Ferndale stables and carriage shed, 517 Milawa, Bobinawarrah Road, the old Emu Inn at 1597 Snow Road, Allendale farmstead at 148 Kerrs Road, and a farmstead and cottages at 219 Goodwins Lane which are good comparisons of the double gable Milawa genre variant. 1545 Snow Road is an excellent representative example although its recent renovations whilst completed in a manner sympathetic to the original design, make it less intact than some others.

Statement of Significance

What is significant?

HERITAGE CITATION REPORT

The house, formerly a parsonage at 1545 Snow Road Milawa is significant. The new carport is not significant.

How is it significant?

1545 Snow Road is of local historical and architectural significance.

Why is it significant?

1545 Snow Road is of historical significance for its association with St Paul's Anglican Church, a larger property incorporating 1545 being acquired by a group including the Trustees for the Church of England in 1869 for the purposes of a church and parsonage. Later subdivided in 1872, it is assumed that the present building was constructed for use as a parsonage c. 1873 when the church was also built. It remained in the ownership of the Trustees for the Church of England until a further subdivision in 1944 when the allotment was split from that of the church at 1517 Snow Road.. (Criterion A)

1545 Snow Road is notable for its architectural style, being a representative example of the Milawa regional building style and an excellent example of the double gable variant of this style. It displays the proportions and detailing associated with much of this architecture between c.1865-75. Its location on the Snow Road makes it a landmark Milawa house. (Criteria D & E)

Recommendations 2011

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Yes
No
No
No
No
-
-

HERITAGE CITATION REPORT

Name	Dr McCardles House and Ombu Tree	
Address	180 Milawa Bobinawarra Road MILAWA	Significance Level Local
Place Type	House	
Citation Date	2011	



Dr McCardles house

Recommended VHR - HI - PS Yes
Heritage Protection

History and Historical Context

Locality history

Alexander Hamilton Hume and Captain William Hilton Hovell, on their expedition that reached Port Phillip Bay, travelled through the study area in the 1820s. On 24 November 1824 they came across the Ovens River, which they named after the private secretary of Sir Thomas Brisbane. Hovell noted the good quality timber growing in the region and the ease with which the land could be cleared, along with the beauty of the place. The men named Buffalo Mountain, and Oxley Plains in honour of Major Oxley, the late Surveyor General of New South Wales. In October 1836 Major Thomas Mitchell, Surveyor General of New South Wales, on his famous expedition to Victoria, crossed the Ovens River at its junction with King River. It was at this location that Wangaratta would begin by 1838 (Doring 2004:B7-8).

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HERITAGE CITATION REPORT

establish Whorouly run. Also in 1838 the Dockers settled at Bontharambo, a portion of which remains in the Docker family today. Other squatters who took up land during this period were David Reid of Carramungie run, William Clarke of Ovens Crossing station and William Fury Baker who settled Barambogie (Doring 2004:11).

The prime land in the district was mostly claimed by 1840, primarily used by the pastoral industry. By 1848 squatters were allowed to purchase pre-emptive rights to 640 acres of their original holding (Doring 2004:14-17). But great change was on the horizon, in 1852 gold was discovered in the Beechworth district, after which the 'Ovens Rush' began and thousands of prospectors flooded the north-east of Victoria. A Cobb & Co route was established to the diggings and many towns grew around the frequent stops, particularly Wangaratta (Jones 1995:30; Doring 2004:B17-18, 49). Many squatters in the area began to claim their pre-emptive right in the 1850s, when pressure was placed upon the new colonial government of Victoria to carve up the vast land which was owned by few. This began another land rush and many who had come to the region as prospectors from 1852, now settled under Crown Land sales (Doring 2004:14-17; Jones 1988:42-3). The first auction sale of land in the area was held in Wangaratta in November 1855, which sold surveyed town allotments and larger lots for agricultural purposes. In May 1857 there were further land releases and a major release in December 1857, offering 6,000 acres in the location of the current Milawa. It was during the 1850s and 1860s that Moyhu, Oxley, Whitfield and Whorouly developed (Jones 1995:30; Doring 2004:B17-23). With gold, bushrangers became active in the region, the most infamous being the Kelly Gang (Oxley Town History, accessed August 2011).

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HERITAGE CITATION REPORT

Place history

The house at 180 Milawa-Bobinawarrah Street, Milawa is one of the oldest houses in the area, dating to the 1870s. It is not known who exactly Dr McCardle was, or at what period he owned the house (or whether he constructed it), but the 2004 Heritage Report states that Dr McCardle was a well-known early settler in the district (Doring 2004:study item 184).

It is also known that Dr McCardle owned was a large landholder in the district. In 1907, under the Improved Small Holdings act, in which land was made available for agricultural purposes, the government re-purchased and re-surveyed just over 227 acres belonging to McCardle (Doring 2004:B22).

The titles indicate that the owners of number 180 have been the Gardners since 1993 (Title 10091/827).

Sources

Angus, John (1967), *A story of the district included in the Shire of Wangaratta*, [published by the Shire Council to mark its centenary], Wangaratta. Certificates of Title, as cited above.

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Physical Description

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Place

Dr McCardle's house is a single gable brick house built with a wide span resulting in the high pitch of the roof. Two chimneys of very similar design to the other Milawa brick houses are arranged symmetrically along the ridge. It has a verandah to the front which returns around the side and has been converted to another room in the form of a 'sleepout'. There is an extension to the rear which is of recent construction, linked to the main house by a breezeway.

The garden has three old canary palms and is said to have an Ombu Tree (*Phytolacca dioica*), which are fairly rare in Australia. (The location of this tree has not been verified) The purple fruit resembles long mulberries and is said to be

HERITAGE CITATION REPORT

highly toxic.

Conservation Policy

Conservation recommendations

Early photographs may be useful to show the previous appearance of the front and side elevations, and it would be useful to know the original appearance of the house prior to further renovations taking place.

Comparative Analysis

Other comparable Milawa houses include CLivara at 1580 Snow Road Milawa, 1573 Sow Road, and 1545 Snow Road. Other examples of the Milawa genre are also found at Ferndale stables and carriage shed, 517 Milawa, Bobinawarra Road, the old Emu Inn at 1597 Snow Road, Allendale farmstead at 148 Kerrs Road, and a farmstead and cottages at 219 Goodwins Lane. 180 Factory Lane is a representative example of the single gable Milawa house however Clivara appears to be a more intact example.

Statement of Significance

What is significant?

The house at 180 Factory Lane (Milawa-Bobinawarra Road) built c. 1870 is significant. The three Canary Island palm trees (*Phoenix Canariensis*) and the Ombu tree (*Phytolacca dioica*) [check this still exists] is significant.

How is it significant?

180 Factory Lane is of local architectural significance. Its historical significance has not been well established however further research may uncover more about either Dr. McCardle or subsequent owners.

Why is it significant?

180 Factory Lane is notable for its architectural style, being a representative example of the Milawa regional building style. It displays the large roof proportions and detailing associated with much of this architecture between c.1865-75. The extensions and infilled verandah are of lesser significance. The Canary Island palms are a key aspect of the site and provide a distinctive setting to the house (Criteria D & E)

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Name	Clivara	
Address	1580 Glenrowan-Myrtleford Road MILAWA	Significance Level Local
Place Type	House	
Citation Date	2011	



Clivara

Recommended VHR - HI - PS Yes
Heritage Protection

History and Historical Context

Locality history

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HERITAGE CITATION REPORT

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HERITAGE CITATION REPORT

Place history

In October 1856, John Graham received a Crown Grant for 55 acres, bound by Snow Road at the north, which cost a total of £49. In the 1860s Graham began to subdivide the strip of land fronting Snow Road, creating number 1580, yet Graham did not sell number 1580 at this time (Old Law note 12362). The existing house dates to c1870, when John Graham was still in ownership of the land, which suggests he was the owner who built the house.

In December 1879, the titles name the Bank of New South Wales as the owner of number 1580 (it is clearly not a mortgage), before Henry Holmes, farmer, purchased the property in March 1909. A vigneron, John Francis Brown became the owner in March 1912; he also purchased land to the west of 1580). Upon Brown's death in 1943, his property was passed to Ida and Bertha Brown, who became the owners in May 1944 and subdivided the property in 1953 (Titles 1149/722; 3307/366).

The Lodged Plan, lodged in July 1952 by the Brown sisters, states that 1580 Snow Road had an 'old brick dwelling' on the site and was bounded by an 'old picket fence' on the northern street front, an 'old split paling fence' on the back boundary and a paling fence on the west boundary (Lodged Plan LP25693).

The Brown sisters subdivision created more allotments fronting Snow Road, however they retained number 1580, which may suggest they lived in the c1870 house. In January 1972, John Charles Brown, also a vigneron, became the owner of number 1580 (Titles 1149/722; 3307/366).

Sources

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Description

Physical Description

Milawa has a number of houses and some outbuildings dating from the mid 1860s to the mid 1870s and built in a particularly distinctive regional style. The style is derived from the materials used and the distinctive gable roof forms. The buildings employ a soft, underburnt mellow red brick and the gables are somewhat higher and wider than is usually the case with buildings of this period. Sometimes the gables are high enough to include an attic in the roof space. The gable wall ends are often finished with a row of header courses or similar simple brickwork detail. Multiple gables are used to create larger buildings. These buildings appear to have been built by a trained bricklayer and the slightly unusual proportions suggest that the design lies in European origins, most likely that of German tradesmen. German bricklayers

HERITAGE CITATION REPORT

were known to work in the area (some silos at Moyhu are attributed to a German hand), however little is written of who they were or when they may have been active in the area. Each of the houses built in this way is distinctively recognizable as belonging to Milawa or close by, indicating a very small regional stylistic genre.

Place

Clivara is a brick single gable roofed cottage with straight profile verandah, and is one of the simpler of the Milawa genre houses. The gable ends have eaves rather than a parapet detail which is used in other Milawa buildings. The chimney rises directly through the ridge of the roof, situated off centre. Clivara is set in an attractive and established garden and appears to have a high degree of integrity and is in good physical condition.

Conservation Policy

Conservation recommendations

Clivara would benefit from a suitably designed fence.

Comparative Analysis

Other comparable Milawa houses include Ercildoon House at 1573 Snow Road Milawa (less intact than 1580), 180 Factory Lane, and 1545 Snow Road. Other examples of the Milawa genre are also found at Ferndale stables and carriage shed, 517 Milawa, Bobinawarra Road, the old Emu Inn at 1597 Snow Road, Allendale farmstead at 148 Kerrs Road, and a farmstead and cottages at 219 Goodwins Lane. Clivara is representative rather than outstanding.

Statement of Significance

What is significant?

Clivara house at 1580 Snow Road Milawa, built c. 1870 is significant.

How is it significant?

Clivara is of local historical and architectural significance.

Why is it significant?

Clivara is of historical significance for its association with the prominent vigneron family, the Browns of Milawa, being purchased by John Francis Brown a vigneron, in 1912, and later owned by Ida and Bertha Brown from 1944 and John Charles Brown from 1972. Although Clivara appears to predate the Brown ownership it remained in the family for a century. (Criterion A)

Clivara is notable for its architectural style, being a small, intact and representative example of the Milawa regional building style and displaying the proportions and detailing associated with much of this architecture between c.1865-75. Clivara is located within a complementary garden setting and its location on the Snow Road makes it a landmark Milawa house. (Criteria D & E)

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Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Name	Group of farm sheds and kilns	
Address	234 Robustelles Lane MOYHU	Significance Level Local
Place Type	Kiln other	
Citation Date	2011	



234 Robustelles Lane Mohyu

Recommended Heritage Protection	VHR - HI - PS Yes
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History and Historical Context

Locality history

Alexander Hamilton Hume and Captain William Hilton Hovell, on their expedition that reached Port Phillip Bay, travelled through the study area in the 1820s. On 24 November 1824 they came across the Ovens River, which they named after the private secretary of Sir Thomas Brisbane. Hovell noted the good quality timber growing in the region and the ease with which the land could be cleared, along with the beauty of the place. The men named Buffalo Mountain, and Oxley Plains in honour of Major Oxley, the late Surveyor General of New South Wales. In October 1836 Major Thomas Mitchell, Surveyor General of New South Wales, on his famous expedition to Victoria, crossed the Ovens River at its junction with King River. It was at this location that Wangaratta would begin by 1838 (Doring 2004:B7-8).

Squatters began to settle in North-East Victoria in the late 1830s. In 1838 George Faithfuls and his brother William Faithfull, with the rest of their party, were driving a herd south when they passed through the region. The men returned to

HERITAGE CITATION REPORT

the Ovens region after their herd was dispersed due to an attack by Aboriginals, taking up land on Ovens River at Bontharambo plains. They then moved upstream to Oxley, settling Oxley Plains run which covered 92,000 acres, including present-day Milawa. William returned to his station near Goulburn, leaving George at their homestead named 'Wangaratta' (Doring 2004:B10). Despite persistent attacks from Aboriginals, William Bowman established Tarrawingee run in 1838 and Dr George Edward Mackay took up Myrrhee run, before being forced to abandon, and returning to establish Whorouly run. Also in 1838 the Dockers settled at Bontharambo, a portion of which remains in the Docker family today. Other squatters who took up land during this period were David Reid of Carramungie run, William Clarke of Ovens Crossing station and William Fury Baker who settled Barambogie (Doring 2004:11).

The prime land in the district was mostly claimed by 1840, primarily used by the pastoral industry. By 1848 squatters were allowed to purchase pre-emptive rights to 640 acres of their original holding (Doring 2004:14-17). But great change was on the horizon, in 1852 gold was discovered in the Beechworth district, after which the 'Ovens Rush' began and thousands of prospectors flooded the north-east of Victoria. A Cobb & Co route was established to the diggings and many towns grew around the frequent stops, particularly Wangaratta (Jones 1995:30; Doring 2004:B17-18, 49). Many squatters in the area began to claim their pre-emptive right in the 1850s, when pressure was placed upon the new colonial government of Victoria to carve up the vast land which was owned by few. This began another land rush and many who had come to the region as prospectors from 1852, now settled under Crown Land sales (Doring 2004:14-17; Jones 1988:42-3). The first auction sale of land in the area was held in Wangaratta in November 1855, which sold surveyed town allotments and larger lots for agricultural purposes. In May 1857 there were further land releases and a major release in December 1857, offering 6,000 acres in the location of the current Milawa. It was during the 1850s and 1860s that Moyhu, Oxley, Whitfield and Whorouly developed (Jones 1995:30; Doring 2004:B17-23). In 1860 the land surrounding Moyhu begun to be sold via Crown Land sales and by 1865 the town was being developed (Jones 1988:43; Doring 2004: B17). With gold, bushrangers became active in the region, the most infamous being the Kelly Gang (Oxley Town History, accessed August 2011).

In 1862, the Oxley Road Board was gazetted, which was superseded with the establishment of Oxley Shire in 1865 (Jones 1995:35-7). Oxley township remained the administrative centre of Oxley Shire until 1936. Oxley Shire was located south of North Ovens Shire (established 1867), which changed its name to the Shire of Wangaratta in 1916 (Angus 1967:31 & 84).

Settlement of the greater area extended swiftly, as the land boasted an ample water and timber supply, and fertile soil, allowing the introduction of new agricultural industries (Doring 2004:B17-18). The gold rushes and development of towns brought demand for all manner of primary produce. To satisfy demand, the region began to supply beef, wine, oats, honey, wheat, fruit and vegetables, dairy produce, hops and tobacco (Doring 2004:B25). In 1873, the Victorian Railways Department opened the north-eastern railway to the current Wodonga. The Wangaratta-Beechworth line opened to Everton on 7 July 1875 and to Beechworth in September 1876. Spur lines to Peechelba and Whitfield were completed, the latter opened in 1899 and closed in 1953. The railway was an impetus for major growth in the area, and particularly important for the development of the tobacco and hop industries, the butter and cheese industry, and sawmilling and millet growing industries. The train service also provided transport for locals and for the livestock trade (doring 2004:B61).

In November 1994 the Shires of Oxley, Wangaratta, the City of Wangaratta, and part of the Shires of Beechworth, Benalla and Yarrawonga were consolidated and became the Shire of Milawa. On 29 June 1995 the Shire of Milawa was re-named the Rural City of Wangaratta. (Victoria Government Gazette G25, dated 29 June 1995).

Thematic context

Tobacco industry

The Chinese first introduced tobacco growing to North-East Victoria during the Ovens gold rush. During this early period,

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tobacco was imported to the colonies from America, but the American Civil War (1861-1865) interrupted supplies and a market opened for locally produced leaf. Further impetus for developing a local industry was the import tax on tobacco which rose in 1862. James Henley of Markwood was one of the first farmers to plant tobacco; presumably the idea rose from an earlier visit to California. He soon made a large return on 27 acres of Florida, Havana, Connecticut and Maryland varieties. Henley opened a tobacco factory c1866 and employed a Kentucky planter to supervise 22 workers (Doring 2004:B37-9).

Henley set an example to other local farmers, including Samuel Norton who planted a crop and constructed his own tobacco factory in Wangaratta. Mr Slater of North Wangaratta also manufactured locally, as did Edmund Baker of Whorouly who sold under the labels Barker's Favourite and Barker's Aborigine. Factories were also opened by Mr Porter and Mr Ford in North Wangaratta, amongst other operations in the greater region, including the current Alpine and Indigo Shires (Doring 2004:B37-9).

The industry grew in the 1860s and 1870s and became a mainstay in the district. The Chinese often became involved in share-cropping with larger land holders, and with their agricultural expertise, some became owners of their own plantations (Doring 2004:B37-9). In 1875 James Henley and T F Bell acted as representatives of tobacco growers of Oxley Plains, urging the Colonial Treasurer against imposing a proposed duty on colonially grown leaf tobacco. Henley and Bell presented a petition that was signed by 'about 140 Europeans and 40 Chinese who had entered into the cultivation of tobacco', all opposing the duty (The Argus 30/7/1875:7). Not all local growers supported the participation of Chinese migrants in the local industry. In 1897 the Argus printed a letter to the editor from Leonard Outhwaite, in which he opposes Chinese migrants receiving the proposed export bonus. His chief concern was that the bonus would encourage the Chinese to enter the industry and settle on the land; the main tobacco-growing district in the colony (The Argus 29/1/1897:6).

The industry saw a decline towards the end of the century when a superior American leaf tobacco became more popular. Australian leaf was inferior due to its method of curing, drying and sweating, instead of cured in regulated kilns like American tobacco. In 1896 the Victorian Government took action and brought out the American expert, Alexander J Bondurant, who advised local growers on improved methods of growing and curing. In 1897 an experimental farm was established at Edi under the Department of Agriculture, which tested warm air curing with charcoal. In 1902 this farm was replaced with a larger, 118 acre farm at Whitfield. Local growers undertook experiments with flue curing and the construction of kilns, with government assistance, into the early 1900s (Doring 2004:B37-9). The Argus reported that in 1899, that F Mummery of Whorouly produced an exemplary crop that was cured under the system taught by Bondurant, and sold for double the price given for leaf cured under the old system (The Argus 23/5/1899:7). Many of the kilns built from this date forward, were constructed of wood, brick or concrete (Doring 2004:B37-9).

By the 1920s flue-curing was widely practiced in the area and the industry was revived. It was during this period that a number of Chinese families stopped tobacco cultivation, which may have been due to the hardships experienced by the Victorian industry at the time, with many crops experiencing disease. One of the worst seasons recorded was in 1924, with bouts of blue mould disease (Doring 2004:B37-9; Argus 23/1/1924:20). It was also in the 1920s that a number of Italians immigrated to the Ovens and King Valleys and joined the tobacco industry (Verrocchio 1998:14).

The tobacco industry experienced a huge growth in the 1930s (Jones 1988:195). This was simultaneous with the influx of immigrants to Australia, some of whom moved to the study area and began growing tobacco. A second wave of immigrants followed after World War II, bringing more Italians to the area, as well as Spanish, Greek and Yugoslav migrants. Italian migrants included Giovanni Paolo, who immigrated in 1952 and now owns part of James Henley's farm in Markwood, as well as the Pizzini brothers, based in the King Valley, who became the largest tobacco growers in the southern hemisphere in the 1960s (Doring 2004:B37-9).

Tobacco growers began to experiment with kiln construction from the 1930s, to further improve processing methods. Kilns from the 1950s through to the 1970s were built of corrugated iron, as opposed to earlier constructions that preferred

HERITAGE CITATION REPORT

concrete and brick. Today, the industry is highly mechanised, and smaller, with the government funding socially acceptable crop research. Many growers in the area have since diversified and moved to viticulture and other crops, however the former Henley tobacco factory remains in Markwood, as do other industry structures, such as kilns of various materials and drying sheds (Doring 2004:B37-9).

Tobacco kilns

Tobacco leaves are cured by moist heat in kilns. Types of tobacco kilns are distinguished by their characteristics of drying tobacco using fluing, external, or internal furnaces, natural convection or forced air. Each type. Natural convection kilns were widely in use by the 1920s and these relied on external furnaces and wood fires. A later improvement was to replace the wood furnace with an oil fired one, still located externally. This was later changed to an internal furnace for more accurate control of the curing process.

In the mid 1950s forced air stick kilns were introduced for faster curing. Down draft fan forced kilns were initially developed however this technique went against the principle of hot air rising and was later changed to updraft kilns in the 1960s. Bulk curing kilns with forced air replaced stick kilns in the 1960s replacing the hand tying of tobacco stems over sticks thus reducing labour. The final improvement was with hot water curing in the 1970s in a fully internal operation.

Tobacco kilns were built in a variety of materials, not always corresponding with particular periods. Some early kilns were of brick (Kneebones Lane Everton Hermes 113922). Concrete was used from the 1920s as was corrugated iron which quickly became the dominant material. Timber kilns are more rarely seen and are not necessarily dated to earlier buildings as evidenced by the 1950s timber chock log kiln built at Eurobin. It appears that kilns were often built with materials that were available and to suit the construction technique with which the owner was familiar, and types of kilns cannot be necessarily dated by their building materials. (Verocchio:1998, p.37)

Log construction

Log building is used throughout South Eastern Australia from early pastoral settlement throughout the goldrushes in central Victoria in the 1850s and extending into the mid twentieth century.

In the twentieth century the traditional log cabin continued to be a low cost alternative in timbered areas, and it was quite popular during the period of building material shortages after World War II, when it was used in areas such as the Dandenong Ranges, outside Melbourne. A strong tradition of log building also persisted in the tobacco kilns of the Myrtleford-Bright area of Victoria (Lewis, <http://www.mileslewis.net/australian-building/pdf/02-timber-grass/timber-grass-logs.pdf>, accessed 7/8/2011).

Place history

The owners of 234 Robustelle Lane, Moyhu prior to 1943 are not known. The existing farm sheds, concrete tobacco kiln, wooden tobacco kiln and two tobacco drying sheds all date between c1900 and the 1920s (Doring 2004:study item no.144).

In December 1943, Gertrude Clarice Robustelle of Glenrowan bought the property for just over £805, which totalled more than 121 acres (121 acres, 1 rood and 17 perches) and matched the current existing boundaries. Gertrude's husband, P Robustelle was the owner of the Glenrowan Quarrying Company. The *Argus* reports that just prior to the purchase, P Robustelle had his left leg amputated after it was crushed in a machinery accident (*Argus* 21/5/1943:4). In February 1950, Victor George Robustelle, farmer, became the owner (Titles 6676/065; 3061/180).

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Description

Physical Description

The group of farm buildings at Robustelles Lane include a house (c.1930), site of on an earlier dwelling, dairy and water tank as well as a group of four buildings for tobacco processing. The abandoned farmstead is situated towards the end of a long access road and the buildings are mainly to one side of the entrance apart from the concrete kiln that stands to the other side of the access lane. The split log pig pen noted in 2004 was not seen in 2011 and it appears this structure may have deteriorated to the point that it has become part of the archaeological remains on the site.

The two large tobacco drying sheds built of pole frames, split slabs, weatherboard and corrugated galvanized iron sheets are in a ruinous condition and close to collapse. Most of the cladding, either timber or iron has loosened from the frames and the structures currently are unstable. The two large drying sheds have used a combination of materials in their construction, some of which appears to have been recycled from other structures. Their condition in 2004 was markedly better than in 2011.

There is a timber chock log kiln is of particular interest and this shows signs of smoke darkened timber and has contains a number of rural artefacts. Chock log construction was used for a wide variety of buildings and over a long period, but survivors are now relatively rare. The kiln is a small gable roofed structure with ventilated ridge and is constructed of solid logs cut and halved to interlock at the corners of the building. The two level structure contains a log ceiling and there is evidence of earth packing between the logs. A high level door gives access to the ceiling space, an important functional requirement in all kilns. It is in a deteriorating condition and is noticeably worse that when photographed in 2004.

A concrete tobacco kiln is situated some distance from the other farm buildings. This structure is representative of one type of kiln built from the 1920s and contains little of its internal fit out. The structure is a concrete shell with timber rafters and corrugated iron roof lit from a high level four pane window and with a high level access door. The building currently houses an interesting rowing boat.

The house is a typical late 1920s bungalow and the dairy is a representative building from the same period. The setting of the house includes some fruit trees and other exotic specimens.

Conservation Policy

Conservation recommendations

HERITAGE CITATION REPORT

Urgent conservation works are required to save the two drying sheds from blowing over. At the very least the frames should be braced and the roofs secured. The chock log kiln requires significant conservation work to conserve it as it is leaning and is not secure against the weather. It requires specialist carpentry skills to conserve. The concrete kiln should have its door secured.

Comparative Analysis

A chock log kiln at Eurobin is directly comparable to the one in Robustelle's Lane.

The grading shed and kiln at Guildford is a later version of the wide span shed but is less interesting in terms of its exterior cladding which is all corrugated iron rather than various types of timber boards, palings and poles as at Robustelle's Lane.

Timber tobacco kiln, 3850 The Snow Road, Whorouly East (Hermes 117797) is a different type of timber kiln resembling the corrugated iron kilns but made of timber and earth packing.

Statement of Significance

What is significant?

The farmstead at 234 Robustelles lane Moyhu including the remains of two drying sheds, a timber chock log tobacco kiln and a concrete tobacco kiln is of significance. The late 1920s house and dairy contribute to the setting but are representative examples of their type and are of secondary significance.

How is it significant?

The farmstead at 234 Robustelles Lane is of local historical, architectural and technical significance.

Why is it significant?

234 Robustelles Lane comprises a collection of buildings relating to the production and curing of tobacco, an industry that was formerly of great importance and economic value to the North East region but now no longer exists. The place contributes to the understanding of the tobacco industry as practiced by the many European migrants (particularly Italians but also other nationalities) who settled in the area from the 1930s through to post Second World War migration. The place has a particularly extensive collection of buildings relating to the tobacco industry. (Criterion A)

The whole site is unusual in containing a selection of different types of buildings for the drying and curing of tobacco. The two large drying sheds, although now ruinous are good examples of their type and represent the practice of drying tobacco prior to curing. Other drying sheds noted in the course of this study appear to be of later construction and of corrugated iron rather than the combination of timber slabs, weatherboard and pole frames which have made up the construction of these sheds. (Criterion D)

The timber chock log kiln is an excellent example of a rare type of kiln using a traditional 'log cabin' building technique and utilising the design of a small low rise building rather than a tall kiln. It is of technical significance for its construction technique of intersecting logs. It has a high degree of integrity. (Criteria B, E, F) The concrete kiln is a representative example of a more common type of stick kiln and contributes to the site as an important element in the evolution of the farmstead. (Criterion D). The archaeological potential of the site has not been investigated but is thought to be high.

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

-

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name	Soldiers Memorial Reserve	
Address	Glenrowan-Myrtleford Road Cnr King Street OXLEY	Significance Level Local
Place Type	War Memorial	
Citation Date	2011	



Soldiers Memorial Reserve

Recommended VHR No HI - PS Yes
Heritage Protection

History and Historical Context

Locality history

Alexander Hamilton Hume and Captain William Hilton Hovell, on their expedition that reached Port Phillip Bay, travelled through the study area in the 1820s. On 24 November 1824 they came across the Ovens River, which they named after the private secretary of Sir Thomas Brisbane. Hovell noted the good quality timber growing in the region and the ease with which the land could be cleared, along with the beauty of the place. The men named Buffalo Mountain, and Oxley Plains in honour of Major Oxley, the late Surveyor General of New South Wales. In October 1836 Major Thomas Mitchell, Surveyor General of New South Wales, on his famous expedition to Victoria, crossed the Ovens River at its junction with King River. It was at this location that Wangaratta would begin by 1838 (Doring 2004:B7-8).

Squatters began to settle in North-East Victoria in the late 1830s. In 1838 George Faithfuls and his brother William Faithfull, with the rest of their party, were driving a herd south when they passed through the region. The men returned to the Ovens region after their herd was dispersed due to an attack by Aboriginals, taking up land on Ovens River at Bontharambo plains. They then moved upstream to Oxley, settling Oxley Plains run which covered 92,000 acres, including present-day Milawa. William returned to his station near Goulburn, leaving George at their homestead named 'Wangaratta' (Doring 2004:B10). Despite persistent attacks from Aboriginals, William Bowman established Tarrawingee run in 1838 and Dr George Edward Mackay took up Myrrhee run, before being forced to abandon, and returning to

HERITAGE CITATION REPORT

establish Whorouly run. Also in 1838 the Dockers settled at Bontharambo, a portion of which remains in the Docker family today. Other squatters who took up land during this period were David Reid of Carramungie run, William Clarke of Ovens Crossing station and William Fury Baker who settled Barambogie (Doring 2004:11).

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In 1862, the Oxley Road Board was gazetted, which was superseded with the establishment of Oxley Shire in 1865 (Jones 1995:35-7). Oxley township remained the administrative centre of Oxley Shire until 1936. Oxley Shire was located south of North Ovens Shire (established 1867), which changed its name to the Shire of Wangaratta in 1916 (Angus 1967:31 & 84).

Oxley was first named after Surveyor-General Major J Oxley in 1824, by Hume and Hovell (Towns and Localities, Oxley, accessed July 2011). The town began on the eastern bank of the King River from 1855, and developed as a stop en route to the Ovens goldfields. Numerous streets commemorate the early settlers, notably Green, Macartney and Faithfull streets. To save a day's journey, traffic heading to Beechworth in the 1850s began to cut across Oxley Plains station. Travellers would pass through Everton, later using the Pioneer Bridge, and Oxley. In this manner, the goldrush traffic developed Oxley town, which grew to have six operating hotels amongst other stores (Doring 2004: B17 & 59).

In 1860 the township was surveyed, and was officially proclaimed in 1863 (Towns and Localities, Oxley, accessed July 2011). Also in the year, further Crown Land was sold in the greater Oxley area (Doring 2004: B17 & 59). In the 1860s, Aboriginal camps are known to have been located around the township, with coroborees occasionally held along the banks of the river. In the 1860s the buildings in Oxley included George Moore's store, a police station and Hart's Butchers. By the mid 1870s the township had grown and consisted of two general stores, four hotels and the shire hall (Leitch 1985:55-59). The townships of Oxley and Milawa, located approximately 4kms apart, are known to have competed for trade for many decades (Museum Victoria, Municipality of Oxley, accessed August 2011). By 1903, Oxley has a railway station, money-order office, hotel, school, Baptist church, Protestant hall and shire hall (Museum Victoria, Municipality of Oxley, accessed August 2011).

Settlement of the greater area extended swiftly, as the land boasted an ample water and timber supply, and fertile soil, allowing the introduction of new agricultural industries (Doring 2004:B17-18). The gold rushes and development of towns brought demand for all manner of primary produce. To satisfy demand, the region began to supply beef, wine, oats, honey, wheat, fruit and vegetables, dairy produce, hops and tobacco (Doring 2004:B25). In 1873, the Victorian Railways Department opened the north-eastern railway to the current Wodonga. The Wangaratta-Beechworth line opened to Everton on 7 July 1875 and to Beechworth in September 1876. Spur lines to Peechelba and Whitfield were completed, the latter opened in 1899 and closed in 1953. The railway was an impetus for major growth in the area, and particularly important for the development of the tobacco and hop industries, the butter and cheese industry, and sawmilling and millet growing industries. The train service also provided transport for locals and for the livestock trade (doring 2004:B61).

HERITAGE CITATION REPORT

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Place history

The public reserve adjoins the east bank of the King River and occupies a prominent position in the township. The percentage of enlistments in the Oxley Shire was one of the greatest in the state, for World War I (Argus 23/11/1926:8).

The Soldiers Memorial obelisk was built in 1922 and put in place to commemorate local residents who served in World War I. Mr Parnall of Wangaratta built the memorial, at a total cost of £600, which was designed by the Shire Engineer, W H Scott. It was officially dedicated on 11 November 1922, with Colonel W H Scott unveiling the monument in front of approximately 1,000 people attending the opening from all over the region, including 269 returned soldiers who were presented with certificates after the unveiling. The 373 names of fallen and returned soldiers were added to the base at a later date (Doring 2004: study item no.191; Oxley Shire Soldiers' Memorial, accessed 14/8/2011).

Sources

Angus, John (1967), *A story of the district included in the Shire of Wangaratta*, [published by the Shire Council to mark its centenary], Wangaratta. Doring, C & M J, & Michelle Sommerton (2004), *Regional City of Wangaratta - Heritage Study Stage 2*.

Jones, Graham (1988), *There was a time, a Wangaratta Shire Bicentennial Celebration*, Wangaratta.

Jones, Graham (1995), *Memories of Oxley*, Wangaratta.

Leitch, B (ed.) (1985), *Through Women's Eyes at Pioneering Days*, Wangaratta [Vic].

Oxley Shire Soldiers' Memorial, <http://homepages.rootsweb.ancestry.com/~surreal/AVNE/Kayes-pages/OxleyWM.html>, accessed 14/8/2011.

Oxley Town History, <http://oxley.vic.au/about/history>, accessed August 2011.

The Argus.

Towns and Localities, Rural City of Wangaratta, <http://homepages.rootsweb.ancestry.com/~surreal/AVNE/Towns/towns-wangaratta.html>, accessed July 2011.

Description

Physical Description

The Soldiers' Memorial reserve at the corner of King and Green Streets Oxley takes the form of a park with mown grass, trees, shrubs, a recently built rotunda and play equipment. The war memorial itself would have been the key focus of the park until the larger rotunda was built. The war memorial takes the familiar form of the obelisk, a classical symbol built of grey granite with rusticated faces inscribed with the names of those who served in World War I. The memorial was altered to include the names of World War II soldiers following the polishing of the plinths. A modern cyclone fence and some low level planting surround the memorial. The plantings are of recent origin apart from a fairly large rough-barked eucalypt near the memorial, although even this tree may be less than 30 years old.

Conservation Policy

Conservation Recommendations

HERITAGE CITATION REPORT

A landscape plan for the park could enhance the focus of the memorial in its setting.

Comparative Analysis

The Soldiers Memorial Reserve joins a number of other memorials to war at Eldorado, Everton and Wangaratta. All have meaning and significance to their communities.

Statement of Significance

What is significant?

The Soldiers' Memorial Reserve located at the corner of King and Green Streets Oxley is significant. Comprising the 1922 granite war memorial dedicated on Remembrance Day, 11 November, the park provides public recreational space. The rotunda and play equipment are not significant.

How is it significant?

The Soldiers' Memorial Reserve is of local historic, aesthetic and social significance.

Why is it significant?

The Soldier's Memorial Reserve is of historic significance for its commemoration at the local level some of the most defining events of the twentieth century, and especially those servicemen and women from the local community who served and died. (Criterion A)

The granite obelisk with rusticated faces and polished plinths containing the names of those who served in the two World Wars is of aesthetic significance as a representative traditional memorial using the classical motif as a symbol of deep meaning. (Criteria D & E) It is of social significance as a focus of Anzac Day and Remembrance Day and as a place of homage for the community. (Criterion G)

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

-

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name	House	
Address	1174 Glenrowan-Myrtleford Road OXLEY	Significance Level Local
Place Type	House	
Citation Date	2011	



1174 Snow Road

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Locality history

Alexander Hamilton Hume and Captain William Hilton Hovell, on their expedition that reached Port Phillip Bay, travelled through the study area in the 1820s. On 24 November 1824 they came across the Ovens River, which they named after the private secretary of Sir Thomas Brisbane. Hovell noted the good quality timber growing in the region and the ease with which the land could be cleared, along with the beauty of the place. The men named Buffalo Mountain, and Oxley Plains in honour of Major Oxley, the late Surveyor General of New South Wales. In October 1836 Major Thomas Mitchell, Surveyor General of New South Wales, on his famous expedition to Victoria, crossed the Ovens River at its junction with King River. It was at this location that Wangaratta would begin by 1838 (Doring 2004:B7-8).

Squatters began to settle in North-East Victoria in the late 1830s. In 1838 George Faithfuls and his brother William Faithfull, with the rest of their party, were driving a herd south when they passed through the region. The men returned to the Ovens region after their herd was dispersed due to an attack by Aboriginals, taking up land on Ovens River at Bontharambo plains. They then moved upstream to Oxley, settling Oxley Plains run which covered 92,000 acres, including present-day Milawa. William returned to his station near Goulburn, leaving George at their homestead named 'Wangaratta' (Doring 2004:B10). Despite persistent attacks from Aboriginals, William Bowman established Tarrawingee run in 1838 and Dr George Edward Mackay took up Myrree run, before being forced to abandon, and returning to

HERITAGE CITATION REPORT

establish Whorouly run. Also in 1838 the Dockers settled at Bontharambo, a portion of which remains in the Docker family today. Other squatters who took up land during this period were David Reid of Carramungie run, William Clarke of Ovens Crossing station and William Fury Baker who settled Barambogie (Doring 2004:11).

The prime land in the district was mostly claimed by 1840, primarily used by the pastoral industry. By 1848 squatters were allowed to purchase pre-emptive rights to 640 acres of their original holding (Doring 2004:14-17). But great change was on the horizon, in 1852 gold was discovered in the Beechworth district, after which the 'Ovens Rush' began and thousands of prospectors flooded the north-east of Victoria. A Cobb & Co route was established to the diggings and many towns grew around the frequent stops, particularly Wangaratta (Jones 1995:30; Doring 2004:B17-18, 49). Many squatters in the area began to claim their pre-emptive right in the 1850s, when pressure was placed upon the new colonial government of Victoria to carve up the vast land which was owned by few. This began another land rush and many who had come to the region as prospectors from 1852, now settled under Crown Land sales (Doring 2004:14-17; Jones 1988:42-3). The first auction sale of land in the area was held in Wangaratta in November 1855, which sold surveyed town allotments and larger lots for agricultural purposes. In May 1857 there were further land releases and a major release in December 1857, offering 6,000 acres in the location of the current Milawa. It was during the 1850s and 1860s that Moyhu, Oxley, Whitfield and Whorouly developed (Jones 1995:30; Doring 2004:B17-23). With gold, bushrangers became active in the region, the most infamous being the Kelly Gang (Oxley Town History, accessed August 2011).

In 1862, the Oxley Road Board was gazetted, which was superseded with the establishment of Oxley Shire in 1865 (Jones 1995:35-7). Oxley township remained the administrative centre of Oxley Shire until 1936. Oxley Shire was located south of North Ovens Shire (established 1867), which changed its name to the Shire of Wangaratta in 1916 (Angus 1967:31 & 84).

Oxley was first named after Surveyor-General Major J Oxley in 1824, by Hume and Hovell (Towns and Localities, Oxley, accessed July 2011). The town began on the eastern bank of the King River from 1855, and developed as a stop en route to the Ovens goldfields. Numerous streets commemorate the early settlers, notably Green, Macartney and Faithfull streets. To save a day's journey, traffic heading to Beechworth in the 1850s began to cut across Oxley Plains station. Travellers would pass through Everton, later using the Pioneer Bridge, and Oxley. In this manner, the goldrush traffic developed Oxley town, which grew to have six operating hotels amongst other stores (Doring 2004: B17 & 59).

In 1860 the township was surveyed, and was officially proclaimed in 1863 (Towns and Localities, Oxley, accessed July 2011). Also in the year, further Crown Land was sold in the greater Oxley area (Doring 2004: B17 & 59). In the 1860s, Aboriginal camps are known to have been located around the township, with coroborees occasionally held along the banks of the river. In the 1860s the buildings in Oxley included George Moore's store, a police station and Hart's Butchers. By the mid 1870s the township had grown and consisted of two general stores, four hotels and the shire hall (Leitch 1985:55-59). The townships of Oxley and Milawa, located approximately 4kms apart, are known to have competed for trade for many decades (Museum Victoria, Municipality of Oxley, accessed August 2011). By 1903, Oxley has a railway station, money-order office, hotel, school, Baptist church, Protestant hall and shire hall (Museum Victoria, Municipality of Oxley, accessed August 2011).

Settlement of the greater area extended swiftly, as the land boasted an ample water and timber supply, and fertile soil, allowing the introduction of new agricultural industries (Doring 2004:B17-18). The gold rushes and development of towns brought demand for all manner of primary produce. To satisfy demand, the region began to supply beef, wine, oats, honey, wheat, fruit and vegetables, dairy produce, hops and tobacco (Doring 2004:B25). In 1873, the Victorian Railways Department opened the north-eastern railway to the current Wodonga. The Wangaratta-Beechworth line opened to Everton on 7 July 1875 and to Beechworth in September 1876. Spur lines to Peechelba and Whitfield were completed, the latter opened in 1899 and closed in 1953. The railway was an impetus for major growth in the area, and particularly important for the development of the tobacco and hop industries, the butter and cheese industry, and sawmilling and millet growing industries. The train service also provided transport for locals and for the livestock trade (Doring 2004:B61).

HERITAGE CITATION REPORT

In November 1994 the Shires of Oxley, Wangaratta, the City of Wangaratta, and part of the Shires of Beechworth, Benalla and Yarrawonga were consolidated and became the Shire of Milawa. On 29 June 1995 the Shire of Milawa was re-named the Rural City of Wangaratta. (Victoria Government Gazette G25, dated 29 June 1995).

Place history

In October 1872, John Allwood purchased half an acre (2 roods; which seems to be the standard allotment size sold during this period along Green Street). In April 1874, ownership was transferred to William Wilson, a news agent (Title 8157/713). Stylistically, the existing house date to the 1870s, which suggests that John Allwood or William Wilson were the owners who built it.

Upon William Wilson's death in 1895, the land was passed to Charles Wilson. John Cozens (possibly a son of David Cozens of 1188 Snow Road) was an Oxley rate collector and became the owner in March 1907. The property transferred to Jane Drummond in August 1915, then James McMillan in January 1921, before he passed it to Ronald McMillan in June 1957 (Titles 8157/713; 673/590). After this date the boundary has been extended to the west (the exact date is not known).

Sources

Angus, John (1967), *A story of the district included in the Shire of Wangaratta*, [published by the Shire Council to mark its centenary], Wangaratta. Certificates of Title, as cited above.

Doring, C & M J, & Michelle Sommerton (2004), *Regional City of Wangaratta - Heritage Study Stage 2*.

Jones, Graham (1988), *There was a time, a Wangaratta Shire Bicentennial Celebration*, Wangaratta.

Jones, Graham (1995), *Memories of Oxley*, Wangaratta.

Leitch, B (ed.) (1985), *Through Women's Eyes at Pioneering Days*, Wangaratta [Vic].

Oxley Town History, <http://oxley.vic.au/about/history>, accessed August 2011.

Towns and Localities, Rural City of Wangaratta, <http://homepages.rootsweb.ancestry.com/~surreal/AVNE/Towns/towns-wangaratta.html>, accessed July 2011.

Description

Physical Description

The house at 1174 Snow Road is a Victorian vernacular house of timber construction with a gable roof and integrated verandah. It has typical features of the period including a symmetrical composition to the front elevation, a sash window and a fanlight over the centrally located front door. The verandah posts are of an unusual cast iron design with encircling vegetation but a verandah frieze or brackets appear to be missing. The house has been extended to the rear with a skillion roof and a carport is situated to the side. The large block contains many mature shrubs and trees including a large River Red Gum (*E. Camaldulensis*).

Conservation Policy

Conservation recommendations

Reconstruction of the verandah frieze or brackets would benefit the house if sufficient evidence could be found for its former appearance.

HERITAGE CITATION REPORT

Statement of Significance

What is significant?

The house and tree at 1174 Snow Road Oxley built c.1874 is significant. Later extensions at the rear of the house and the carport are not significant.

How is it significant ?

1174 Snow Road is of local historic, rarity and aesthetic significance.

Why is it significant?

The house at 1174 Snow Road is one of very few nineteenth century residences remaining in Oxley. It illustrates the residential development of Oxley at the time of its growth due to pastoral expansion, and is one of very few remaining Oxley residences to do so. (Criterion A, B)

1174 Snow Road displays representative early Victorian stylistic features including the integrated verandah and simple gabled roof form. The central door is flanked by a 12 pane sash window and a pair of french windows which may be an alteration to the facade. Of particular interest are the verandah columns which are cast iron in an unusual pattern that has encircling vegetation around them. Similar columns are found on some commercial buildings in Wangaratta. A carport and an extension to the rear has been added to the property. It is substantially intact and set in a large garden with a significant River Red Gum (*E.Camaldulensis*). (Criterion D, E)

Recommendations 2011

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

Yes River Red Gum (*E.Camaldulensis*)

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Name	House	
Address	1188 Glenrowan-Myrtleford Road OXLEY	Significance Level Local
Place Type	House	
Citation Date	2011	



1188 Snow Road

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Locality history

Alexander Hamilton Hume and Captain William Hilton Hovell, on their expedition that reached Port Phillip Bay, travelled through the study area in the 1820s. On 24 November 1824 they came across the Ovens River, which they named after the private secretary of Sir Thomas Brisbane. Hovell noted the good quality timber growing in the region and the ease with which the land could be cleared, along with the beauty of the place. The men named Buffalo Mountain, and Oxley Plains in honour of Major Oxley, the late Surveyor General of New South Wales. In October 1836 Major Thomas Mitchell, Surveyor General of New South Wales, on his famous expedition to Victoria, crossed the Ovens River at its junction with King River. It was at this location that Wangaratta would begin by 1838 (Doring 2004:B7-8).

Squatters began to settle in North-East Victoria in the late 1830s. In 1838 George Faithfuls and his brother William Faithfull, with the rest of their party, were driving a herd south when they passed through the region. The men returned to the Ovens region after their herd was dispersed due to an attack by Aboriginals, taking up land on Ovens River at Bontharambo plains. They then moved upstream to Oxley, settling Oxley Plains run which covered 92,000 acres, including present-day Milawa. William returned to his station near Goulburn, leaving George at their homestead named 'Wangaratta' (Doring 2004:B10). Despite persistent attacks from Aboriginals, William Bowman established Tarrawingee run in 1838 and Dr George Edward Mackay took up Myrree run, before being forced to abandon, and returning to

HERITAGE CITATION REPORT

establish Whorouly run. Also in 1838 the Dockers settled at Bontharambo, a portion of which remains in the Docker family today. Other squatters who took up land during this period were David Reid of Carramungie run, William Clarke of Ovens Crossing station and William Fury Baker who settled Barambogie (Doring 2004:11).

The prime land in the district was mostly claimed by 1840, primarily used by the pastoral industry. By 1848 squatters were allowed to purchase pre-emptive rights to 640 acres of their original holding (Doring 2004:14-17). But great change was on the horizon, in 1852 gold was discovered in the Beechworth district, after which the 'Ovens Rush' began and thousands of prospectors flooded the north-east of Victoria. A Cobb & Co route was established to the diggings and many towns grew around the frequent stops, particularly Wangaratta (Jones 1995:30; Doring 2004:B17-18, 49). Many squatters in the area began to claim their pre-emptive right in the 1850s, when pressure was placed upon the new colonial government of Victoria to carve up the vast land which was owned by few. This began another land rush and many who had come to the region as prospectors from 1852, now settled under Crown Land sales (Doring 2004:14-17; Jones 1988:42-3). The first auction sale of land in the area was held in Wangaratta in November 1855, which sold surveyed town allotments and larger lots for agricultural purposes. In May 1857 there were further land releases and a major release in December 1857, offering 6,000 acres in the location of the current Milawa. It was during the 1850s and 1860s that Moyhu, Oxley, Whitfield and Whorouly developed (Jones 1995:30; Doring 2004:B17-23). With gold, bushrangers became active in the region, the most infamous being the Kelly Gang (Oxley Town History, accessed August 2011).

In 1862, the Oxley Road Board was gazetted, which was superseded with the establishment of Oxley Shire in 1865 (Jones 1995:35-7). Oxley township remained the administrative centre of Oxley Shire until 1936. Oxley Shire was located south of North Ovens Shire (established 1867), which changed its name to the Shire of Wangaratta in 1916 (Angus 1967:31 & 84).

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In 1860 the township was surveyed, and was officially proclaimed in 1863 (Towns and Localities, Oxley, accessed July 2011). Also in the year, further Crown Land was sold in the greater Oxley area (Doring 2004: B17 & 59). In the 1860s, Aboriginal camps are known to have been located around the township, with coroborees occasionally held along the banks of the river. In the 1860s the buildings in Oxley included George Moore's store, a police station and Hart's Butchers. By the mid 1870s the township had grown and consisted of two general stores, four hotels and the shire hall (Leitch 1985:55-59). The townships of Oxley and Milawa, located approximately 4kms apart, are known to have competed for trade for many decades (Museum Victoria, Municipality of Oxley, accessed August 2011). By 1903, Oxley has a railway station, money-order office, hotel, school, Baptist church, Protestant hall and shire hall (Museum Victoria, Municipality of Oxley, accessed August 2011).

Settlement of the greater area extended swiftly, as the land boasted an ample water and timber supply, and fertile soil, allowing the introduction of new agricultural industries (Doring 2004:B17-18). The gold rushes and development of towns brought demand for all manner of primary produce. To satisfy demand, the region began to supply beef, wine, oats, honey, wheat, fruit and vegetables, dairy produce, hops and tobacco (Doring 2004:B25). In 1873, the Victorian Railways Department opened the north-eastern railway to the current Wodonga. The Wangaratta-Beechworth line opened to Everton on 7 July 1875 and to Beechworth in September 1876. Spur lines to Peechelba and Whitfield were completed, the latter opened in 1899 and closed in 1953. The railway was an impetus for major growth in the area, and particularly important for the development of the tobacco and hop industries, the butter and cheese industry, and sawmilling and millet growing industries. The train service also provided transport for locals and for the livestock trade (Doring 2004:B61).

HERITAGE CITATION REPORT

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Place history

David Cozens, a farmer of Oxley, purchased half an acre (2 roods; which seems to be the standard allotment size sold during this period along Green Street), in July 1879 (Titles 5033/553; 1119/969). The existing house dates to c1890, which suggests that it was built by David Cozens (Doring 2004:study item no.810).

The 2004 Heritage Study suggests that the house has remained in the same family since it was built, however, the titles give evidence of a number of owners (Doring 2004: study item no.810). David Cozens passed the land to Joseph Cozens in May 1903 before ownership was transferred to Mary Lewis in October 1914. Bertha and Timothy Finn became the owners in July 1917, before William Allan, an Oxley farmer, purchased the property in August 1925. Allan consolidated number 1188 (Crown Allotment ten, section 18) with his other properties (Crown Allotments two to nine, section 18). This large property changed hands a number of times between the 1920s and 1980s, in which decade the land was subdivided and number 1188 reduced to its current boundary (Titles 5033/553; 1119/969).

Reg and Geoff Earl note that the property at 1188 has belonged to the Earl family since 1930 (R and G. Earl, pers. comm. Feb 2013).

David Cozens

David and Mary Cozens arrived in Australia in 1861, from Wales, and settled in Oxley, along with David's brothers Evan and Benjamin. David was a farmer and a rate collector for the Shire for many years. David is known to have later lived on his brother Evans' property 'Cooyong', before moving to Holbrook, New South Wales (Jones 1005:254).

Sources

Angus, John (1967), *A story of the district included in the Shire of Wangaratta*, [published by the Shire Council to mark its centenary], Wangaratta. Doring, C & M J, & Michelle Sommerton (2004), *Regional City of Wangaratta - Heritage Study Stage 2*.

Jones, Graham (1988), *There was a time, a Wangaratta Shire Bicentennial Celebration*, Wangaratta.

Jones, Graham (1995), *Memories of Oxley*, Wangaratta.

Leitch, B (ed.) (1985), *Through Women's Eyes at Pioneering Days*, Wangaratta [Vic].

Oxley Town History, <http://oxley.vic.au/about/history>, accessed August 2011.

Towns and Localities, Rural City of Wangaratta, <http://homepages.rootsweb.ancestry.com/~surreal/AVNE/Towns/towns-wangaratta.html>, accessed July 2011.

Description

Physical Description

The house at 1188 Snow Road Oxley is a typical Victorian vernacular house of the 1890s. It is a asymmetrical composition of hipped roof and a pair of well detailed brick chimneys. The verandah has timber turned posts and a small cast iron frieze. The eaves have paired corbels across the front facade. The house appears to have a high degree of external integrity and retains all of the features of the style. It is set in a large garden with a timber skillion roofed

HERITAGE CITATION REPORT

extension at the rear of the site and a large number of mature trees and shrubs. There is a metal garage at the rear of the site.

Conservation Policy

Conservation recommendations.

No specific recommendations are made for this place .

Statement of Significance

What is significant?

The house and garden setting at 1188 Snow Road Oxley built c.1900 is significant. The metal garage at the rear of the site is not significant.

How is it significant?

1188 Snow Road is of local historic, rarity and aesthetic significance.

Why is it significant?

1188 Snow Road is one of few nineteenth century houses in Oxley, and one that is particularly intact. It appears to have been built by David Cozens in the late 1890s or early 1900. David Cozens is known to have also owned other property around Oxley. (Criteria A, B)

The house at 1188 Snow Road is set in a large garden of trees and flowering shrubs that is complementary to its architecture. The picket fence is of contemporary construction. It is a representative late Victorian vernacular timber house with hipped roof and a pair of brick chimneys with brick corbelling. A bull nosed profile verandah sits beneath a row of paired timber corbels beneath the eaves line. The window and door joinery appears to be intact and the central door is flanked by sidelights in typical Victorian detailing. The house does have a relatively high degree of integrity and makes a contribution to the understanding of the residential development of Oxley. (Criteria D, E)

Recommendations 2011

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Name	Former Protestant Hall	
Address	7 Shadforth Street OXLEY	Significance Level Local
Place Type	Church Hall, Hall Masonic	
Citation Date	2011	



Former Protestant Hall

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

History and Historical Context

Locality history

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HERITAGE CITATION REPORT

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Settlement of the greater area extended swiftly, as the land boasted an ample water and timber supply, and fertile soil, allowing the introduction of new agricultural industries (Doring 2004:B17-18). The gold rushes and development of towns brought demand for all manner of primary produce. To satisfy demand, the region began to supply beef, wine, oats, honey, wheat, fruit and vegetables, dairy produce, hops and tobacco (Doring 2004:B25). In 1873, the Victorian Railways Department opened the north-eastern railway to the current Wodonga. The Wangaratta-Beechworth line opened to Everton on 7 July 1875 and to Beechworth in September 1876. Spur lines to Peechelba and Whitfield were completed, the latter opened in 1899 and closed in 1953. The railway was an impetus for major growth in the area, and particularly important for the development of the tobacco and hop industries, the butter and cheese industry, and sawmilling and millet growing industries. The train service also provided transport for locals and for the livestock trade (doring 2004:B61).

HERITAGE CITATION REPORT

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Place history

In October 1864, Robert Gibson, a teacher in Oxley, purchased half an acre (2 roods) that included the current numbers seven and nine Shadforth Street, and 44 King Street (originally part of seven Shadforth). Gibson subdivided and sold the western portion of number seven, creating number seven, with its current existing boundary (Title 1878/525).

In February 1887, five men collectively bought number seven; William Lewis the elder, John Lewis, James Shanks, John Paterson and David Fleming (some of whom were farmers) (Title 1891/025). The hall was first built as a Protestant hall in 1888 (as inscribed on the exterior of the hall). The hall was designed by architect T Morton Goodwin, who is suggested to have been a local. The hall was opened with a banquet and concert, followed by a ball on 24 August 1888 (Doring 2004:study item no.716).

Several rosebushes remain near the hall, which may be of the Madame Louis Leveque variety, which were developed in France c1874 (Doring 2004:study item no.716). It is not known at what date the hall was used as a Masonic Lodge.

In July 1991, by order of the Registrar of Titles, the land became vested in the Loyal Orange Trust, before ownership was transferred to Janice Pyers in March 1992. In 1995, Pyers became a joint owner with Richard Tivendale (Title 1891/025). The hall is currently privately owned (Doring 2004:study item no.716).

Sources

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Oxley Town History, <http://oxley.vic.au/about/history>, accessed August 2011.

Towns and Localities, Rural City of Wangaratta, <http://homepages.rootsweb.ancestry.com/~surreal/AVNE/Towns/towns-wangaratta.html>, accessed July 2011.

Description

Physical Description

The former Protestant hall is a simple Gothic Revival church design of mellow redbrick. The four-bayed church has buttresses between which are lancet windows which may have been shortened in length to accommodate a later use as a Masonic hall. If so this has been done very skilfully with matching brickwork. The former church or church hall has a gable roofed porch to the front with a side entry of a gothic arch. The brickwork to the gable ends forms parapets with simple brick string coursing. Small arched piercings act as roof ventilation to each end of the building. The interior is distinguished by a floor platform and the space formed by the porch where a round arch in brickwork is used to separate the main space from the entry. The interior is painted brickwork and rafters with collar ties form the roof structure. The garden contains some old roses thought to be Madame Louis Leveque, a French variety fashionable in the 1880s.

HERITAGE CITATION REPORT

Conservation Policy

Conservation recommendations

When visited the property was under renovation to a residence, although retention of the internal space as one room is recommended. Original building fabric from 1888 should be conserved in any future works.

Comparative Analysis

Comparative examples of churches are located in Oxley, Moyhu (where interestingly the Anglican Church and Masonic hall are co-located), Milawa, Everton and Eldorado where there are several small churches of various denominations built in the Gothic Revival style.

Anglican Church at 1517 Snow Road Milawa is a more elaborate church than the Protestant Hall. The former Baptist Church at 26 Jones Street Oxley is highly comparable.

Statement of Significance

What is significant?

The former Protestant Hall at 7 Shadforth Street, Oxley built in 1888 is significant. The setting containing some roses enhances the setting of the building.

How is it significant?

The former Protestant Hall is of local historic, aesthetic and architectural significance.

Why is it significant?

The former Protestant Hall is historically significant as an expression of the Protestant faith in Oxley. Built in 1888 following purchase of the site in 1887 by a consortium of five local farmers, the Protestant Hall reflects the strength of the non-conformist tradition on the Oxley Plains. Although designed along similar principles to a church, its naming as a hall is unusual. Its later (or concurrent) use as a Masonic hall is possible evidence of social connections between the church and the Freemasonry movement. (Criterion A & B)

The Protestant Hall is a representative Gothic Revival design with a regional emphasis through the use of the particular red brick used throughout the Oxley and Milawa areas. The interior is of interest for its extreme simplicity, its platform floor and the way in which the entry porch is separated from the main space by a brick arch. The porch entrance comprises a fine brick arch. (Criterion E)

The setting is of historical and aesthetic significance for the Madame Louis Leveque roses.

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Name	Oxley Shire Hall	
Address	1157 Glenrowan-Myrtleford Road OXLEY	Significance Level Local
Place Type	Hall Town Hall	
Citation Date	2011	



Oxley Shire Hall

Recommended VHR - HI - PS Yes
Heritage Protection

History and Historical Context

Locality history

Alexander Hamilton Hume and Captain William Hilton Hovell, on their expedition that reached Port Phillip Bay, travelled through the study area in the 1820s. On 24 November 1824 they came across the Ovens River, which they named after the private secretary of Sir Thomas Brisbane. Hovell noted the good quality timber growing in the region and the ease with which the land could be cleared, along with the beauty of the place. The men named Buffalo Mountain, and Oxley Plains in honour of Major Oxley, the late Surveyor General of New South Wales. In October 1836 Major Thomas Mitchell, Surveyor General of New South Wales, on his famous expedition to Victoria, crossed the Ovens River at its junction with King River. It was at this location that Wangaratta would begin by 1838 (Doring 2004:B7-8).

Squatters began to settle in North-East Victoria in the late 1830s. In 1838 George Faithfuls and his brother William Faithfull, with the rest of their party, were driving a herd south when they passed through the region. The men returned to the Ovens region after their herd was dispersed due to an attack by Aboriginals, taking up land on Ovens River at Bontharambo plains. They then moved upstream to Oxley, settling Oxley Plains run which covered 92,000 acres, including present-day Milawa. William returned to his station near Goulburn, leaving George at their homestead named 'Wangaratta' (Doring 2004:B10). Despite persistent attacks from Aboriginals, William Bowman established Tarrawingee run in 1838 and Dr George Edward Mackay took up Myrree run, before being forced to abandon, and returning to

HERITAGE CITATION REPORT

establish Whorouly run. Also in 1838 the Dockers settled at Bontharambo, a portion of which remains in the Docker family today. Other squatters who took up land during this period were David Reid of Carramungie run, William Clarke of Ovens Crossing station and William Fury Baker who settled Barambogie (Doring 2004:11).

The prime land in the district was mostly claimed by 1840, primarily used by the pastoral industry. By 1848 squatters were allowed to purchase pre-emptive rights to 640 acres of their original holding (Doring 2004:14-17). But great change was on the horizon, in 1852 gold was discovered in the Beechworth district, after which the 'Ovens Rush' began and thousands of prospectors flooded the north-east of Victoria. A Cobb & Co route was established to the diggings and many towns grew around the frequent stops, particularly Wangaratta (Jones 1995:30; Doring 2004:B17-18, 49). Many squatters in the area began to claim their pre-emptive right in the 1850s, when pressure was placed upon the new colonial government of Victoria to carve up the vast land which was owned by few. This began another land rush and many who had come to the region as prospectors from 1852, now settled under Crown Land sales (Doring 2004:14-17; Jones 1988:42-3). The first auction sale of land in the area was held in Wangaratta in November 1855, which sold surveyed town allotments and larger lots for agricultural purposes. In May 1857 there were further land releases and a major release in December 1857, offering 6,000 acres in the location of the current Milawa. It was during the 1850s and 1860s that Moyhu, Oxley, Whitfield and Whorouly developed (Jones 1995:30; Doring 2004:B17-23). With gold, bushrangers became active in the region, the most infamous being the Kelly Gang (Oxley Town History, accessed August 2011).

In 1862, the Oxley Road Board was gazetted, which was superseded with the establishment of Oxley Shire in 1865 (Jones 1995:35-7). Oxley township remained the administrative centre of Oxley Shire until 1936. Oxley Shire was located south of North Ovens Shire (established 1867), which changed its name to the Shire of Wangaratta in 1916 (Angus 1967:31 & 84).

Oxley was first named after Surveyor-General Major J Oxley in 1824, by Hume and Hovell (Towns and Localities, Oxley, accessed July 2011). The town began on the eastern bank of the King River from 1855, and developed as a stop en route to the Ovens goldfields. Numerous streets commemorate the early settlers, notably Green, Macartney and Faithfull streets. To save a day's journey, traffic heading to Beechworth in the 1850s began to cut across Oxley Plains station. Travellers would pass through Everton, later using the Pioneer Bridge, and Oxley. In this manner, the goldrush traffic developed Oxley town, which grew to have six operating hotels amongst other stores (Doring 2004: B17 & 59).

In 1860 the township was surveyed, and was officially proclaimed in 1863 (Towns and Localities, Oxley, accessed July 2011). Also in the year, further Crown Land was sold in the greater Oxley area (Doring 2004: B17 & 59). In the 1860s, Aboriginal camps are known to have been located around the township, with coroborees occasionally held along the banks of the river. In the 1860s the buildings in Oxley included George Moore's store, a police station and Hart's Butchers. By the mid 1870s the township had grown and consisted of two general stores, four hotels and the shire hall (Leitch 1985:55-59). The townships of Oxley and Milawa, located approximately 4kms apart, are known to have competed for trade for many decades (Museum Victoria, Municipality of Oxley, accessed August 2011). By 1903, Oxley has a railway station, money-order office, hotel, school, Baptist church, Protestant hall and shire hall (Museum Victoria, Municipality of Oxley, accessed August 2011).

Settlement of the greater area extended swiftly, as the land boasted an ample water and timber supply, and fertile soil, allowing the introduction of new agricultural industries (Doring 2004:B17-18). The gold rushes and development of towns brought demand for all manner of primary produce. To satisfy demand, the region began to supply beef, wine, oats, honey, wheat, fruit and vegetables, dairy produce, hops and tobacco (Doring 2004:B25). In 1873, the Victorian Railways Department opened the north-eastern railway to the current Wodonga. The Wangaratta-Beechworth line opened to Everton on 7 July 1875 and to Beechworth in September 1876. Spur lines to Peechelba and Whitfield were completed, the latter opened in 1899 and closed in 1953. The railway was an impetus for major growth in the area, and particularly important for the development of the tobacco and hop industries, the butter and cheese industry, and sawmilling and millet growing industries. The train service also provided transport for locals and for the livestock trade (Doring 2004:B61).

HERITAGE CITATION REPORT

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Place history

The Oxley Shire Hall built in 1874/5 and was the first full sized public hall in the Shire (previously, Shire meetings had been held in James Henley's Emu Hotel) (Jones 1995:48). The hall originally consisted of a main hall (the central gable) with two rear offices. They were designed by architect A Rodgers and built by Robert Montgomery. Robert Dunlop, Mines Host of the Oxley Hotel and skilled carpenter, built the table and the forms for the new hall. (Doring 2004:study item no.194; Jones 1995:48).

In the 1890s the flanking wings were added to the hall (Australian Heritage Database: Place ID 4619). The hall was used as the Council Chambers for Oxley Shire until 1936. By the early 1970s the hall was in poor condition and facing demolition, however, residents of the area successfully campaigned to retain the building and in 1973 the National Trust classified the building (Oxley Shire Hall, accessed 14/8/2011; National Trust Register: file number B3286).

Restoration works have since been carried out via volunteer labour, community fundraising and grants from the Rural City of Wangaratta, State and Federal Governments. The Oxley Shire Hall is believed to be the oldest community building in continual use in North-East Victoria, originally as a hall and now as shire offices and for community functions (Oxley Shire Hall, accessed 14/8/2011; Doring 2004:study item no.194).

Sources

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Doring, C & M J, & Michelle Sommerton (2004), *Regional City of Wangaratta - Heritage Study Stage 2*.
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Towns and Localities, Rural City of Wangaratta, <http://homepages.rootsweb.ancestry.com/~surreal/AVNE/Towns/towns-wangaratta.html>, accessed July 2011.

Description

Physical Description

Rural shire halls around Victoria are distinguished by their adherence to principles adopted by public buildings, including a formality and symmetry to front elevations, use of arch headed openings, and a variety of porch designs. Roofs are generally gabled and gable ends contain render or brick decoration of a stylised design. Shire halls, even more than schools, courthouses, police stations exhibit a wide variety of design elements, often involving local designers rather than architects or draftspeople from the former Public Works department where designs were often standardized. Oxley exhibits commonly used design elements but in an individual and well executed manner.

HERITAGE CITATION REPORT

The Oxley Shire Hall is a key building in Green Street and a focal point for the community of Oxley. Originally built as a central gable section only, it was later extended with the flanking gables on either side. The facade is particularly decorative and well detailed through the use of dentillated brickwork defining the triangular shape of the gable end. The door and windows have brick arched label moulds following the arch-headed openings. The fascias have a scalloped design. The wings have been built in matching brickwork and their lower height gives a central dominance to the original section. They have rendered quoining to windows and corners.

A number of extensions and alterations have taken place, however the internal spaces are in excellent condition and modern facilities of a kitchen and toilets have been added to the rear. The building still stands on a site with ample space around it and is enhanced by a number of large elm trees. A woven wire fence and gate has been added to the front of the site.

Conservation Policy

Conservation recommendations

The building is in excellent condition and there are no specific recommendations.

Comparative Analysis

Public halls in the study area include Milawa, 181 Factory Lane - less intact than Oxley and less architecturally significant.

Strathfieldsaye Shire Hall, 1869 (33150) has similarities in design to Oxley.

Huntly Shire Hall, 1867 (VHR H1369) is a similar scale building but an unusual design with portico.

Statement of Significance

What is significant?

The former Oxley Shire hall at 1157 Green Street, built in 1874-5 and extended in 1890 and elm trees are significant

How is it significant?

The former Oxley Shire Hall is of local historic, architectural, aesthetic and social significance.

Why is it significant?

The former Oxley Shire Hall is of historic significance as an important public building serving the former Shire of Oxley from 1874 until local government amalgamation in 1994 when the Rural City of Wangaratta was formed. The hall was also the administrative centre of the shire, used as the Council Chambers until 1936. (Criterion A)

The conservation of the building and the renovations carried out with community funds and labour from 1997 until 2005 is evidence of the high social value placed on the Shire Hall by the communities around Oxley. (Criterion G)

The site is of aesthetic value for the elm trees that enhance the setting of the building. The former Shire Hall is a fine

HERITAGE CITATION REPORT

example of a public building from the 1870s with additions well integrated into the original design in the 1890s. The brickwork is exceptionally well detailed and the civic function is well expressed in the formality and symmetrical arrangement of the front elevation. It is a rare example of a Shire Hall in the study area, and one of relatively few public halls. It is an outstanding example of a small rural Shire Hall and compares favourably with other examples of Shire Halls around Victoria. (Criteria B,E) Oxley Shire Hall is representative of a number of rural shire halls around Victoria, many of them built in the 1870s as local government established throughout Victoria. (Criteria A & D)

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Name	Post Office	
Address	1152 Glenrowan-Myrtleford Road OXLEY	Significance Level Local
Place Type	Shop, Post Office	
Citation Date	2011	



Oxley Post Office

Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Locality history

Alexander Hamilton Hume and Captain William Hilton Hovell, on their expedition that reached Port Phillip Bay, travelled through the study area in the 1820s. On 24 November 1824 they came across the Ovens River, which they named after the private secretary of Sir Thomas Brisbane. Hovell noted the good quality timber growing in the region and the ease with which the land could be cleared, along with the beauty of the place. The men named Buffalo Mountain, and Oxley Plains in honour of Major Oxley, the late Surveyor General of New South Wales. In October 1836 Major Thomas Mitchell, Surveyor General of New South Wales, on his famous expedition to Victoria, crossed the Ovens River at its junction with King River. It was at this location that Wangaratta would begin by 1838 (Doring 2004:B7-8).

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HERITAGE CITATION REPORT

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Place history

George Clancy purchased half an acre (two roods) on the corners of Aly and Snow Road in October 1863, at a cost of £11 (Title 172/335). Clancy established a hotel on the site in the 1860s. A photo of this building exists in the former Oxley Town Hall. It is a gable roof building with a dormer window indicating that the roof was high enough to contain an attic. This is unlikely to be the gable roofed structure currently behind the Oxley Shop.

The first post office on the current site, is reported to have opened on 1 January 1870 as Oxley Plains post office, replacing a former post office (location unknown) which opened in 1862 (Post Office List, accessed 9/8/2011). Upon Clancy's death in 1876, Alexander Land and Henry Peacock, the executors, became the owners (Title 172/335).

On 19 February 1878, the Argus reports that a fire in Oxley destroyed a shop and hotel under the ownership of Robert Dunlop, the keeper of the post office. A building at the rear of the shop was saved from the fire (Argus 23/2/1878). It is likely that the article is referring to the hotel and post office at number 1152, in which case the existing post office was built after 1878.

In May 1905, ownership was transferred from the executors to Alicia Clancy (Title 172/335). Oxley farmer, John McInnes purchased the property in April 1911, and left it to Robert Cook and Jack Kennedy, both farmers, in September 1917 (Title 172/335). The property remained in the McInnes family until 1924 and at this point, included the current boundaries of numbers 1152 and 1148 Green Street (Title 4073/576). The property changed hands eleven times between 1924 and April 1986 when Douglas Bloomfield became the owner. In December 1988, Ronald and Sharon Jackson became the owners (Titles 9674/898; 8070/092). From 2001 the property was owned by Jennifer Watson and Greg Clarke (for 5 years). In February 2006 Bernadette Williams purchased the property.

In 2011 the post office is also a general store, newsagency and bottleshop, known as the Oxley Shop (Real Businesses, accessed 9/8/2011).

Sources

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Towns and Localities, Rural City of Wangaratta, <http://homepages.rootsweb.ancestry.com/~surreal/AVNE/Towns/towns-wangaratta.html>, accessed July 2011.

Description

Physical Description

HERITAGE CITATION REPORT

1152 Green Street comprises a mid Victorian domestic building of brick with a hipped roof. It is highly likely to have been constructed after the fire in 1878. Behind this is a gable roofed structure that may be the remains of an earlier building. Further rear extensions and a return verandah are more recently constructed. The forms of the buildings are still visible but the Oxley shop and post office have undergone a number of changes. Although the forms of the buildings are discernable as structures built in c.1878 even later changes have concealed much of their detailing. It is possible that the rear building is the remains of part of Clancy's hotel prior to the fire, however this has not been confirmed.

Statement of Significance

What is significant?

The post office and shop built c.1870 at 1152 Snow Road Oxley is significant.

How is it significant?

The post office and shop is of local rarity, historical and architectural significance.

Why is it significant?

Oxley has relatively few buildings dating to the nineteenth century, especially when compared with nearby Milawa. and therefore the shop and post office obtains some rarity value. (Criterion B)

The post office and shop has a representative nineteenth century form with hipped roof, central door and front windows which are still intact beneath the front verandah. The brickwork has been sandblasted both inside and outside. The gable roofed part of the building at the rear is of some interest and may have been an earlier freestanding building. Although the modern verandah has changed the appearance of the building the interior retains the original room layout. (Criterion E)

The shop and post office is of historical significance for its association with Clancy's hotel which was on the same site from the 1860s, whilst the current building is a mixture of late 1870s frontage and possibly an earlier building at the rear.

Recommendations 2011

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

-

Other Recommendations

This building would benefit from the restoration of the front verandah which would reveal more of the front facade. Advertising signs should complement rather than dominate the building.

HERITAGE CITATION REPORT

HERITAGE CITATION REPORT

Name	Grossmans Farm	
Address	24 Boorhaman Road WANGARATTA	Significance Level Local
Place Type	Farm	
Citation Date	2011	



Grossmans Farm

Recommended VHR No HI - PS Yes
Heritage Protection

History and Historical Context

Locality history

Alexander Hamilton Hume and Captain William Hilton Hovell, on their expedition that reached Port Phillip Bay, travelled through the study area in the 1820s. On 24 November 1824 they came across the Ovens River, which they named after the private secretary of Sir Thomas Brisbane. Hovell noted the good quality timber growing in the region and the ease with which the land could be cleared, along with the beauty of the place. The men named Buffalo Mountain, and Oxley Plains in honour of Major Oxley, the late Surveyor General of New South Wales. In October 1836 Major Thomas Mitchell, Surveyor General of New South Wales, on his famous expedition to Victoria, crossed the Ovens River at its junction with King River. It was at this location that Wangaratta would begin by 1838 (Doring 2004:B7-8).

Squatters began to settle in North-East Victoria in the late 1830s. In 1838 George Faithfuls and his brother William Faithfull, with the rest of their party, were driving a herd south when they passed through the region. The men returned to the Ovens region after their herd was dispersed due to an attack by Aboriginals, taking up land on Ovens River at Bontharambo plains. They then moved upstream to Oxley, settling Oxley Plains run which covered 92,000 acres, including present-day Milawa. William returned to his station near Goulburn, leaving George at their homestead named 'Wangaratta' (Doring 2004:B10). Despite persistent attacks from Aboriginals, William Bowman established Tarrawingee run in 1838 and Dr George Edward Mackay took up Myrrhee run, before being forced to abandon, and returning to

HERITAGE CITATION REPORT

establish Whorouly run. Also in 1838 the Dockers settled at Bontharambo, a portion of which remains in the Docker family today. Other squatters who took up land during this period were David Reid of Carramungie run, William Clarke of Ovens Crossing station and William Fury Baker who settled Barambogie (Doring 2004:11).

The prime land in the district was mostly claimed by 1840, primarily used by the pastoral industry. By 1848 squatters were allowed to purchase pre-emptive rights to 640 acres of their original holding (Doring 2004:14-17). But great change was on the horizon, in 1852 gold was discovered in the Beechworth district, after which the 'Ovens Rush' began and thousands of prospectors flooded the north-east of Victoria. A Cobb & Co route was established to the diggings and many towns grew around the frequent stops, particularly Wangaratta (Jones 1995:30; Doring 2004:B17-18, 49). Many squatters in the area began to claim their pre-emptive right in the 1850s, when pressure was placed upon the new colonial government of Victoria to carve up the vast land which was owned by few. This began another land rush and many who had come to the region as prospectors from 1852, now settled under Crown Land sales (Doring 2004:14-17; Jones 1988:42-3). The first auction sale of land in the area was held in Wangaratta in November 1855, which sold surveyed town allotments and larger lots for agricultural purposes. In May 1857 there were further land releases and a major release in December 1857, offering 6,000 acres in the location of the current Milawa. It was during the 1850s and 1860s that Moyhu, Oxley, Whitfield and Whorouly developed (Jones 1995:30; Doring 2004:B17-23). With gold, bushrangers became active in the region, the most infamous being the Kelly Gang (Oxley Town History, accessed August 2011).

In 1862, the Oxley Road Board was gazetted, which was superseded with the establishment of Oxley Shire in 1865 (Jones 1995:35-7). Oxley township remained the administrative centre of Oxley Shire until 1936. Oxley Shire was located south of North Ovens Shire (established 1867), which changed its name to the Shire of Wangaratta in 1916 (Angus 1967:31 & 84).

The town of Wangaratta was surveyed and proclaimed in 1849. It was originally known as Ovens Crossing, which took its name from the Ovens Crossing Place station, established by William Clarke in 1838. The Porepunkah region was also called Ovens Crossing for a period (Towns and Localities, Wangaratta, accessed July 2011). Wangaratta, like other towns in the area, thrived as a stopping point for the traffic en route to the Ovens diggings (Doring 2004:B59).

Some of the first buildings established in Wangaratta were the post office, which operated in a 'shanty' from 1843, before a more permanent post office was built in 1874. The first State School in Wangaratta, number 643, opened in 1850 and was still open in 2003. Between 1858 and 1877 a Catholic school (number 670) operated, and in Wangaratta North, State School number 1272 opened between 1873 and 1895. A second state school in Wangaratta North, number 2391, opened in 1881 and operated until 1969. St Patrick's Roman Catholic Church was opened in 1869, whilst the Methodists opened a church in 1885 and the Presbyterian's opened St Paul's in 1899 (Towns and Localities, Wangaratta, accessed July 2011).

Settlement of the greater area extended swiftly, as the land boasted an ample water and timber supply, and fertile soil, allowing the introduction of new agricultural industries (Doring 2004:B17-18). The gold rushes and development of towns brought demand for all manner of primary produce. To satisfy demand, the region began to supply beef, wine, oats, honey, wheat, fruit and vegetables, dairy produce, hops and tobacco (Doring 2004:B25). In 1873, the Victorian Railways Department opened the north-eastern railway to the current Wodonga. The Wangaratta-Beechworth line opened to Everton on 7 July 1875 and to Beechworth in September 1876. Spur lines to Peechelba and Whitfield were completed, the latter opened in 1899 and closed in 1953. The railway was an impetus for major growth in the area, and particularly important for the development of the tobacco and hop industries, the butter and cheese industry, and sawmilling and millet growing industries. The train service also provided transport for locals and for the livestock trade (Doring 2004:B61).

In November 1994 the Shires of Oxley, Wangaratta, the City of Wangaratta, and part of the Shires of Beechworth, Benalla and Yarrawonga were consolidated and became the Shire of Milawa. On 29 June 1995 the Shire of Milawa was re-named the Rural City of Wangaratta. (Victoria Government Gazette G25, dated 29 June 1995).

HERITAGE CITATION REPORT

Place history

In 1857, William and Katharine Grossman purchased two eleven acre properties, that were originally part of the Bontharambo holding, leased by Joseph Docker (Doring 2004:B17). In the nineteenth century the Grossmans practised mixed farming and received extra income from a blacksmiths shop, which remains on site, and through building contracting. In c1887 the Grossman brothers planted fourteen acres of Shiraz, Muscadelle, Brown Muscat, Doradillo and several others grapes varieties. They also produced sultanas and currants. In the 1890s they built a wine cellar, which remains today, with walls made from mud and straw on a stringybark framework. The thatched roof was made with Stubble straw and reeds from the Reedy Creek flats (Doring 2004:B34-36).

In 1912 an aphid-like insect, Grape phylloxera (*Daktulosphaira vitifoliae*), destroyed the Grossman's vineyard. The insects swiftly devastated the vineyard and destroyed the family's business for many years, until new stock was planted in 1922. Roots were purchased from the Rutherglen Viticultural Station and Eclat Vineyard provided cuttings of phylloxera-resistant variety of root-stock to the Grossmans (Doring 2004:B34-36).

It is suggested that in the 1920s the Grossmans purchased further land and increased their acreage, after which the owner at the time was able to become a full time farmer. The farm is currently owned by the fourth generation of Grossmans (Doring 2004:study item no.32).

As another source of income the Grossmans grew fig, quince and walnut trees. Some of the old knotted figs remain today. They also grew almonds along the north and north-east boundaries. In 1922 the family had 119 almond and 150 fig trees (Doring 2004:B37).

Sources

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Description

Physical Description

Grossman's Farm at 24 Boorhaman Road Wangaratta North is situated on the edge of the urban area of Wangaratta and is a picturesque site of buildings and established trees. The site contains two surviving buildings, the remains of a chimney of a third building, and a number of elm trees (*Ulmus Procera*), peppercorn trees (*Schinus Molle*), and some figs (*Ficus Carica*). Two buildings have been removed or demolished since 2003 when they were photographed for the heritage study.

The German tradition is not confined to one particular style of timber frame and infill panels . It extends to some forms of earth construction, to different types of timber and mud, as discussed above, and to thatching, framed barns, semi underground cellars. It adapted to local conditions and materials available and various hybrid construction methods were

HERITAGE CITATION REPORT

used in areas settled by German migrants. Grossman's Farm displays aspects of the German timber frame construction adapted for both brick and mud infill panels.

The surviving buildings of the complex include a brick and timber cottage which was built in 1858 and is currently not in use. A stable and harness or tack room were built c1870 and has been demolished. In c1930 the stables section was converted into a milking shed. Also demolished is the blacksmiths shops, built c1880s, however the wine cellar which dates to the late 1880s remains.

The small gable-roofed cottage is a post and beam structure with infill panels of red brick. The cottage previously had a weatherboard addition to the rear however this was demolished and the building consists of two rooms only. The masonry walls extend only to top plate height and the gable end walls are of a timber frame clad in weatherboard. The structural timber posts are often a feature of buildings constructed by German migrants who brought some of their timber and brick nogging building traditions to Australia. Otherwise the form of the cottage is representative of traditional nineteenth century building traditions. The simply detailed verandah structure has a double curved roof form. The bricks are soft and underburnt and have suffered attack from moisture and salts and are now in a deteriorating condition.

The winery is a later structure but built in traditional post, beam and infill panel construction system. The panels are of packed mud and straw. It is likely that the walls are of sufficient thickness to keep the winery cool and therefore form self supporting panels between the timber frame. The top plate marks the height of the solid walls and the gable wall ends are built of lightweight timber framing clad in weatherboard. The winery is a very large building with a wide span roof and open sided skillion roofed addition to one side. The interior has not been investigated however the large roof space formed by the gable is likely to contain a second floor. There is some farm machinery stored in the open sided annexe. The roof was originally thatched, but was changed to short sheets of corrugated galvanized iron c1926.

There is the remains of a brick chimney which appears to be part of the forge of the demolished blacksmiths shop. It includes a wheel which may have been part of the bellows mechanism.

Conservation Policy

Conservation Recommendations

The site, archaeological remains and two extant buildings are of outstanding importance in understanding an aspect of farming practised by German migrants. The brickwork to the cottage is in a deteriorating condition and will require remedial treatment in the future. In addition the removal of parts of the structure limit the understanding of its evolution. Interpretation and maintenance is recommended, along with specialist advice for the treatment of the damaged masonry. Replacement of the windows through accurate reconstruction or repair of remaining windows is also recommended.

Surface drainage around the cottage is important to the maintenance of the site and the long term conservation of the brickwork. The barn appears to be in good condition and normal repair and maintenance including attention to surface drainage is recommended.

Comparative Analysis

Examples of German bricklaying and design of vernacular farm buildings and houses exists around Moyhu and Milawa however there does not appear to be a better example of farm buildings from the German tradition in the study area. Grossman's farm appears to be the best surviving example and the site, archaeological remains and two remaining buildings are of outstanding heritage value.

HERITAGE CITATION REPORT

Statement of Significance

What is significant?

Grossman's Farm at 24 Boorhaman Road Wangaratta North comprising mature elm trees, peppercorns, and figs, a brick cottage from 1858 and a timber and earth winery from the late 1880s is significant. The remains of the brick forge formerly part of the blacksmith's shop is also of significance.

How is it significant?

Grossman's Farm is of local historical, architectural and aesthetic significance. The site has the potential for understanding more about the farming activities of the Grossman family who were influential in a range of agricultural activities in the Ovens valley.

Why is it significant?

The site as a whole is historically significant as a part of the original extent of Joseph Docker's Bontharambo, sold in two small parcels in 1857 to Katherine and William Grossman. The two 11 acre holdings were farmed intensively for fruit and viticulture, and some of the fig trees remain. Grossman's Farm is an outstanding example of German farming practice in the region although the (relatively recent) demolition of two buildings has diminished the ability of the site to demonstrate more of the farming activities. The place is significant for its retention in the same family until the present time. The range of buildings built over a period of 80 years was an outstanding example of the activities of the Grossman family. (Criteria A & D)

Grossman's Farm complex is aesthetically significant for the remaining buildings and the setting of elms (*Ulmus Procera*), peppercorns (*Schinus Molle*), and figs (*Ficus Carica*). The winery and cottage are architecturally significant for their demonstration of German building traditions modified and adapted for the local conditions and materials. The use of the solid timber frame as the supporting structure to both buildings is a reminder of European building traditions, and the infill panels of brick (for the cottage) and mud mixed with straw (for the winery) are excellent examples of the diverse construction techniques of rural vernacular farm buildings. The buildings are picturesque both individually and as part of their setting. The winery is an unusually large example of an earth and timber building and its large proportions and roof span demonstrate its European origins. (Criterion E)

The site has archaeological value for the remains of the forge and other buildings including the stable and blacksmith's shop and because of its prominent location, close to Wangaratta's urban areas, and its compact setting close to a roadside and protected by a grove of old elms and peppercorn trees, it has interpretative potential. (Criterion C)

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes

Fences & Outbuildings

Yes

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Name	Targoora Station	
Address	337 Wangaratta-Whitfield Road WANGARATTA	Significance Level Local
Place Type	Homestead Complex	
Citation Date	2011	



Targoora Station

Recommended VHR - HI - PS Yes
Heritage Protection

History and Historical Context

Locality history

Alexander Hamilton Hume and Captain William Hilton Hovell, on their expedition that reached Port Phillip Bay, travelled through the study area in the 1820s. On 24 November 1824 they came across the Ovens River, which they named after the private secretary of Sir Thomas Brisbane. Hovell noted the good quality timber growing in the region and the ease with which the land could be cleared, along with the beauty of the place. The men named Buffalo Mountain, and Oxley Plains in honour of Major Oxley, the late Surveyor General of New South Wales. In October 1836 Major Thomas Mitchell, Surveyor General of New South Wales, on his famous expedition to Victoria, crossed the Ovens River at its junction with King River. It was at this location that Wangaratta would begin by 1838 (Doring 2004:B7-8).

Squatters began to settle in North-East Victoria in the late 1830s. In 1838 George Faithfuls and his brother William Faithfull, with the rest of their party, were driving a herd south when they passed through the region. The men returned to

HERITAGE CITATION REPORT

the Ovens region after their herd was dispersed due to an attack by Aboriginals, taking up land on Ovens River at Bontharambo plains. They then moved upstream to Oxley, settling Oxley Plains run which covered 92,000 acres, including present-day Milawa. William returned to his station near Goulburn, leaving George at their homestead named 'Wangaratta' (Doring 2004:B10). Despite persistent attacks from Aboriginals, William Bowman established Tarrawingee run in 1838 and Dr George Edward Mackay took up Myrree run, before being forced to abandon, and returning to establish Whorouly run. Also in 1838 the Dockers settled at Bontharambo, a portion of which remains in the Docker family today. Other squatters who took up land during this period were David Reid of Carramungie run, William Clarke of Ovens Crossing station and William Fury Baker who settled Barambogie (Doring 2004:11).

The prime land in the district was mostly claimed by 1840, primarily used by the pastoral industry. By 1848 squatters were allowed to purchase pre-emptive rights to 640 acres of their original holding (Doring 2004:14-17). But great change was on the horizon, in 1852 gold was discovered in the Beechworth district, after which the 'Ovens Rush' began and thousands of prospectors flooded the north-east of Victoria. A Cobb & Co route was established to the diggings and many towns grew around the frequent stops, particularly Wangaratta (Jones 1995:30; Doring 2004:B17-18, 49). Many squatters in the area began to claim their pre-emptive right in the 1850s, when pressure was placed upon the new colonial government of Victoria to carve up the vast land which was owned by few. This began another land rush and many who had come to the region as prospectors from 1852, now settled under Crown Land sales (Doring 2004:14-17; Jones 1988:42-3). The first auction sale of land in the area was held in Wangaratta in November 1855, which sold surveyed town allotments and larger lots for agricultural purposes. In May 1857 there were further land releases and a major release in December 1857, offering 6,000 acres in the location of the current Milawa. It was during the 1850s and 1860s that Moyhu, Oxley, Whitfield and Whorouly developed (Jones 1995:30; Doring 2004:B17-23). With gold, bushrangers became active in the region, the most infamous being the Kelly Gang (Oxley Town History, accessed August 2011). In 1862, the Oxley Road District was proclaimed, and Oxley Shire was formed in 1865, covering the region south of the original Shire of Wangaratta (Museum Victoria, Municipality of Oxley, accessed August 2011).

The town of Wangaratta was surveyed and proclaimed in 1849. It was originally known as Ovens Crossing, which took its name from the Ovens Crossing Place station, established by William Clarke in 1838. The Porepunkah region was also called Ovens Crossing for a period (Towns and Localities, Wangaratta, accessed July 2011). Wangaratta, like other towns in the area, thrived as a stopping point for the traffic en route to the Ovens diggings (Doring 2004:B59).

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Settlement of the greater area extended swiftly, as the land boasted an ample water and timber supply, and fertile soil, allowing the introduction of new agricultural industries (Doring 2004:B17-18). The gold rushes and development of towns brought demand for all manner of primary produce. To satisfy demand, the region began to supply beef, wine, oats, honey, wheat, fruit and vegetables, dairy produce, hops and tobacco (Doring 2004:B25). In 1873, the Victorian Railways Department opened the north-eastern railway to the current Wodonga. The Wangaratta-Beechworth line opened to Everton on 7 July 1875 and to Beechworth in September 1876. Spur lines to Peechelba and Whitfield were completed, the latter opened in 1899 and closed in 1953. The railway was an impetus for major growth in the area, and particularly important for the development of the tobacco and hop industries, the butter and cheese industry, and sawmilling and millet growing industries. The train service also provided transport for locals and for the livestock trade (Doring 2004:B61).

Oxley township remained the administrative centre of Oxley Shire until 1936. On 18 November 1994, the Shires of

HERITAGE CITATION REPORT

Oxley and Wangaratta, the City of Wangaratta, and part of Shires of Beechworth, Benalla and Yarrawonga were consolidated and became Wangaratta Rural City Council (Museum Victoria, Municipality of Oxley, accessed August 2011).

Thematic context

In mid nineteenth century Britain, Joseph Tall invented a construction system to build high thin walls, using Portland cement concrete. It was a framework of movable panels, laying courses of concrete approximately 750mm tall. Tall's system enabled very quick construction and was evident in Australia from 1883 (Lewis, Australian Building:7.08.01).

The first Australian standardised formwork system was most likely 'Monolyte', developed in Adelaide by S B Marchant, who built Monolyte houses in Victoria in 1915. By 1925 the system was well developed and the timber formwork panels could be set up in twenty-eight hours before the solid-concrete walls were poured (without a cavity) and reinforced with vertical and horizontal bars. In 1926 Marchant patented a new version of the system, which used 'detachable metal moulds secured to vertical studs and horizontal beams' (Lewis, Australian Building:7.08.02).

It is not known who developed the full cavity wall in concrete buildings. However, in 1907, H R Crawford patented a hollow concrete wall system in Victoria and constructed houses using this system in Canterbury, East Camberwell and East Malvern. Crawford's system may have been used to construct the 1908 Methodist church in Carngham, Victoria; reportedly the first church to have hollow walls. The same system may also have been used by George Murphy in the construction of 'Warillah' in Whitfield, which dates to c1910 (Lewis, Australian Building:7.08.01 & 02).

The popularity of reinforced concrete rose after World War I, due to its promotion as an acceptable building material (Lewis, Australian Building:7.08.01 & 02). This is demonstrated by the prevalence of concrete structures within rural Wangaratta, including the existing concrete silo and dairy at Targoora (c1913-16) and the concrete kiln at 234 Robustelles Lanes in Moyhu (c1900 -1920).

In 1923the *Sunday Times* of Perth reports on the emergence of successful concrete constructions in Victoria; the off-site manufacturing of the concrete blocks and issues of transportation. The new technique has been used in Boronia and for Oxley and Whitfield railway station buildings and houses. Concrete constructions were praised for their durability and easy on-site erection (the largest pieces requiring only two men), despite a higher expense than timber. Numerous railway platforms had also been constructed of concrete under the Victorian Railway Department (Sunday Times, 11/11/1923:8).

Place history

Targoora Station consists of a homestead (1896), gas shed (c1896), a saddlery and stables (late 1890s), a workers cottage (c1900-1920), driveway plantings (planted c1910s), tennis court and pavilion (c1920s) and concrete silo and dairy (c1913-16).

Thomas George Clarke, J.P. was born in 1856 at Junction Station on the Murray River and his mother was a Docker of Bontharambo. He was educated in the UK (schooled at Taunton, then Oxford) and returned to the Wangaratta district to live with his mother (then Mrs J.C. Read of Springhurst). Clarke had previously owned a dairy herd at Springhurst, but is said to have left the dairy industry when he moved to Targoora (Doring 2004:study item 118b).

After marrying in 1895, Clarke purchased land at Targoora and built Targoora Station homestead in 1896, designed by Gordon & Gordon. Clarke's obituary notes that whilst living at Targoora, he "devot[ed] his leisure to Grazing on a small scale." At various times Clarke held office in the Ovens & Murray Agricultural Society, Ovens & Murray Dairy Co., North Ovens Shire Council (President, 1900), Wangaratta Waterworks Trust and the Anglican

HERITAGE CITATION REPORT

Church (now Cathedral) Vestry. He was also a captain in the Wangaratta Light Horse and a prominent cricketer. He died at Luxor in Egypt in 1911 (Doring 2004:study item 118).

Upon Clark'e death, Targoora was sold to Mr Edward Quinn from Wilcannia, in 1913. Clarke rebuilt Targoora homestead circa 1916, and built a modern concrete dairy and a bridge over the King River (which now bounds the property to the east), as well as planting the avenue of trees along the driveway. Quinn had previously been the first MP for West Darling and is known to have introduced a Bill to declare rabbits a noxious animal in the area (Doring 2004:study item 118).

In May 1922, Alma Ferguson became the owner of Targoora, before ownership was transferred to Mary Stewart Webb in May 1935. The property was subdivided in the 1980s but the homestead remained in the Webb family until the 1990s. In 1989 the extent of the property was reduced to its current, existing boundaries (Titles 9974/658, 8955/435, 4108/584). It is believed that the Webb family still own the property in 2011 (Doring 2004: study item 118).

The gas shed was constructed circa 1896, most likely at the same the homestead was constructed by Clarke, as it is noted that all the rooms had gas light. The existence of the has shed suggests that the homestead did not run on reticulated town gas and that the farm may have produced its own gas from coal. A 1911 advertisement in the Wangaratta dispatch for 'Targoora Estate' states that 'the homestead is supplied with water from a hot air engine from the King River'. Therefore there was most likely also a gas engine for pumping water from the river and heat exchanger to produce hot water (Doring 2004:study item 188f).

The saddlery and stables both date to the late 1890s and are believed to have been built by Clarke, who was a captain in the Wangaratta Light Horse, who are known to have formed part of the escort for the opening of Federal Parliament in 1901 (Doring 2004:study item 118e; Museum Victoria image 6139). Therefore it is likely that Clarke kept several saddle horses and carriage horses, for a person of his social standing. The saddlery was probably used for repairing saddles and harnesses, and perhaps as a general tool/workshop (Doring 2004:study items 118e, 118d).

The workers cottage (c1900-1920) is rural vernacular in design. It has been suggested that this cottage was known as 'Gino's Cottage' and was the original homestead of Willodri in Oxley (it is believed that Mrs Tetley who built Willodri, was the daughter of Quinn, owner of Targoora from 1913) (Doring 2004: study item 150). It is not known who Gino was, but he may have been a World War II prisoner of war (Doring 2004:study item 188c). A number of migrant families have stayed in the cottage and tended to the vegetable garden, including those of Dutch, Yugoslav and Italian backgrounds (2011 owner).

The concrete dairy and silo (c1913-1916) are industrial vernacular constructions and were built by Edward Quinn. Quinn is understood to have been interested in advanced farming ideas and the latest technology. He is known to have run a dairy on the 'share system' (Doring 2004:study item 118b).

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HERITAGE CITATION REPORT

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Description

Physical Description

Targoora Station is located on the edge of urban Wangaratta and the property has a frontage to the King River. The homestead complex contains a number of buildings related to the use of the property as a mixed farm. The setting includes a tree lined driveway and a large landscaped garden area around the house and immediate outbuildings. The group of outbuildings in the vicinity of the homestead includes the tennis pavilion, farm worker's cottage, shearing shed, saddlery, gas shed, detached laundry and stables. Further away from the house is the concrete silo and dairy built in the 1920s. A gas shed apparently on the property was not investigated.

The property Targoora was relatively small in acreage and was used as largely as a part-time farm by the owners who generally had other employment in public life. All of the outbuildings are designed as picturesque accompaniments to the large homestead. The garden with tennis court and pavilion complements the setting and provides a sense of leisure to the business of farming.

The homestead, once single storey and designed in a transitional late Victorian/Federation style, now displays distinct elements of the Federation style in the first floor addition. The large and irregular floor plan is extended through the use of generous porches and verandahs. The ground floor is of face red brick and the upper floor of sheet cladding over a timber frame. Chimneys have been extended and a range of window types have been employed throughout the house. External changes include a built in porch, carport and a small brick extension to verandah. The verandah that encircles the homestead has timber posts and vertical timber cladding to the verandah ends with unusual crossed framing.

The tennis pavilion is a small bungalow style shelter with hipped roof and timber floor raised above the garden level.

The saddlery is a tiny structure of timber cladding and corrugated iron laid horizontally. The double curve of the roof profile adds to its unusual character. It has a skillion verandah at one end and an awning at the other.

The stables are a hybrid construction of barrel roof with flanking skillion roofs over timber framing of pole rafters. Weatherboard cladding comprises most of the walls however one wall is constructed of horizontal split logs between upright posts. A number of internal features remain including a feed chute and timber slab dividing walls. It appears to have been designed built at two different period, and may have been adapted from an earlier structure.

The farm worker's cottage is also a building with earlier origins than the homestead. It is a small hipped roof brick cottage with a number of extensions built into the verandah. A small shearing shed contains the timber pens and machinery and is designed in a complementary style with the other farm buildings. The concrete silo, separator room and dairy is a later addition to the property built in an industrial vernacular style in 1926. It is described as a walkthrough dairy and was apparently advanced for its time. The building forms a picturesque component of the farm with the circular silo forming a turret to the roofscape.

Overall the collection of farm building, the homestead and the garden setting makes Targoora a compact and unusual homestead complex. A 1940s photograph in the possession of the current owners shows a highly tended garden with many flowering shrubs and annuals in beds. Many of the larger shrubs and trees remain including a persimmon and feijoa.

HERITAGE CITATION REPORT

Conservation Policy

Conservation recommendations

The buildings at Targoora are in excellent condition and conservation measures are mainly required to the early homestead .

Comparative Analysis

Targoora Station is an unusual and distinctively designed complex -whilst there are a lot of farm complexes in the study area, the large two storey Federation house and stylish outbuildings have no direct comparisons with farms for utilitarian purposes only.

Statement of Significance

What is significant?

The homestead complex at Targoora comprising the 1896 homestead designed by by Gordon & Gordon with extension in 1916, the garden, tennis pavilion,the group of outbuildings comprising stables, silo and dairy, shearing shed, farm worker's cottage and saddlery are significant.

How is it significant?

The homestead complex of Targoora is of local historical, aesthetic and technical significance.

Why is it significant?

Targoora was built in 1896 by prominent Wangaratta citizen Thomas George Clarke, J.P. (1856-1911) and added to in 1916 by former MP for Wilcannia Edward Quinn following his purchase of the property in 1913. Both gentlemen were farmers of leisure rather than necessity and Targoora operated as a mixed farm and place for entertaining friends in the country. Considerable efforts were made to provide an elaborate garden to the homestead and some of this still survives. Clarke was known for his active interest in community activities in Wangaratta, including the Anglican Church, the Ovens & Murray Agricultural Society, Shire President of North Ovens Shire, and the Waterworks Trust.

The Targoora Complex as a whole is significant for its demonstration of a small farm of the leisured classes and its particular attention to farm outbuildings that contribute to the picturesque quality of the landscape and garden. It is significant for the range of its outbuildings of unusual and distinctive design. It is a rare farm complex still operating so close to the edge of the Wangaratta urban area. (Criterion A)

Targoora homestead is a representative design from the regional architects Gordon & Gordon, however the original design intention has been altered through the 1916 addition to the first floor. The homestead is a fine example of the transitional style with elements of late Victorian and Federation elements. Its garden was much admired and domestic service and farming methods were scientific and advanced. (Criterion D)

The saddlery is significant for its unusual double curve roof design, and the stables have technical interest for their timber slab walls and high integrity demonstrating the use of the place for horses. The stables have architectural interest for their unusual barrel roof to the middle section. The farm workers cottage is significant for its rural vernacular style and its social history of providing accommodation for migrant farm workers. (Criterion E)

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Edward Quinn contributed his talents in farming and interest in new farming techniques through the construction of the walk through dairy which was technically advanced for its time. The dairy is of technical significance for its advanced layout and design and contribution to dairying practice. (Criterion F)

Targoora is thought to have archaeological potential.

Recommendations 2011

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Name	Warillah	
Address	4721 Wangaratta-Whitfield Road WHITFIELD	Significance Level Local
Place Type	House	
Citation Date	2011	



Warillah

Recommended Heritage Protection	VHR No HI No PS Yes
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History and Historical Context

Locality history

Alexander Hamilton Hume and Captain William Hilton Hovell, on their expedition that reached Port Phillip Bay, travelled through the study area in the 1820s. On 24 November 1824 they came across the Ovens River, which they named after the private secretary of Sir Thomas Brisbane. Hovell noted the good quality timber growing in the region and the ease with which the land could be cleared, along with the beauty of the place. The men named Buffalo Mountain, and Oxley Plains in honour of Major Oxley, the late Surveyor General of New South Wales. In October 1836 Major Thomas Mitchell, Surveyor General of New South Wales, on his famous expedition to Victoria, crossed the Ovens River at its junction with King River. It was at this location that Wangaratta would begin by 1838 (Doring 2004:B7-8).

Squatters began to settle in North-East Victoria in the late 1830s. In 1838 George Faithfuls and his brother William Faithfull, with the rest of their party, were driving a herd south when they passed through the region. The men returned to

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the Ovens region after their herd was dispersed due to an attack by Aboriginals, taking up land on Ovens River at Bontharambo plains. They then moved upstream to Oxley, settling Oxley Plains run which covered 92,000 acres, including present-day Milawa. William returned to his station near Goulburn, leaving George at their homestead named 'Wangaratta' (Doring 2004:B10). Despite persistent attacks from Aboriginals, William Bowman established Tarrawingee run in 1838 and Dr George Edward Mackay took up Myrree run, before being forced to abandon, and returning to establish Whorouly run. Also in 1838 the Dockers settled at Bontharambo, a portion of which remains in the Docker family today. Other squatters who took up land during this period were David Reid of Carramungie run, William Clarke of Ovens Crossing station and William Fury Baker who settled Barambogie (Doring 2004:11).

The prime land in the district was mostly claimed by 1840, primarily used by the pastoral industry. By 1848 squatters were allowed to purchase pre-emptive rights to 640 acres of their original holding (Doring 2004:14-17). But great change was on the horizon, in 1852 gold was discovered in the Beechworth district, after which the 'Ovens Rush' began and thousands of prospectors flooded the north-east of Victoria. A Cobb & Co route was established to the diggings and many towns grew around the frequent stops, particularly Wangaratta (Jones 1995:30; Doring 2004:B17-18, 49). Many squatters in the area began to claim their pre-emptive right in the 1850s, when pressure was placed upon the new colonial government of Victoria to carve up the vast land which was owned by few. This began another land rush and many who had come to the region as prospectors from 1852, now settled under Crown Land sales (Doring 2004:14-17; Jones 1988:42-3). The first auction sale of land in the area was held in Wangaratta in November 1855, which sold surveyed town allotments and larger lots for agricultural purposes. In May 1857 there were further land releases and a major release in December 1857, offering 6,000 acres in the location of the current Milawa. It was during the 1850s and 1860s that Moyhu, Oxley, Whitfield and Whorouly developed (Jones 1995:30; Doring 2004:B17-23). With gold, bushrangers became active in the region, the most infamous being the Kelly Gang (Oxley Town History, accessed August 2011).

In 1862, the Oxley Road Board was gazetted, which was superseded with the establishment of Oxley Shire in 1865 (Jones 1995:35-7). Oxley township remained the administrative centre of Oxley Shire until 1936. Oxley Shire was located south of North Ovens Shire (established 1867), which changed its name to the Shire of Wangaratta in 1916 (Angus 1967:31 & 84).

Whitfield derives its name from the squatting run Whitefield, which was originally part of the Myrree run. Due to its isolation in the alpine foothills, Whitfield was slow to develop in comparison to its neighbouring towns (Doring 2004:B59). Private subdivision first occurred in Whitfield towards the end of the nineteenth century, yet a school existed for many years before State School number 2441 officially opened in 1882. State School number 2441 only opened part time, in conjunction with state schools in Cheshunt, King Valley and State School 2941 in Edi South, before it closed in the 1970s (Towns and Localities, Whitfield, accessed July 2011).

Settlement of the greater area extended swiftly, as the land boasted an ample water and timber supply, and fertile soil, allowing the introduction of new agricultural industries (Doring 2004:B17-18). The gold rushes and development of towns brought demand for all manner of primary produce. To satisfy demand, the region began to supply beef, wine, oats, honey, wheat, fruit and vegetables, dairy produce, hops and tobacco (Doring 2004:B25). In 1873, the Victorian Railways Department opened the north-eastern railway to the current Wodonga. The Wangaratta-Beechworth line opened to Everton on 7 July 1875 and to Beechworth in September 1876. Spur lines to Peechelba and Whitfield were completed, the latter opened in 1899 and closed in 1953. The railway was an impetus for major growth in the area, and particularly important for the development of the tobacco and hop industries, the butter and cheese industry, and sawmilling and millet growing industries. The train service also provided transport for locals and for the livestock trade (doring 2004:B61).

In November 1994 the Shires of Oxley, Wangaratta, the City of Wangaratta, and part of the Shires of Beechworth, Benalla and Yarrawonga were consolidated and became the Shire of Milawa. On 29 June 1995 the Shire of Milawa was re-named the Rural City of Wangaratta. (Victoria Government Gazette G25, dated 29 June 1995).

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Thematic context

In mid nineteenth century Britain, Joseph Tall invented a construction system to build high thin walls, using Portland cement concrete. It was a framework of movable panels, laying courses of concrete approximately 750mm tall. Tall's system enabled very quick construction and was evident in Australia from 1883 (Lewis, Australian Building:7.08.01).

The first Australian standardised formwork system was most likely 'Monolyte', developed in Adelaide by S B Marchant, who built Monolyte houses in Victoria in 1915. By 1925 the system was well developed and the timber formwork panels could be set up in twenty-eight hours before the solid-concrete walls were poured (without a cavity) and reinforced with vertical and horizontal bars. In 1926 Marchant patented a new version of the system, which used 'detachable metal moulds secured to vertical studs and horizontal beams' (Lewis, Australian Building:7.08.02).

It is not known who developed the full cavity wall in concrete buildings. However, in 1907, H R Crawford patented a hollow concrete wall system in Victoria and constructed houses using this system in Canterbury, East Camberwell and East Malvern. Crawford's system may have been used to construct the 1908 Methodist church in Carngham, Victoria; reportedly the first church to have hollow walls. The same system may also have been used by George Murphy in the construction of 'Warillah' in Whitfield, which dates to c1910 (Lewis, Australian Building:7.08.01 & 02).

The popularity of reinforced concrete rose after World War I, due to its promotion as an acceptable building material (Lewis, Australian Building:7.08.01 & 02). This is demonstrated by the prevalence of concrete structures within rural Wangaratta, including the existing concrete silo and dairy at Targoora (c1913-16) and the concrete kiln at 234 Robustelles Lanes in Moyhu (c1900 -1920).

In 1923 the *Sunday Times* of Perth reports on the emergence of successful concrete constructions in Victoria; the off-site manufacturing of the concrete blocks and issues of transportation. The new technique has been used in Boronia and for Oxley and Whitfield railway station buildings and houses. Concrete constructions were praised for their durability and easy on-site erection (the largest pieces requiring only two men), despite a higher expense than timber. Numerous railway platforms had also been constructed of concrete under the Victorian Railway Department (Sunday Times, 11/11/1923:8).

Place history

Agnes Dalziel Kelly purchased over 200 acres along Whitfield-Wangaratta Road in May 1896 and transferred ownership to Henry J Klemm, a farmer from Eldorado in September 1899. Since this date the property has been owned and run by farmers, including Janet Stewart from May 1901 with her husband John Stewart; who became the sole owner from June 1916 (Titles 6653/026, 2610/953). The existing concrete house dates to c1910 (Lewis, Australian Building:7.08.02) and was constructed by local builder George Murphy, under the ownership of the Stewarts. In June 1922, ownership of the house and property was transferred to Theodore Sheppard, also a farmer, before being passed down the Sheppard family, into the 1980s (Titles 6653/026, 2610/953). The 2004 Heritage Study confirms that at that time, the house had been owned by the same family for almost 90 years, which suggests that in 2004 it was still under the ownership of the Sheppards (Doring 2004:study item no.45).

In 1939 when George Theodore Sheppard became the owner, the extent of the property matched the current boundaries of number 4753 Wangaratta-Whitfield Road. The house was abandoned some time after World War II and remained empty for many years, while under ownership of the Sheppards' (Titles 6653/026, 2610/953). In the late 1990s the house underwent restoration and was carefully restored to a liveable condition (Doring 2004:study item no.45).

George Murphy

George William Murphy was born in Yackandandah in July 1882 and became a pioneer in concrete construction within

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the Wangaratta Shire (Thematic:B69; Argus 7/7/1934:20). Murphy's father, James V Murphy, was a civil engineer, as was his grandfather, also George Murphy (a close British contemporary of the very famous civil engineers Isambard Kingdom Brunel and Robert Stephenson) (Doring 2004:B69).

Murphy was a highly skilled building practitioner with an exceptional skill for this rare form of construction, which used the latest technological developments. It is not known where Murphy trained or when he began practicing in Wangaratta, but on 8 October 1913 he advertised in the *Wangaratta Chronicle*, offering the preparation of plans and specifications at a low or no charge (Doring 2004:B69).

Murphy became the principal contractor for the Milawa Co-operative Dairy Company and constructed Warillah c1910. It is believed that Murphy also built Mont Ara at 202 Ellis Lane, Greta (1917), using the same construction techniques as at Warillah. Murphy constructed St Joseph's Catholic Church, Whitfield (1921) and is also reputed to have built Willodri Farmstead House at 31 Tetleys Lane, Oxley (1921), a concrete construction with a pebbledash stucco. Murphy may have also built many of the concrete tobacco kilns in the district. George Murphy died in Wangaratta in May 1934 (Doring 2004:B69).

Sources

Angus, John (1967), *A story of the district included in the Shire of Wangaratta*, [published by the Shire Council to mark its centenary], Wangaratta. Certificates of Title, as cited above.

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Lewis, Miles, *Australian Building: A Cultural Investigation: Concrete Advances*, Section 7.08, Forms and Systems, <http://www.mileslewis.net/australian-building/pdf/07-cement-concrete/7.08-forms.pdf> (accessed 11/5/2011).

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Description

Physical Description

Warillah is a large Federation or 'Queen Anne' house with many typical stylistic features of the period including a complex roof form of intersecting gables, two return verandahs with timber frieze, decorated gable ends with timber strapping. The windows are both bow and square box bays with banks of windows in groups of four. The three distinctive chimneys are decorated with render detailing.

Warillah is of fairly typical Federation design, but is built on a large scale and with the rendered ashlar and pebbledash surface not normally associated with buildings of this type. The wall finishes have been designed with a smooth ashlar finish below window head height and a rough pebbledash surface above, the intersection of the two finishes being defined by a moulding.

Federation buildings are more commonly of face brick or timber construction so the style and period of the house and the materials of which it is constructed are a highly unusual combination.

It is principally of interest for its rare construction system of cavity concrete walling although this is not evident from an

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external inspection (except by looking through to the wall cavity when wall ventilators were missing) . The interior has plastered walls and pressed metal ceilings. (Doring, 2004, Hermes citation 112191).

Mile Lewis in his investigation of Warillah notes that "*at Warillah the walls appear to about 280 mm or a nominal eleven inches thick, comprising inner and outer leaves each of about 90 mm, inclusive of the external render and the internal plastering respectively, with a cavity of about 100 mm. Some pieces of galvanised wire are visible, and the material may have been used both to reinforce the concrete and to connect the leaves together*" (Lewis, Australian Building:7.08.02).

Warillah is set in a large garden, replanted since 2004, and has recently been renovated. A carport has been added to the rear of the house. (2011)

Conservation Policy

Conservation Recommendations

No particular conservation recommendations are required as restoration of Warrillah has been recently undertaken (2011).

Comparative Analysis

Other concrete structures known to have been built by George Murphy include:

Mont Ara at 202 Ellis Lane, Greta (1917)

St Joseph's Catholic Church, Whitfield (1921)

Willodri Farmstead House at 31 Tetleys Lane, Oxley 1921 (112444)

Other concrete houses at 16 & 20 Vernon Road Wangaratta hhouses have been identified in the precinct study, however their connection to George Murphy has not been established.

Statement of Significance

What is significant?

The Federation style house Warillah, built for John and Janet Stewart in 1901 by Wangaratta builder George Murphy is significant.

How is it significant?

Warillah is of local historical, architectural and technical significance.

Why is it significant?

Warillah is significant as one of a small number of concrete residential, farm and religious buildings built by local building practitioner and concrete pioneer George Murphy. Murphy is also of importance for his role as principal contractor of the important Milawa Co-operative Dairy Company.(Criterion A)

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Warillah is a fine, representative example of the Federation or Queen Anne architectural style, but is a rare example of its type built of concrete in an innovative and unusual construction technique developed by Murphy. (Criteria D, B)

Warillah is of technical significance for the unusual double skin cavity wall concrete construction rendered externally and plastered internally. (Criterion F)

Recommendations 2011

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Name	Whitlands settlement	
Address	Burders Lane WHITLANDS	Significance Level Local
Place Type	Other - Residential Buildings (private),Chapel	
Citation Date	2011	



Whitlands Settlement

Recommended Heritage Protection	VHR No HI Yes PS Yes
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History and Historical Context

Locality history

Alexander Hamilton Hume and Captain William Hilton Hovell, on their expedition that reached Port Phillip Bay, travelled through the study area in the 1820s. On 24 November 1824 they came across the Ovens River, which they named after the private secretary of Sir Thomas Brisbane. Hovell noted the good quality timber growing in the region and the ease with which the land could be cleared, along with the beauty of the place. The men named Buffalo Mountain, and Oxley Plains in honour of Major Oxley, the late Surveyor General of New South Wales. In October 1836 Major Thomas Mitchell, Surveyor General of New South Wales, on his famous expedition to Victoria, crossed the Ovens River at its junction with King River. It was at this location that Wangaratta would begin by 1838 (Doring 2004:B7-8).

Squatters began to settle in North-East Victoria in the late 1830s. In 1838 George Faithfuls and his brother William Faithfull, with the rest of their party, were driving a herd south when they passed through the region. The men returned to the Ovens region after their herd was dispersed due to an attack by Aboriginals, taking up land on Ovens River at Bontharambo plains. They then moved upstream to Oxley, settling Oxley Plains run which covered 92,000 acres, including present-day Milawa. William returned to his station near Goulburn, leaving George at their homestead named 'Wangaratta' (Doring 2004:B10). Despite persistent attacks from Aboriginals, William Bowman established Tarrawingee run in 1838 and Dr George Edward Mackay took up Myrree run, before being forced to abandon, and returning to

HERITAGE CITATION REPORT

establish Whorouly run. Also in 1838 the Dockers settled at Bontharambo, a portion of which remains in the Docker family today. Other squatters who took up land during this period were David Reid of Carramungie run, William Clarke of Ovens Crossing station and William Fury Baker who settled Barambogie (Doring 2004:11).

The prime land in the district was mostly claimed by 1840, primarily used by the pastoral industry. By 1848 squatters were allowed to purchase pre-emptive rights to 640 acres of their original holding (Doring 2004:14-17). But great change was on the horizon, in 1852 gold was discovered in the Beechworth district, after which the 'Ovens Rush' began and thousands of prospectors flooded the north-east of Victoria. A Cobb & Co route was established to the diggings and many towns grew around the frequent stops, particularly Wangaratta (Jones 1995:30; Doring 2004:B17-18, 49). Many squatters in the area began to claim their pre-emptive right in the 1850s, when pressure was placed upon the new colonial government of Victoria to carve up the vast land which was owned by few. This began another land rush and many who had come to the region as prospectors from 1852, now settled under Crown Land sales (Doring 2004:14-17; Jones 1988:42-3). The first auction sale of land in the area was held in Wangaratta in November 1855, which sold surveyed town allotments and larger lots for agricultural purposes. In May 1857 there were further land releases and a major release in December 1857, offering 6,000 acres in the location of the current Milawa. It was during the 1850s and 1860s that Moyhu, Oxley, Whitfield and Whorouly developed (Jones 1995:30; Doring 2004:B17-23). With gold, bushrangers became active in the region, the most infamous being the Kelly Gang (Oxley Town History, accessed August 2011).

In 1862, the Oxley Road Board was gazetted, which was superseded with the establishment of Oxley Shire in 1865 (Jones 1995:35-7). Oxley township remained the administrative centre of Oxley Shire until 1936. Oxley Shire was located south of North Ovens Shire (established 1867), which changed its name to the Shire of Wangaratta in 1916 (Angus 1967:31 & 84).

Settlement of the greater area extended swiftly, as the land boasted an ample water and timber supply, and fertile soil, allowing the introduction of new agricultural industries (Doring 2004:B17-18). The gold rushes and development of towns brought demand for all manner of primary produce. To satisfy demand, the region began to supply beef, wine, oats, honey, wheat, fruit and vegetables, dairy produce, hops and tobacco (Doring 2004:B25). In 1873, the Victorian Railways Department opened the north-eastern railway to the current Wodonga. The Wangaratta-Beechworth line opened to Everton on 7 July 1875 and to Beechworth in September 1876. Spur lines to Peechelba and Whitfield were completed, the latter opened in 1899 and closed in 1953. The railway was an impetus for major growth in the area, and particularly important for the development of the tobacco and hop industries, the butter and cheese industry, and sawmilling and millet growing industries. The train service also provided transport for locals and for the livestock trade (doring 2004:B61).

In November 1994 the Shires of Oxley, Wangaratta, the City of Wangaratta, and part of the Shires of Beechworth, Benalla and Yarrawonga were consolidated and became the Shire of Milawa. On 29 June 1995 the Shire of Milawa was re-named the Rural City of Wangaratta. (Victoria Government Gazette G25, dated 29 June 1995).

Place history

The site was a forest farm, owned by a Mr Lipscombe who had occupied the site prior to World War I, after which the site was abandoned due to its remote location. Ray Triado, Ian Graham and Shan Benson came upon the site, located in bushland in the foothills of the Victorian Alps, between Tolmie and Whitlands. Triado purchased the site in 1939, which was to become the Whitlands Catholic Settlement, an self-sufficient farming community, isolated from industrialism and focused on a spiritual life (Butler 1997:179-80; Thematic:B112).

Triado was a lawyer and leader of the young male Roman Catholic idealists from Melbourne as well as an aficionado of all things Northern Italian. He was a leading scholar at Xavier and sportsman, but most importantly, associated with The Grail, a group of Dutch Catholic Sisters whose philosophy was based on the revival of the Catholic faith by reversion to European Medieval culture (Butler 1997:179; Thematic:B112). Triado's idealist group repudiated the materialism,

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secularism and liberalism of contemporary Australian culture (National Trust citation).

At first the camp was made up of only single men, who lived in tents. Two local bushmen taught them building skills, local Bill O'Brien and a Mr Hackett. At first the men constructed a corrugated-iron, sapling-framed skillion hut, which was later converted into a timber clad hut with an added 'guest-room'. In 1943, construction of the log and timber chapel began, on a hill above the camp, which was completed in 1949. A hay bail house was built in 1946, for visiting Quest women (members of The Grail), which consisted of walls of wire-bound grass hay, corrugated iron roof, a fire place enclosed in corrugated iron and timber windows and doors (Butler 1997:180).

Graham and Benson enlisted in World War II, which left Triado and Marcus Mumford, an agricultural scientist (Butler 1997:179). After World War II a few families, single women and their own priest joined the settlement (National Trust citation). Ten 'monks' also joined the camp (Butler 1997:180).

Michael Filipini built a sandstone house in 1947, which was constructed from stone quarried west of the original camp site. This was demolished after a fire in 1959, but was intended to be the start of Triada's Medieval village, housing married couples. Along the track from the camp site 14 wooden crosses originally stood, stations for the 'monks' twice daily walk during Lent (Butler 1997:180).

In 1949 construction of Triado's Cottage, the pise house, began, which was completed externally by 1951, with a render technique adopted from Montsalvat, the art colony. The roof was originally clad in shingles which were replaced with fibrous cement sheet in 1970. A house was also constructed during this period for unmarried women, called Ave Maria. This house was later moved to the village in 1953 (Butler 1997:180).

A number of other structures were built during the settlement period including huts, a dairy, potato shed and drying shed (Butler 1997:181).

Following World War II, the settlement's prominence within Catholic circles created controversy within the hierarchy of the church and Triado was forced to visit Rome in 1950-51 to explain the settlement's aims to the Pope. However his trip was not successful and last mass was held in the chapel in June 1951, before the settlement disbanded and the land subdivided. While most members left, Butler states that some stayed on as farmers on the subdivided property which included the chapel. This portion is still owned by descendents of the group and is use occasionally for weddings, christenings and retreats (Butler 1997:1800; National Trust citation Thematic:B112).

Triado's cottage

Ray Triado's cottage, called San Benedetto, was constructed circa 1943 and is one of the two surviving buildings from the Settlement period. The cottage shows Alpine/North Italian rustic influences in design, like the chapel. The cottage was still owned by the Burder family in 2002, and was still occasionally visited by Mr Ray Triado, before it was later sold (HS 2004:study items 033, 662).

Whitlands chapel (Morning Star Chapel)

The log chapel was designed by Ray Triado and constructed between 1943 and 1949. All the work was carried out by settlement members, using "axes, cross-cut saws and other hand tools. Horses were used to haul the logs from the bush. The floor and ceiling were all finished with the adze, hand plane and scraper. Father Charlie Cerini of North Coburg made the door and a Melbourne artist, John Hennessy designed the stained glass window, made by Oliver Davey in 1948, depicting the Morning Star over Mount Buffalo, which the chapel faces (HS 2004:study item 033; Butler 1997:180). The original bell was commissioned in Italy and sent by Sandra Nibbi, daughter of the owner of Leonardo Books (Butler 1997:180). The bell was replaced, but the original bell was returned to Whitlands for reinstatement c2002. Upon completion the chapel was blessed by Archbishop Mannix in 1950 (HS 2004:study item 033).

HERITAGE CITATION REPORT

In the early eighties, extensive repair and reinforcement work was carried out, and the chapel has since been used for several weddings and celebrations (HS 2004:study item 033).

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National Trust citation, 'Former Whitlands Catholic Settlement'.
Oxley Town History, <http://oxley.vic.au/about/history>, accessed August 2011.

Description

Physical Description

The Whitlands Catholic settlement is located in a clearing on a bend in Burders Lane with the backdrop of a forest setting. It comprises three distinct areas of building including the 'village', the former site of the house Ave Maria, and the original camp site. The camp and former farm site is located downhill from the village separated by an area of cleared farmland.

The village includes the pise house, stone house site and the timber building known as Ave Maria now included as part of a later dwelling. The site on which Ave Maria was formerly located is now occupied by the former Guest Room of the hut which has also been relocated. The village contains significant plantings of elms, cypresses and other exotic trees around the collection of houses and agricultural sheds. A large nut plantation lies between the pise house and Burder's Lane. A timber garden pergola set within a hedge gives access to the garden surrounding the pise house. Four houses and modern metal shedding are now contained within the village area.

The original camp area includes site of former buildings including a hut, duck house, kiln and pig sties. A concrete cowshed (or dairy) and drying shed of log construction with timber shingle roof still remain as the sole surviving standing structures of the farm area. (Butler, 1997:181) A more contemporary hay shed is situated between the dairy and Burder's Lane. The chapel is situated on its own to the north west of the camp site and is an unusual rustic construction of logs and timber shingles. It features a lantern to the roof with cross, a gable roofed porch and a skillion roofed part that may be a later extension. The chapel is ringed by a semi-circle of elms and a poplar.

The buildings have largely been constructed by hand using locally available materials. The influences on the building design are those of the romantic ideals of the Arts and Crafts movement, and a reversion to mediaevalism driven by the ideology of a united work and spiritual life. The whole Whitlands settlement site contains buildings and plantings from the 1940s that have now matured and provide a setting to the buildings.

Conservation Policy

Conservation Recommendations

New houses in the vicinity of the settlement do intrude upon the isolation of this place and further subdivision and building should be carefully considered to minimize their heritage impact.

HERITAGE CITATION REPORT

Restoration of the log drying shed is desirable and achievable with its present fair condition presenting few major building conservation issues.

The Whitlands settlement is a significant cultural landscape and further study of the gardens and plantings is recommended.

Comparative Analysis

The settlement can be linked with the Catholic Rural movement, other Post World War II religious forest settlements such as Mary Knoll in Gippsland, and the influence of Archbishop Mannix's devotion to the European mediaeval origins of the church. (Butler,1997:181)

The mediaeval revival building design and the use of pise can also be compared with Montsalvat artists' colony in Eltham.

Statement of Significance

What is significant?

The Whitlands Catholic Settlement in Burders Lane, first established in 1941 by a group of young male Roman Catholic idealists from Melbourne, led by lawyer Ray Triado is significant.

Located in bushland in the alpine foothills between Tolmie and Whitlands, the Catholic Settlement comprises buildings and sites of the village, the former camp and the site of the house Ave Maria.

The remaining elements comprise the log chapel (the Morning Star Chapel), Triado's former house, the former dairy and drying (or potato) shed, and a few archaeological remains of other huts. The forest setting and the exotic specimen trees near the chapel and the plantings around Ray Triado's house and the chapel are significant.

The buildings were all built between 1941 and 1951. Later buildings including the metal sheds are not significant.

How is it significant?

The former Whitlands Catholic Settlement is historically and architecturally significant at a local level.

Why is it significant?

The former Whitlands Catholic Settlement is historically significant for its association with the intellectual and idealistic Catholic reform movements of the 1940s, and with an unusual lay religious community. who repudiated the materialism, secularism and liberalism of contemporary Australian culture. The isolated location and forest setting supported the establishment of a self-supporting, agricultural and religious community which later created controversy within the Church, and was disbanded in 1951. The settlement retains considerable evidence of its existence through the forest setting, gardens, exotic specimen trees, fruit trees, buildings and archaeological sites associated with Triado and his followers from 1941-1951. (Criterion A)

The Whitlands Chapel is significant for its connection with an unusual lay/religious settlement, its extraordinarily picturesque setting, its connection with Archbishop Mannix and its rarity as a consecrated private chapel. (Criteria

HERITAGE CITATION REPORT

A,B,H).

The chapel is architecturally significant for its simplified Gothic design, its log construction, which is relatively rare in Victoria, and for its picturesque form and setting.(Criteria B, E,)

The pise house San Benedetto is historically and architecturally significant for its unusual rustic alpine design and its association with settlement founder Ray Triado. The garden setting including a timber pergola, avenue of elm trees and cypresses is significant. The adjacent plantation of nut trees is also significant. (Criteria A,E)

The drying shed is architecturally significant as a representative example of a log building and for the way in which it expresses the hand made ideology of the settlement. The concrete dairy is a representative example. (Criterion D)

The house Ave Maria is of historical significance for its use as the place for the unmarried women of the settlement although it has been moved from its original location and is now part of a larger modern house. (Criterion A)

The whole site is aesthetically significant as a cultural landscape within an isolated forest setting complemented by exotic plantings, and the way in which the structures express the philosophy of its founders. (Criterion E)

The site is of archaeological significance for the remains of former structures including a hay bail house and a sandstone house, numerous animal shelters and camp sites. (Criterion C)

Recommendations 2011

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

No
No
Yes Tree plantings associated with the village settlement.
Yes
Yes
-
-

HERITAGE CITATION REPORT

Name	Hurdle Creek Homestead	
Address	295 Carboor-Whorouly Road WHOROULY SOUTH 320 Whorouly South Road WHOROULY SOUTH	Significance Level Local
Place Type	Farm	
Citation Date	2011	

Recommended VHR - HI - PS Yes
Heritage Protection

History and Historical Context

Locality history

Alexander Hamilton Hume and Captain William Hilton Hovell, on their expedition that reached Port Phillip Bay, travelled through the study area in the 1820s. On 24 November 1824 they came across the Ovens River, which they named after the private secretary of Sir Thomas Brisbane. Hovell noted the good quality timber growing in the region and the ease with which the land could be cleared, along with the beauty of the place. The men named Buffalo Mountain, and Oxley Plains in honour of Major Oxley, the late Surveyor General of New South Wales. In October 1836 Major Thomas Mitchell, Surveyor General of New South Wales, on his famous expedition to Victoria, crossed the Ovens River at its junction with King River. It was at this location that Wangaratta would begin by 1838 (Doring 2004:B7-8).

Squatters began to settle in North-East Victoria in the late 1830s. In 1838 George Faithfuls and his brother William Faithfull, with the rest of their party, were driving a herd south when they passed through the region. The men returned to the Ovens region after their herd was dispersed due to an attack by Aboriginals, taking up land on Ovens River at Bontharambo plains. They then moved upstream to Oxley, settling Oxley Plains run which covered 92,000 acres, including present-day Milawa. William returned to his station near Goulburn, leaving George at their homestead named 'Wangaratta' (Doring 2004:B10). Despite persistent attacks from Aboriginals, William Bowman established Tarrawingee run in 1838 and Dr George Edward Mackay took up Myrhee run, before being forced to abandon, and returning to establish Whorouly run. Also in 1838 the Dockers settled at Bontharambo, a portion of which remains in the Docker family today. Other squatters who took up land during this period were David Reid of Carramungie run, William Clarke of Ovens Crossing station and William Fury Baker who settled Barambogie (Doring 2004:11).

The prime land in the district was mostly claimed by 1840, primarily used by the pastoral industry. By 1848 squatters were allowed to purchase pre-emptive rights to 640 acres of their original holding (Doring 2004:14-17). But great change was on the horizon, in 1852 gold was discovered in the Beechworth district, after which the 'Ovens Rush' began and thousands of prospectors flooded the north-east of Victoria. A Cobb & Co route was established to the diggings and many towns grew around the frequent stops, particularly Wangaratta (Jones 1995:30; Doring 2004:B17-18, 49). Many squatters in the area began to claim their pre-emptive right in the 1850s, when pressure was placed upon the new colonial government of Victoria to carve up the vast land which was owned by few. This began another land rush and many who had come to the region as prospectors from 1852, now settled under Crown Land sales (Doring 2004:14-17; Jones 1988:42-3). The first auction sale of land in the area was held in Wangaratta in November 1855, which sold surveyed town allotments and larger lots for agricultural purposes. In May 1857 there were further land releases and a major

HERITAGE CITATION REPORT

release in December 1857, offering 6,000 acres in the location of the current Milawa. It was during the 1850s and 1860s that Moyhu, Oxley, Whitfield and Whorouly developed (Jones 1995:30; Doring 2004:B17-23). With gold, bushrangers became active in the region, the most infamous being the Kelly Gang (Oxley Town History, accessed August 2011).

In 1862, the Oxley Road Board was gazetted, which was superseded with the establishment of Oxley Shire in 1865 (Jones 1995:35-7). Oxley township remained the administrative centre of Oxley Shire until 1936. Oxley Shire was located south of North Ovens Shire (established 1867), which changed its name to the Shire of Wangaratta in 1916 (Angus 1967:31 & 84).

Whorouly was originally known as Warroley and was surveyed in 1871 by G Henry Davidson. It is suggested that the name 'Warroley' was taken from the original name of Dr George Mackay's squatting run, taken up in 1848 (Doring 2004:B59). However, Spink and Spink claim that the name has Aboriginal origins and means 'underwater', as the Ovens River used to flood the valley until the whole land was a sheet of water (Spink & Spink 1961:1). Whorouly was slower to develop than the other towns in the region, as the Catholic Church only opened school number 1121 in 1871. This school closed in 1874 when State School number 1373 opened and continued to operate in 2003. In Whorouly North, State School number 4541 was open from 1936 to 1950. A Library Hall was built in 1907 and was still in use by the community in 2011 (Towns and Localities, Whorouly, accessed July 2011). An influx of population occurred after World War I, when many of the largest holdings of land were bought by the Soldiers Settlement Board and the town increased with the addition of 29 families to the area (Spink & Spink 1961:5).

Settlement of the greater area extended swiftly, as the land boasted an ample water and timber supply, and fertile soil, allowing the introduction of new agricultural industries (Doring 2004:B17-18). The gold rushes and development of towns brought demand for all manner of primary produce. To satisfy demand, the region began to supply beef, wine, oats, honey, wheat, fruit and vegetables, dairy produce, hops and tobacco (Doring 2004:B25). In 1873, the Victorian Railways Department opened the north-eastern railway to the current Wodonga. The Wangaratta-Beechworth line opened to Everton on 7 July 1875 and to Beechworth in September 1876. Spur lines to Peechelba and Whitfield were completed, the latter opened in 1899 and closed in 1953. The railway was an impetus for major growth in the area, and particularly important for the development of the tobacco and hop industries, the butter and cheese industry, and sawmilling and millet growing industries. The train service also provided transport for locals and for the livestock trade (doring 2004:B61).

In November 1994 the Shires of Oxley, Wangaratta, the City of Wangaratta, and part of the Shires of Beechworth, Benalla and Yarrawonga were consolidated and became the Shire of Milawa. On 29 June 1995 the Shire of Milawa was re-named the Rural City of Wangaratta. (Victoria Government Gazette G25, dated 29 June 1995).

Thematic context

In the twentieth century there were further schemes which broke up larger holdings of land, allowing small scale agriculture and farming. This included the Village Settlement scheme, Closer Settlement Act of 1904 and the Discharged Soldier Settlement in 1917. Administered as part of the earlier Closer Settlement scheme (for civilians), the Soldier Settlement Act made provision for the re-settlement of returned soldiers after both World Wars. Approximately 21,000 returned soldiers expressed interest in the scheme in Victoria and more than 10,000 took up holdings (Doring 2004:B21).

The government supplied the land, largely financed by the Commonwealth, and recommended that soldiers joined the dairy industry or pursue 'cash crops'. Representatives of the Closer Settlement Board visited the district to assess suitability and discuss possibilities, even before the end of World War I. Soon after, the Soldiers Repatriation Scheme was established and districts were asked to advise on suitable land to implement the scheme after World War I. Wangaratta must have recommended the old Whorouly pastoral run, a portion of which is Hurdle Creek Station, which was purchased and divided into 30 farms, averaging 200 acres each. In 1919, Hurdle Creek Station reverted to Crown

HERITAGE CITATION REPORT

Land, in preparation for further subdivision for the settlement (Title 3753/499). Ninety ex-servicemen applied and sixteen farms were given to local soldiers. Twenty-nine other soldiers settled on the Whorouly land (Doring 2004:B21-22). Within the Shire, Soldier Settlements were also implemented in Greta on the Snowden, Anderson and Lorimer land, and in Moyhu at 'Laurel Grove'. Settlements were also set up in Merrieand and Cheshunt after World War I (Jones 2005:146).

The government provided advice and assistance to the returned soldiers, though most were unsuccessful; mostly due to the fact that the properties were too small to be viable. A drought in the 1920s and the Great Depression created circumstances that were too difficult for many returned soldiers (Doring 2004:B21-22).

A second Soldier Settlement Scheme was implemented after World War II, attracting returned soldiers to the land, once again. This time there was a careful selection process, the programme better organised and land acreage was larger. Soldiers were allowed to choose their holding and were given special low-interest loans from the Government for purchase. Settlement occurred in the 1940s, including on Waldara, Wangaratta, in 1950. Soldier Settlement farmhouses remain in Moyhu, built by the architectural firm Buchan Laird & Buchan, Geelong, after World War II (Doring 2004:B22).

Place history

Dr George Edward Mackay took up Whorouly Station (also known as Whorouly Run) in 1838 (Argus 13/5/1939:2). Hurdle Creek Station is said to have originally been part of Mackay's Whorouly Station, before being established by W Forlong and managed by a Mr Templeton (Doring 2004:study item no. 351). Whittaker states that James Templeton took up Hurdle Creek Station in 1847 and that 'it is probable that Templeton Street took its name after him' (Whittaker 1963:34).

The *Argus* reports that in December 1865, Messrs J H Clough and Co. sold Hurdle Creek Station, in the Beechworth District, with 700 head of cattle and 200 horses at a satisfactory price on the usual terms (Argus 8/12/1865:4). In 1868 the *Brisbane Courier* reports that the owner of Hurdle Creek Station was an Evans, who was in the cattle trade and purchased 300 bullocks (The Brisbane Courier, 13/5/1868:2). The titles confirm that in February 1871 David Evans, of Hurdle Creek, became the owner of Crown Allotment 83 (the eastern portion of the current site) (Title 403/515).

The titles state that in the 1870s, the current site was two properties; a majority of the site to the west (Crown Allotment 81), and the small portion which was the length of the east boundary on Whorouly South Road (Crown Allotment 83). Ownership of Crown Allotment 83 transferred from Evans to John Lamont Davidson in January 1877. On the same date Davidson also purchased land to the east, north and west of the current number 295, totalling over 558 acres (558 acres, 1 rood and 6 perches) (Title 921/030).

In September 1878, Davidson's land, including Crown Allotment 83, was sold to William Gairdner, Esquire, described in the titles as 'late of Melbourne, but now of parts beyond the Seas'. In February 1883, ownership transferred to John C McCaul and Hiram A Crawford, both graziers of Beechworth, who also purchased Crown Allotment 81 and land to the south of this. Their land totalled over 955 acres (955 acres, 1 rood and 6 perches) and included the current 295-320 Carbour-Whorouly Road (Title 1437/362). Crawford, an American, was one of the largest growers of tobacco in the Ovens Valley during this period, which suggests the property was used for this purpose, with the employment of Chinese labourers (Verrochio 1998:5).

John Curtis McCaul became the sole owner in January 1885, before James Marshall, grazier, took over ownership in

HERITAGE CITATION REPORT

November 1890 (Titles 1437/362; 1651/183; 2314/688). The 2004 Heritage Study suggests that Marshall built the existing house, which dates Hurdle Creek Homestead to the 1890s, however the study also dates the house stylistically to the 1860s, and one of the earliest buildings in the area, which may make David Evans [or an earlier owner] the owner who constructed the homestead (Doring 2004: study item no. 351). There was a rabbit plague problem in the area in 1891 and a local paper reports that Mr Marshall of Hurdle Creek Station had an idea for the 'wholesale destruction of rabbits' and that 'on his holding he has several paddocks, containing 150-250 acres of land' (The Broadford Courier and Reedy Creek Times 20/6/1891:2).

The *West Australian* tells of Mrs S Marshall (of Peechelba), who was a 'pioneer of Victoria', recalling the story of the Kelly gang to her niece Mrs McClean who lived with her parents at Hurdle Creek estate. Reportedly, Mrs McLean and her siblings would play in a room on the verandah of the homestead, which once served as a lookout for police who were on the hunt for the Kelly gang. The lookout was a weatherboard room containing peepholes, with a view of the stables (The West Australian 1/12/1934:21). It is not known if this room still exists. It has not been confirmed if the McClean's occupied Hurdle Creek Homestead, but the Marshall connection is a strong indication.

From May 1897 Thomas Connell was the owner, and upon his death in 1903 it was passed to Margaret Connell and Michael Connell, farmers. Margaret Connell became the sole owner in December 1913, and on the same day ownership transferred to Thomas Connell, John Connell and Maurice Connell, all farmers of Whorouly. The 949 acres were split amongst the (presumably) brothers and Maurice Connell became the owner of the current existing boundaries; Crown Allotments 81 and 83, which totalled over 506 acres (506 acres and 10 roods) (Titles 2263/556; 3753/499).

In October 1919 the property reverted to Crown Land, under the ownership of His Majesty King George V (Title 3753/499). It is at this date that the property became a Soldier Settlement Commission farm, after World War I (Doring 2004: study item no.351). The Argus confirms that there were soldier settlements at Moyhu and Whorouly in 1921 and that 'the men are of a fine-type; they are contented, and show every sign of making a success on their holdings' (The Argus, 9/5/1921:9).

George Victor Walpole, moved to Hurdle Creek with his wife, Floreen Dorothy Walpole in 1923. At this time they began improving the house. In 1946 the Walsh house was built (T.Walpole, pers.comm. Feb 2013). Renovations to the main part of the house, which consisted of pitching a roof over the old brick paved courtyard were undertaken in 1952. Power and modern sewerage came sometime after 1952 (T.Walpole, pers.comm. Feb 2013).

Ownership was transferred to Thomas and Dorothy Walpole in October 1967. Ownership was passed over to Paul A Walpole, son of Thomas and Dorothy in February 1996 (Titles 8718/810; 6888/580). These Walpole's may be related to the Walpoles of Guildford Farmstead in the nineteenth century (Doring 2004: study item no. 352).

Source

Angus, John (1967), *A story of the district included in the Shire of Wangaratta*, [published by the Shire Council to mark its centenary], Wangaratta. Doring, C & M J, & Michelle Sommerton (2004), *Regional City of Wangaratta - Heritage Study Stage 2*.

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Description

Physical Description

The only photo of Hurdle Creek shows a brick homestead built in the Milawa style of prominent gable roofs. It would appear to date from the mid 1860s. There are several outbuildings of interest. A site inspection is required in order to assess the integrity and condition and the extent of a heritage overlay.

Statement of Significance

It has not been possible to visit Hurdle Creek as no contact was made with the owners. The homestead and possibly some the outbuildings appear to date from the 1860s. It is believed that there have been a number of changes to the house, however it would certainly warrant investigation. On the basis of historical information supplied by the owner and other sources, Hurdle Creek is seen to clearly meet the threshold for local significance.

Recommendations 2011

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Name Guildford Farmstead
Address 319 Whorouly South Road WHOROULY SOUTH
Place Type Farm
Citation Date 2011



Guildford Farmstead

Recommended VHR - HI - PS Yes
Heritage Protection

History and Historical Context

Locality history

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HERITAGE CITATION REPORT

the Ovens region after their herd was dispersed due to an attack by Aboriginals, taking up land on Ovens River at Bontharambo plains. They then moved upstream to Oxley, settling Oxley Plains run which covered 92,000 acres, including present-day Milawa. William returned to his station near Goulburn, leaving George at their homestead named 'Wangaratta' (Doring 2004:B10). Despite persistent attacks from Aboriginals, William Bowman established Tarrawingee run in 1838 and Dr George Edward Mackay took up Myrrhee run, before being forced to abandon, and returning to establish Whorouly run. Also in 1838 the Dockers settled at Bontharambo, a portion of which remains in the Docker family today. Other squatters who took up land during this period were David Reid of Carramungie run, William Clarke of Ovens Crossing station and William Fury Baker who settled Barambogie (Doring 2004:11).

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In 1862, the Oxley Road Board was gazetted, which was superseded with the establishment of Oxley Shire in 1865 (Jones 1995:35-7). Oxley township remained the administrative centre of Oxley Shire until 1936. Oxley Shire was located south of North Ovens Shire (established 1867), which changed its name to the Shire of Wangaratta in 1916 (Angus 1967:31 & 84).

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HERITAGE CITATION REPORT

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Thematic Context

Prior to the 1850s, immigration from England to the colonies was losing popularity. However, when news of success in the Victorian goldfields reached England in 1852, immigration again soared, and those already in the colony were heading straight to the diggings. Huge numbers of labourers in rural areas left their jobs, which left pastoralists lobbying Governor La Trobe to sponsor the passage of immigrant families who would not flee to the diggings. But the lure was strong and half of all male immigrants left for straight for the diggings, upon arrival.

European immigrants quickly joined suit and left for Australia. This included many Germans, such as the Vonarx and Grossman families who settled north of Wangaratta. Further immigrants arrived from Italy, and America following the Californian goldrushes of 1849 (Doring 2004:B22-23). From this early date the Chinese also began to immigrate to Australia, settling in north-east Victoria, where many joined the diggings and worked in the tobacco industry; some of whom became farm owners. (Doring 2004:B37-9).

In the 1920s there was an increase in Italian immigration to the Ovens and King Valleys (Verrocchio 1998:14), followed by an influx of European migrants in the 1930s, some of whom settled in the region and joined the tobacco industry. A wave of immigrants followed after World War II, bringing more Italians to the area, as well as Spanish, Greek and Yugoslav migrants. Italian migrants included Giovanni Paolo, who immigrated in 1952 and now owns part of James Henley's farm in Markwood, as well as the Pizzini brothers, based in the King Valley, who became the largest tobacco growers in the southern hemisphere in the 1960s (Doring 2004:B37-9).

Place history

Thomas Richard Walpole, originally a schoolmaster at Everton, moved to Guildford, at Whorouly South, sometime before 1889.

A hut was initially built at the 'Top Hut Block' and Thomas lived there until he had cleared the land. Research indicates that Von Mueller gave Thomas fruit seedlings to start the orchard at Guildford (there were relocated to the orchard at Guildford once it had been built, date of this is unknown) (Recollections IV, date unknown). 'Four Rooms' were moved to Guildford sometime in early 1901, and space was left for buggies with two more rooms constructed. Eventually all the rooms were incorporated into one dwelling.

Originally there were two kilns at the homestead, located either side of a room where Albert stayed when stoking the fires (Albert, also known as Bert, was the son of Thomas Walpole). A fire destroyed one of the kilns and the small room (date unknown).

Bert started growing tobacco during the late 1920s. Walnut trees were planted at Guildford during the 1930s.

An avenue of alternating walnut and stock pear trees lined the path front the house to the front gate.

The fibro bungalow was constructed by Clive Steer sometime during the mid 1930s. It was used as the store room.

Between 1942 and 1944 a former tobacco kiln was used to house three Italian prisoners of war, giving the POWs an opportunity to live away from the POW camp at Murchison (or possibly Rushworth). The kiln walls are recorded as retaining the writing and drawings (mainly of Disney characters) of one of the POWs on the interior, as well as the

HERITAGE CITATION REPORT

signatures of the POWs and other workers near the front door (Verrocchio 1998:35).

In 1948 the Walpole's sponsored one of these men, Fred Saurdi, and his wife to move to Australia.

Guildford is still owned and occupied by the Walpole family.

Sources

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Towns and Localities, Rural City of Wangaratta, <http://homepages.rootsweb.ancestry.com/~surreal/AVNE/Towns/towns-wangaratta.html>, accessed July 2011.

Description

Physical Description

Guildford Farmstead has a number of buildings including the homestead, tank stand, stables/shearing shed, chaff house tobacco grading shed and the tobacco kiln, former/POW Hut. The two buildings relating to tobacco growing are situated together, however these are separated from the chaff house and the homestead and tank stand.

Homestead group and tank stand

The homestead group of buildings is situated nearest the entry to the property and comprises a weatherboard triple gabled house that has been assembled from two buildings moved to the site c.1900 and 1901. The buildings have been placed together originally with a carriage way/buggy shed between them, however this has since been modified to incorporate some rooms. A straight profile verandah has been added to the house. The homestead is a representative example of vernacular rural buildings and of some ingenuity in the way the various buildings have been incorporated together and linked to form a harmonious whole. Each of the building parts are examples of typical vernacular architecture of the period. There is a fibro bungalow of later origin (c.1930) between the tank stand and the house. A fenced garden with established trees including a loquat and persimmon and a large front lawn provide a setting for the homestead.

The tank stand has two tiers with tanks at two levels on platforms supported by six spayed and adzed poles. This structure replaced an earlier tank stand that was supported by a more conventional four pole structure. There is a typical brick lined well situated adjacent to the tank stand.

Stables/shearing shed

The next group of buildings adjacent to the homestead complex is the galvanized iron former stables now altered and partly converted to a 2 stand shearing shed. Originally with a loft, this has been partly removed, however a loose box and four horse stalls remain, along with the round timber wood block floor.

Chaff Shed

The chaff shed is a small timber partly open sided shed with a gable roof supported by a post and beam structure of unshaped poles and split and adzed posts and beams. The rafters and underpurlins and purlins are all of round poles. It is

HERITAGE CITATION REPORT

difficult to determine if all the structural elements are original as it is likely that repairs have been made to the structure using identical materials. The unusual angled construction to one side forms a trough sheep self-feeder that has been metal lined. The building is partly clad in split palings which are laid at angles parallel to the slope of the structure. An opening at a high level indicates that there may have been a storage loft floor at this level. The roofing is now clad with imported corrugated iron with stenciled lettering 'Wolverhampton Corrugated Co.Ltd - Emu Best, although a former roof was of bark according to the current owners. The building has been damaged in storms and the rear wall had blown in. A stack of split palings has been retrieved to repair this wall. The flooring is of brick. The age of this building has been dated to c.1933-35 (according to the present owner), although it is built in a vernacular rural construction system that would have been common from the mid nineteenth century.

Tobacco grading shed and tobacco kiln/POW Hut

These two buildings are situated some distance from the chaff shed and homestead adjacent to the creek that runs through the property. These two buildings date from the interwar period c.1930. The tobacco grading shed consists of a wide gable with large skillion roof additions each side that have converted it to a hay store. The shed is representative of a large number of grading sheds in the study area however its structure of corner posts of red box timber show signs of skilful shaping with broad axe and adze, and evidence of other missing timber structure once fixed to these.

The former tobacco kiln with the upper floor converted to a hut for people detained during the second World War. In the North East the detainees were often Italians who were put to work for local farmers. The kiln is partly two storey due to its siting on the steep bank of the creek valley, and the ground floor is constructed of off form concrete walls. The remains of a brick chimney are evident and the ground floor was used for the firing. The upper level is of timber construction with corrugated iron cladding, and the roof has a ventilated ridge with curved corrugated iron roof and open sided ends. A flat metal chimney serves as a fireplace for the upper level, and this was probably built as part of its occupation rather than as part of its tobacco drying function.

The interior of the hut retains much evidence of its occupation by detainees including a handmade grater, hessian drying "trays" and pencil drawings on the interior plaster walls. Text in an Italian dialect and illustrations of partly familiar cartoon characters are evident of its occupation.

Conservation Policy

Conservation recommendations.

The buildings at Guildford are well managed and cared for, including major repair after severe storms that have damaged the chaff shed. Materials such as split palings are conserved for re-use and the traditional craftsmanship of some of the timber is respected and recognized as a key feature of the outbuildings. Specialist conservation advice for the interior of the tobacco kiln/POW hut may be required in order to preserve the pencil drawings, although they are currently protected from light and touch. Moisture in the walls may be a problem that contributes to their deterioration.

Comparative Analysis

Guildford is an unusual farmstead of particular interest for the chaff shed and tobacco kiln/POW hut, particularly the social values represented in the interior of the hut. There are no known comparable examples in the study area. Stables as a building type are relatively uncommon and only twelve are noted in the study area, although the stables at Targoora Station Homestead, Wangaratta Whitfield Road are a more unusual design and the stables at Ovens Highway Everton are a more intact example.

HERITAGE CITATION REPORT

Statement of Significance

What is significant?

Guildford farmstead at 319 Whorouly South Road, Whorouly comprising the house, moved to the property c.1890, tankstand the stables/shearing shed, chaff shed, tobacco grading shed and tobacco kiln/POW hut is significant. The garden surrounds of the house contributes to the setting.

How is it significant?

Guildford is of local historical, architectural and social significance.

Why is it significant?

Guildford, established by Thomas Richard Walpole, a schoolmaster who changed his career to farming is significant for the house and farm buildings representing a typical mixed farm of the late nineteenth century. The property contains buildings from the period of mixed farm ownership and from the later era of tobacco farming from the 1930s. Remaining in the same family for over 100 years, Guildford has retained evidence of its various agricultural enterprises over that time and adapted buildings to suit new activities. The homestead has historical significance for its former use as a school master's residence at Everton and as evidence of the practice of moving buildings. The way in which the homestead incorporated three buildings to create a single home is of some interest. The garden has aesthetic significance for the 3 large kurrajongs, loquat and persimmon trees. (Criterion E)

The tank stand is an unusual example of a two level stand containing tanks at both the mid and top level. (Criterion B)

The stables later converted to a shearing shed are a representative example of an early 20th century farm building. Despite being established late in the 19th century Guildford contains examples of earlier rural vernacular building techniques in the chaff shed and tobacco grading sheds. (Criteria A, D)

The chaff shed is of significance as a rare example of this type of farm building and its rural vernacular construction consisting of split and adzed posts and beams, round pole rafters, split paling cladding and remnants of the original bark roof, now replaced with sheets of imported corrugated iron. The sheep feeder trough is an unusual feature. (Criteria B, E)

The tobacco grading shed is a representative example of this type of wide span building clad in corrugated iron but it is distinguished by the manner in which the timber posts have been shaped with broad axe and adze. (Criteria D, E)

The former tobacco kiln/POW hut is of interest for the manner in which it utilizes the slope of the hill to create the two level structure of concrete ground floor and corrugated iron clad upper floor. The building is chiefly of interest for its later conversion to a hut for Italian farm workers detained during World War II and often later employed by local farmers. The drawings and text pencilled onto interior plaster, the interior fittings, metal chimney flue and hand made implements are of aesthetic and social significance for the evidence of occupation by Italian detainees. The interior of the hut is of particular significance. (Criteria A & G)

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	Yes
Tree Controls	Yes
Fences & Outbuildings	Yes
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	-

Other Recommendations

Internal alterations apply to the tobacco kiln/POW hut only and refer to the conservation of the cartoons on the wall.

HERITAGE CITATION REPORT

Name	The Grange	
Address	2014 Ovens Highway EVERTON	Significance Level State
Place Type	House	
Citation Date	2011	



Grange

Recommended VHR Yes HI Yes PS Yes
Heritage Protection

History and Historical Context

Locality history

Alexander Hamilton Hume and Captain William Hilton Hovell, on their expedition that reached Port Phillip Bay, travelled through the study area in the 1820s. On 24 November 1824 they came across the Ovens River, which they named after the private secretary of Sir Thomas Brisbane. Hovell noted the good quality timber growing in the region and the ease with which the land could be cleared, along with the beauty of the place. The men named Buffalo Mountain, and Oxley Plains in honour of Major Oxley, the late Surveyor General of New South Wales. In October 1836 Major Thomas Mitchell, Surveyor General of New South Wales, on his famous expedition to Victoria, crossed the Ovens River at its junction with King River. It was at this location that Wangaratta would begin by 1838 (Doring 2004:B7-8).

Squatters began to settle in North-East Victoria in the late 1830s. In 1838 George Faithfuls and his brother William Faithfull, with the rest of their party, were driving a herd south when they passed through the region. The men returned to the Ovens region after their herd was dispersed due to an attack by Aboriginals, taking up land on Ovens River at Bontharambo plains. They then moved upstream to Oxley, settling Oxley Plains run which covered 92,000 acres, including present-day Milawa. William returned to his station near Goulburn, leaving George at their homestead named 'Wangaratta' (Doring 2004:B10). Despite persistent attacks from Aboriginals, William Bowman established Tarrawingee run in 1838 and Dr George Edward Mackay took up Myrrhee run, before being forced to abandon, and returning to

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establish Whorouly run. Also in 1838 the Dockers settled at Bontharambo, a portion of which remains in the Docker family today. Other squatters who took up land during this period were David Reid of Carramungie run, William Clarke of Ovens Crossing station and William Fury Baker who settled Barambogie (Doring 2004:11).

The prime land in the district was mostly claimed by 1840, primarily used by the pastoral industry. By 1848 squatters were allowed to purchase pre-emptive rights to 640 acres of their original holding (Doring 2004:14-17). But great change was on the horizon, in 1852 gold was discovered in the Beechworth district, after which the 'Ovens Rush' began and thousands of prospectors flooded the north-east of Victoria. A Cobb & Co route was established to the diggings and many towns grew around the frequent stops, particularly Wangaratta (Jones 1995:30; Doring 2004:B17-18, 49). Many squatters in the area began to claim their pre-emptive right in the 1850s, when pressure was placed upon the new colonial government of Victoria to carve up the vast land which was owned by few. This began another land rush and many who had come to the region as prospectors from 1852, now settled under Crown Land sales (Doring 2004:14-17; Jones 1988:42-3). The first auction sale of land in the area was held in Wangaratta in November 1855, which sold surveyed town allotments and larger lots for agricultural purposes. In May 1857 there were further land releases and a major release in December 1857, offering 6,000 acres in the location of the current Milawa. It was during the 1850s and 1860s that Moyhu, Oxley, Whitfield and Whorouly developed (Jones 1995:30; Doring 2004:B17-23). With gold, bushrangers became active in the region, the most infamous being the Kelly Gang (Oxley Town History, accessed August 2011).

In 1862, the Oxley Road Board was gazetted, which was superseded with the establishment of Oxley Shire in 1865 (Jones 1995:35-7). Oxley township remained the administrative centre of Oxley Shire until 1936. Oxley Shire was located south of North Ovens Shire (established 1867), which changed its name to the Shire of Wangaratta in 1916 (Angus 1967:31 & 84).

Everton, like other towns in the area, was first established as a stopping point en route to the Ovens diggings. The first European settlement in the great Everton area was in 1837 when William Bowman took up the Tarrawingee pastoral lease. To save a day's journey, traffic heading to Beechworth in the 1850s began to cut across Oxley Plains station. Travelers would pass through Everton, later using the Pioneer Bridge, and Oxley (Doring 2004:B59).

Settlement of the greater area extended swiftly, as the land boasted an ample water and timber supply, and fertile soil, allowing the introduction of new agricultural industries (Doring 2004:B17-18). The gold rushes and development of towns brought demand for all manner of primary produce. To satisfy demand, the region began to supply beef, wine, oats, honey, wheat, fruit and vegetables, dairy produce, hops and tobacco (Doring 2004:B25). In 1873, the Victorian Railways Department opened the north-eastern railway to the current Wodonga. The Wangaratta-Beechworth line opened to Everton on 7 July 1875 and to Beechworth in September 1876. Spur lines to Peechelba and Whitfield were completed, the latter opened in 1899 and closed in 1953. The railway was an impetus for major growth in the area, and particularly important for the development of the tobacco and hop industries, the butter and cheese industry, and sawmilling and millet growing industries. The train service also provided transport for locals and for the livestock trade (doring 2004:B61).

In November 1994 the Shires of Oxley, Wangaratta, the City of Wangaratta, and part of the Shires of Beechworth, Benalla and Yarrawonga were consolidated and became the Shire of Milawa. On 29 June 1995 the Shire of Milawa was re-named the Rural City of Wangaratta. (Victoria Government Gazette G25, dated 29 June 1995).

Place history

The first European settlement in the area was in 1837 when William Bowman took up the 'Tarrawingee' pastoral lease which extended over "The Grange" land.

HERITAGE CITATION REPORT

Bowman sold his lease to Dr (later Sir) Francis Murphy in 1846. The son of Francis Down Murphy, head of the Cork Convict Transport Department, Murphy was educated for the medical profession in Cork, Trinity College, Dublin, and in London. He migrated to Sydney in June 1836 and, in January 1837, was appointed colonial surgeon to the Bungonia district by Governor Bourke. Murphy abandoned his medical career after acquiring pastoral and agricultural interests and became a successful farmer and prominent figure in the Goulburn area, particularly as magistrate for eight years. He married Agnes in 1840, and six years later, following Agnes's brother David who had overlanded in 1838, they moved to Port Phillip where they took over the Tarrawingee run, at one stage running 13,000 sheep and employing 42 hands (<http://adb.anu.edu.au/biography/murphy-sir-francis-4275>). Murphy is said to have erected a brick house on the present site of 'The Grange' and this may remain in part of the current homestead.

After separation of the Port Phillip District from the Colony of New South Wales in 1851, Ovens District squatters won direct representation in the first Legislative Council of Victoria and Dr Francis Murphy of Tarrawingee was returned for the Murray District (Doring, 2004:B90).

On 20th December 1853, Tarrawingee was purchased by Dr. George Edward Mackay, who had overlanded cattle to Port Phillip early in 1838 and had tried settling on the Myrree run and then the Whorouly run before leasing around 120,000 acres around 'The Grange'. From 1848, new regulations had been gazetted allowing squatters to purchase pre-emptive rights to their household blocks as a reward for their pioneering efforts. Holders of pastoral runs were able to purchase up to 640 acres (one square mile) of their station before any of the land was made available to the general public (Doring, 2004:B13), and the Tarrawingee Pre-emptive Right of 640 acres, on which the homestead was situated, was purchased by Dr. Mackay for one pound per acre, the grant from the crown being dated 18th August, 1859 (<http://home.vicnet.net.au/~pioneers/pppg5b.htm>).

The house underwent many changes in its early years, including being partly destroyed by fire in the 1850s. The Mackay family's additions to the house included a second floor, probably to the north wing which is now demolished, and they set up a store or stall at the front gate, selling meat and vegetables to travellers to the Buckland goldfield.

Dr Mackay was a prominent member of the Ovens and Murray Valley Agricultural and Horticultural Association, which was established in 1861 with the chief objective of advancing the agricultural and pastoral progress of the district (Doring, 2004:B40), and he also became an Honorary Correspondent to the Board for the Protection of Aborigines between 1861 and 1866 (Doring, 2004:B13). Dr Mackay died in 1867, but the family and descendants continued on the property for many years (Jones 1995:23).

The property is now operated as a vineyard and the homestead is the only surviving structure from its previous pastoral existence.

Sources

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HERITAGE CITATION REPORT

Description

Physical Description

The Grange homestead and associated archaeological remains is all that survives of an early pastoral property dating from first European settlement of the area. The property once comprised a number of farm buildings as well as the homestead but these no longer survive.

The Grange is comprised of a number of brick buildings built in a courtyard formation. Two sides of the courtyard remain as standing structures (an east and a south wing) and an extensive cellar of a former building remains to another side (north wing). This was reputedly a two storey building located on top of the cellar. The building on the fourth side (west wing) was destroyed by fire. It is likely that there are archaeological remains of this structure.

The two wings of the house still standing are built in a Colonial vernacular style unusual in Victoria. One wing has a low pitched hipped roof with integrated verandah and a row of French windows opening directly onto a verandah. The design is similar to that of Elizabeth Farm at Parramatta. There are reputedly shingles under the iron roof although these were not seen.

At right angles to this wing is a double gabled brick section with cellar, sash windows and an asymmetrical arrangement of door and windows. It has a Morewood and Rogers metal tile roof. The end parapets to this section have 'hit and miss' brickwork as decoration to the gable ends. Both sides of the building have verandahs of different types although one is of recent construction. This building has some similarities to other early brick buildings in Milawa dating from the 1860s.

At the intersection of the two wings is a third building of a combination of red brick and stone with a hipped roof may be that of the earliest structure on the site. It is now used as the dining room. This could be the remains of the original hut, predating the rest of the house. Some of the original fabric of Dr Mackay's The Grange [study item 311] is believed to remain within the present residence.³⁸ The internal arrangement of the existing house has been altered, and evidence suggests that when it was originally built, several of the main rooms could only be entered through doors from the verandah.³⁹

Alterations have taken place in the east wing to create an additional fireplace and inglenook c.1920 and this design is of interest for its unusual architectural detailing of the chimney and the semi circular interior spaces either side of the fireplace.

The interior spaces, different floor levels and the way in which the plan has been altered give some clues to its origins, however there is no doubt that substantial parts of the structure are part of a very early building that appear to match the likely construction date of 1846. It is likely that the earliest wing is that on the east, however the south wing was probably built soon after

The site contains a beehive brick well and an unusual pit oven and smoke chamber to the south of the house. There are foundations of a former chapel to the east of the house. The entrance drive extends into a carriage circle and surrounds a fine garden to the north of the house.

Conservation Policy

Conservation Recommendations

The Grange is in good physical condition. All parts of the building are important in understanding the development of the homestead and the archaeological remains are important to interpretation of the place. It is recommended that a

HERITAGE CITATION REPORT

Conservation Management Plan should precede any further works to this place.

Comparative Analysis

The Grange should be compared with other pre separation Colonial vernacular structures, particularly those with a courtyard formation.

Bontharambo - 387 Boorhaman Road, Wangaratta (HO155 and VHR H0359) is comparable to the Grange in terms of its settlement date in the study area, and contains several buildings from the 1850s and the second homestead established in 1843.

Emu Bottom 410 Racecourse Road, Sunbury is also a pre separation Colonial Georgian homestead built in two wings perpendicular to each other. (VHR H0274)

Tottington Homestead, 5018 Ararat-St Arnaud Road Tottington consists of a brick and weatherboard homestead from the 1840s and 50s built around a courtyard.

Statement of Significance

What is significant?

The Grange homestead at 2014 Ovens Highway Everton built largely by Dr.George Mackay and dating from c.1846 and archaeological remains of former buildings is significant. The area in the immediate vicinity of the homestead that includes the brick beehive well and the pit oven is also significant. The garden and trees surrounding the house contribute to its setting.

How is it significant?

The Grange is of state historical and architectural significance. The place also has archaeological significance.

Why is it significant

The Grange is historically significant as buildings and sites associated with the Study Area's pastoral runs and the Pre-emptive Rights era are of special heritage value. Not only are they significant for their rarity and early dates of construction, but they provide information for interpreting the layout and functions of a property, and (if any of the earliest structures or archaeological relics survive) demonstrate vernacular building methods. Perhaps because of the goldrushes and the influx of newcomers subsequently looking for land here, the great pastoral sheep runs did not survive as they did in Victoria's Western District, and consequently little evidence of pastoralism survives. The Grange is also of historical significance for its association initially with Dr. Francis Murphy (1809-1891) pastoralist and parliamentarian and Dr George Mackay overlander, medical practitioner, pastoralist and parliamentarian. (Criteria A,H)

The Grange is of architectural significance for its rare design comprising three discernable buildings now joined together in a single house. As the remaining building of what was once a quadrangle, this is a highly unusual layout. The Colonial vernacular architectural style of the east wing with its French windows opening onto a verandah is rare in Victoria. The vernacular style of the south wing is unusual for its cellar and Morewood and Rogers roof tiles. (Criteria B, E)

The dining room is of architectural and historical significance as it reputedly contains building fabric (stone walls) from the earliest hut that predates the homestead. (Criteria A, E). The living room fireplace alterations are of architectural

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significance for the unusual curved inglenook and chimney details. (Criterion E). The place as a whole including the garden and driveway is of outstanding architectural significance as a rare example of a pre 1850 homestead with a relatively high degree of integrity. (Criterion E)

The Grange is a heritage place of immense value in understanding the pastoral settlement of the Port Phillip district prior to separation. It contains substantial archaeological evidence of former structures and the evidence of three separate structures each prior to 1850. The site has the potential for further research and interpretation of the substantial archaeological remains of the former buildings, and of the well and pit oven. (Criterion C)

Recommendations 2011

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Name	Stone Mill	
Address	123 Carboor-Everton Road MARKWOOD	Significance Level State
Place Type	Flour Mill,Kiln other	
Citation Date	2011	



Stone mill

Recommended VHR Yes HI Yes PS Yes
Heritage Protection

History and Historical Context

Locality history

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HERITAGE CITATION REPORT

establish Whorouly run. Also in 1838 the Dockers settled at Bontharambo, a portion of which remains in the Docker family today. Other squatters who took up land during this period were David Reid of Carramungie run, William Clarke of Ovens Crossing station and William Fury Baker who settled Barambogie (Doring 2004:11).

The prime land in the district was mostly claimed by 1840, primarily used by the pastoral industry. By 1848 squatters were allowed to purchase pre-emptive rights to 640 acres of their original holding (Doring 2004:14-17). But great change was on the horizon, in 1852 gold was discovered in the Beechworth district, after which the 'Ovens Rush' began and thousands of prospectors flooded the north-east of Victoria. A Cobb & Co route was established to the diggings and many towns grew around the frequent stops, particularly Wangaratta (Jones 1995:30; Doring 2004:B17-18, 49). Many squatters in the area began to claim their pre-emptive right in the 1850s, when pressure was placed upon the new colonial government of Victoria to carve up the vast land which was owned by few. This began another land rush and many who had come to the region as prospectors from 1852, now settled under Crown Land sales (Doring 2004:14-17; Jones 1988:42-3). The first auction sale of land in the area was held in Wangaratta in November 1855, which sold surveyed town allotments and larger lots for agricultural purposes. In May 1857 there were further land releases and a major release in December 1857, offering 6,000 acres in the location of the current Milawa. It was during the 1850s and 1860s that Moyhu, Oxley, Whitfield and Whorouly developed (Jones 1995:30; Doring 2004:B17-23). With gold, bushrangers became active in the region, the most infamous being the Kelly Gang (Oxley Town History, accessed August 2011).

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Markwood was initially called Tea Garden Creek and was renamed Markwood in 1924, after two prominent citizens, R Marks and J M Wood. In 1872 the first school opened and became State School number 1221 in 1873; the school was still open as Markwood State School in 2003 (Towns and Localities, Markwood, accessed July 2011).

Settlement of the greater area extended swiftly, as the land boasted an ample water and timber supply, and fertile soil, allowing the introduction of new agricultural industries (Doring 2004:B17-18). The gold rushes and development of towns brought demand for all manner of primary produce. To satisfy demand, the region began to supply beef, wine, oats, honey, wheat, fruit and vegetables, dairy produce, hops and tobacco (Doring 2004:B25). In 1873, the Victorian Railways Department opened the north-eastern railway to the current Wodonga. The Wangaratta-Beechworth line opened to Everton on 7 July 1875 and to Beechworth in September 1876. Spur lines to Peechelba and Whitfield were completed, the latter opened in 1899 and closed in 1953. The railway was an impetus for major growth in the area, and particularly important for the development of the tobacco and hop industries, the butter and cheese industry, and sawmilling and millet growing industries. The train service also provided transport for locals and for the livestock trade (doring 2004:B61).

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Place history

The owners prior to 1875 are not known. However, in February 1875, Jonathon Thomas Bell became the owner of over 22 acres (22 acres, 5 roods and 5 perches), the extent of which was (currently) west of Carboor-Everton Road; the existing property is dissected by Carboor-Everton Road (Titles 906/161; 3216/011).

The construction of the mill was most likely in the 1860s, as James Henley and Jonathon Thomas Bell were partners in the mill which gristed wheat for local farmers at a cost of eight pence a bushel, before their partnership dissolved in the

HERITAGE CITATION REPORT

1870s. The water wheel of the stone mill was powered by the Ovens River via Tea Gardens Creek and it was also during this period that Henley pioneered irrigation systems (most likely also implemented on Henley's other properties). Henley is said to have employed Chinese workers to build a weir and water races, in conjunction with the irrigation system (Doring 2004: study item no. 682).

The *Argus* reports that in 1875 James Henley and a T F Bell (son of Jonathon T Bell?) acted as representatives of tobacco growers of Oxley Plains, urging the Colonial Treasurer against imposing a proposed duty on colonially grown leaf tobacco. Henley and Bell presented a petition that was signed by 'about 140 Europeans and 40 Chinese who had entered into the cultivation of tobacco', all opposing the duty (The *Argus* 30/7/1875:7).

From 1896, Bell's land was leased to Andrew McGavin (surname may be incorrect due to illegibility in title) and to George Wright and Frederick Wright from 1905. In May 1907 Charles Wood, a farmer of Everton, took over ownership. At this date, Wood also purchased the land east of Carboor-Everton Road and south of Wards Lane (also known as Everton-Carboor Road), totalling over 169 acres (169 acres, 3 roods and 36 perches) (Titles 906/161; 3216/011).

In 1909 the land north of Wards Lane was sold to William Francis Jeffrey. In July 1920 James Gilbert Ward, a farmer of Carboor, purchased the 68 acres from Jeffrey. Presumably Wards Lane is named after James Gilbert Ward. Upon his death, Elsie Ward became the owner in August 1967, before it was transferred to Patricia Betty Holmes in November 1998. On the same day in November Ebenezer Charles Allan became the owner of the current number 123 (Titles 3345/812; 3713/456).

The stone mill and related buildings may have originally been associated with the farmstead of 85 Wards Lane and the (now demolished) brick cottage, due to their proximity (Doring 2004:study items 602a & 702).

James Henley

James Henley and his family moved from Herefordshire, when Henley was nine years old, to the United States where Henley is known to have visited California. Hearing of the gold strike in Australia, Henley moved to Buckland and became a miner. Following this, Henley took up farming before proceeding to build the Emu Hotel in Milawa. He returned to farming in the 1860s and began to develop what was to become Henley Farmstead, on Tea Garden Creek. It is here that Henley pioneered the cultivation of tobacco and hops, as well as planting vineyards for wine production. He modelled his tobacco cultivation on American examples, as observed on his earlier visit to California, and employed an experienced Kentucky planter to supervise his crop and employees at his tobacco factory (Doring 2004:study item no. 683A).

In the 1860s Henley was in partnership with Jonathon Thomas Bell in operation of the stone mill at 123 Carboor-Everton Rd, Markwood. Henley and Bell utilised the Ovens River to power the mill and also as a means of irrigating the fields (this system may have been used on Henley's other properties), pioneering irrigation in the area. It is said that Henley employed Chinese workers to build a weir and water races required. Henley and Bell's partnership appears to have dissolved in the 1870s (Doring 2004: study item no. 682).

With wife Sophia, Henley had five other sons - James, Charles, Sydney, Richmond and Clarence - along with five daughters - Elizabeth, Marie, Emma, Sophie and Edie (Jones 1995:260). Henley is known to have owned a number of properties, managed by his son George, including Richmond House in Milawa and the Henley Tobacco Factory in Markwood (c1866). James Henley died in 1921 at the age of 92 (Jones 1995:260; *Argus* 1/9/1905:6).

Sources

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Description

Physical Description

The water powered mill at Wards Lane Markwood is located adjacent to the Tea Gardens Creek that runs through the property at 123 Caboor-Everton Road (or Wards Lane). There are also two houses of modern design and a number of galvanized iron farm sheds. The tobacco kilns and pickers hut present in 2000 are no longer adjacent to the mill and have either been moved or demolished.

The former mill is an exceptionally large two storey structure of coursed rubble sandstone with brick quoining to window and door openings. It is built at the edge of the intermittently running Tea Gardens Creek which served as the power source for the water wheel. The grinding stone still exists but the water wheel has been removed. The stone abutments that supported the water wheel are still in place however these are in a deteriorating state and there is a large number of scattered stones in the area that are likely to have once been part of the abutments.

Attached to one side of the mill are the remains of the former Tea Gardens School now removed from its original site. This skillion roofed timber structure was added to the mill as an annexe, and is in a deteriorating condition. Other buildings in the vicinity are an open sided machinery shed attached to the rear of the mill and another galvanized iron shed close by.

The mill is designed with a single wide span gable of relatively low pitch and has window and door openings in a regular pattern across each facade, with either timber sash windows or vertical planked doors. The two storey interior has a structure of massive timber post and beams with a floor of either boards or timber poles. The roof structure of sawn rafters, purlins and corrugated sheets is relatively modern. A timber floor is still evident as well as the grinding stone.

The setting contains some large redgums adjacent to the creek and there are scattered agricultural artefacts around the site. One of the new houses has been constructed from the bricks of an earlier homestead. It is not known how much exists of the weir on the Ovens River and water races as no inspection was made of the wider property. (HERMES 117808)

Conservation Policy

Conservation Recommendations

The surrounding sheds and the timber skillion roofed structure conceal some of the views to and features of the mill which would be revealed if they were to be relocated. Whilst the former school has some historical value it does not add to the significance of the mill. The new roof has secured the structure however there are no eaves gutters and the surroundings may become saturated accentuating damp and deterioration to the base of the stone walls and the timber floor. Window and door joinery is in need of repair and maintenance including painting. The creeper now covering almost all the masonry walls has the potential to damage pointing between the stones so its potential to damage the

HERITAGE CITATION REPORT

structure should be assessed. An archaeological assessment of this site should be undertaken in order to better understand the whole complex of weir, water races and mill operation.

Comparative Analysis

There are a number of flour mills on the Victorian Heritage Register including 105-107 Barker Street, Castlemaine (VHR H0829), Day's Flour Mill complex, 75 Day Road Murchison (VHR H1523), former Willis Flour Mill, 16-20 Piper Street Kyneton (VHR H2186), Echuca Flour Mill 2-8 Nish Street, Echuca (VHR H1072). Another 55 mills or mill sites are recorded on the Heritage Inventory.

Former Flour Mill, 62 Woodberry's Land Oxley (VHR H0330) 1861 is a large three storey mill of red brick masonry also in the study area.

Most mills appear to have been steam powered and water mills are extremely rare in Victoria.

Statement of Significance

What is significant?

The water powered flour mill built c 1865 and associated with the business partnership of Jonathon Thomas Bell and James Henley by at 123 Caboor-Everton Road (or Wards Lane) is significant. The river red gums adjacent to the mill contribute to the setting.

How is it significant?

The water powered flour mill at 123 Caboor Everton Road (Wards Lane) is of State historical, architectural and technical significance.

Why is it significant?

The water mill has historical associations with James Henley (1829-1921) whose farming and business activities included the Emu Hotel in Milawa, the cultivation of hops and tobacco, and wine production, irrigation and milling. James Henley and his son George practised technically advanced farming techniques including American tobacco farming methods and pioneering irrigation. With J.Thomas Bell he operated the flour mill and was also one of the first farmers to grow hops successfully in the area, his son George later assuming this aspect of the Henley business. Henley's use of the Tea Gardens Creek for irrigation provided opportunities for agriculture. The flour mill is evidence of the influence of the large Henley agricultural enterprises and the partnership of Henley with J.Thomas Bell. (Criterion A)

The mill contains evidence of the location and supporting structure of the water wheel and the grinding stone. Its setting adjacent to the Tea Gardens Creek may contain archaeological evidence of the irrigation techniques of Henley and Bell's enterprises, and of the weir and water race used to bring water from the Ovens River to the mill. The site contains stone and farming artefacts that would contribute to an understanding of the mill. (Criterion C)

The mill is an exceptionally fine and rare stone structure of coursed rubble sandstone with two storeys and largely intact interior post and beam supporting structure and timber floors. (Criteria B & E).

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

-



HERITAGE CITATION REPORT

Name Glenhaven
Address 117 Lake Buffalo - Carboor Road CARBOOR
Place Type Hop Kiln/Oast House
Citation Date 2011
Significance Level No Signif.

Recommended Heritage Protection VHR - HI - PS No

Statement of Significance

The hop kiln has been demolished. The remaining buildings on site are of modern construction and are not of interest.

Recommendations 2011

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Name	Tobacco kiln		
Address	3875 Glenrowan-Myrtleford Road WHOROULY EAST	Significance Level	No Signif.
Place Type	Kiln other		
Citation Date	2011		



Snow Rd 3875 Whorouly East

Recommended **VHR - HI - PS -**
Heritage Protection

Statement of Significance

No farm buildings were apparent and the house is of a representative type and has been altered. There is one tobacco kiln adjacent to the house. It is representative of the common type found on a number of properties. There are other places with a more extensive range of outbuildings related to tobacco production.

HERITAGE CITATION REPORT

Recommendations 2011

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

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