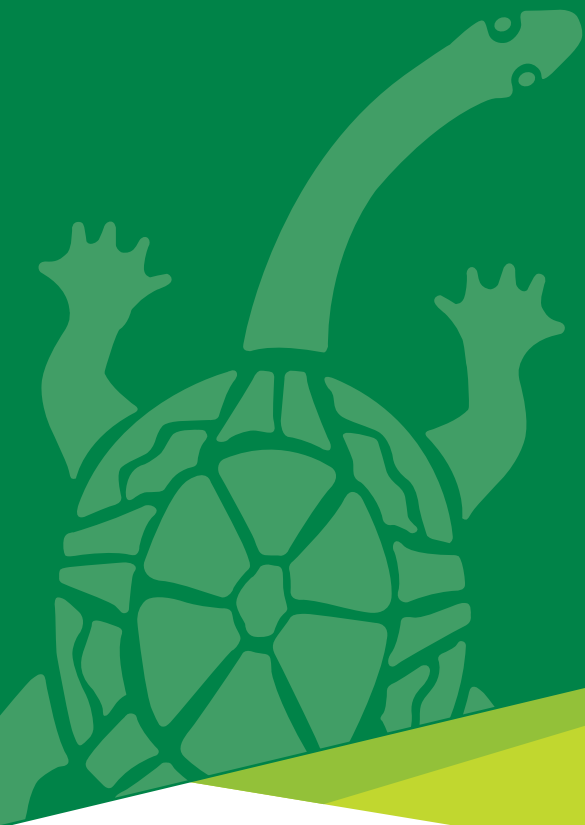


# ***Heritage Review 2014 - Part B***

## ***Heritage Precincts***



**Heritage Review 2014**  
**PART B – Heritage Precincts**

**September 2014**  
**(Amended February 2016)**

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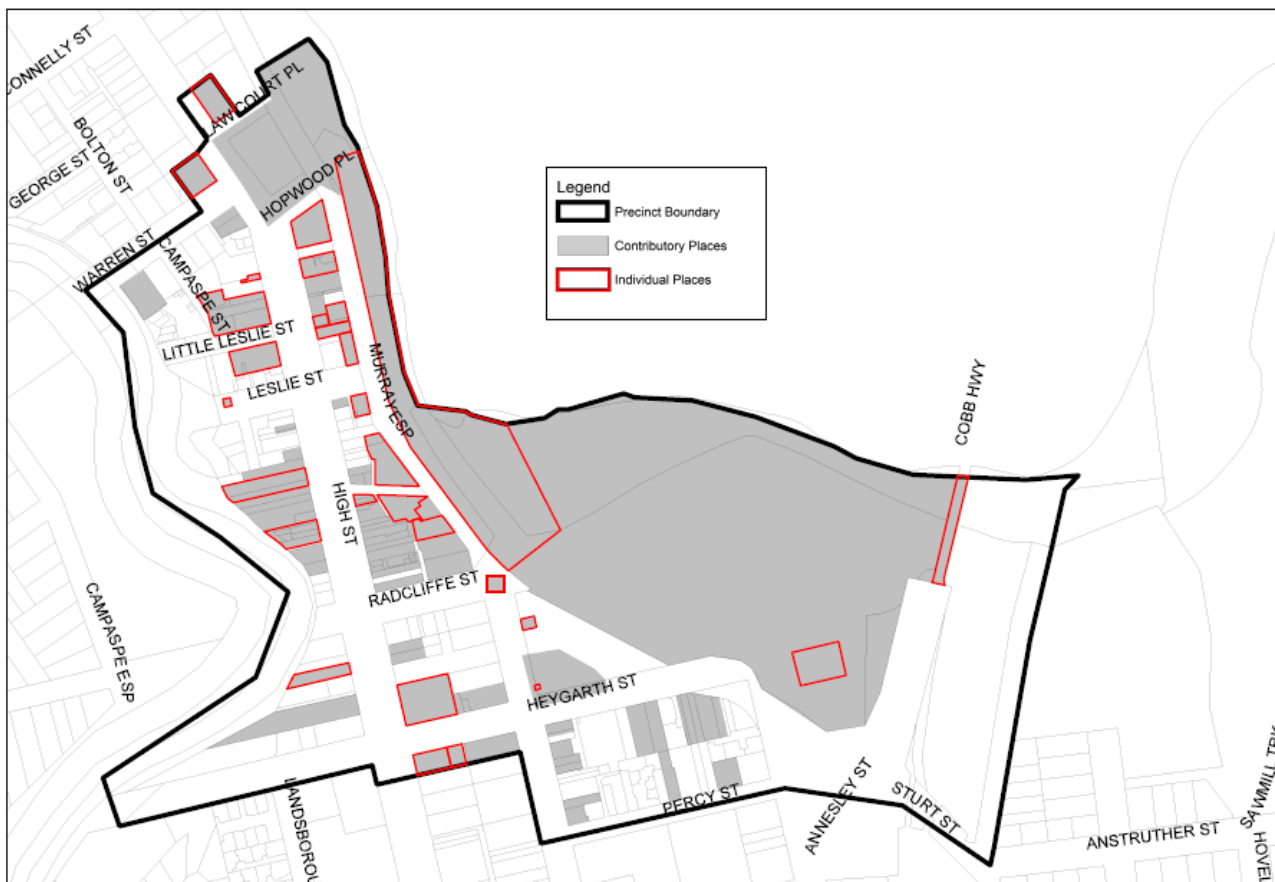
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## 1. OLD ECHUCA TOWNSHIP PRECINCT (HO 1)

### 1.1. Study details

The sources for this statement of significance can be found in the *Shire of Campaspe Heritage Review 2014*

### 1.2. Map



HO 1 Old Echuca Township Precinct

### 1.3. Historic Context

The settlement that is today known as Echuca first started off as punt crossing. Ex-convict Henry Hopwood moved his Murray River punt upstream from Tatallia to the junction of the Campaspe River and Goulburn River junction in 1853. He did this to take advantage of what would be the terminus of the road being built to the Murray River from Melbourne - via the Mount Alexander diggings. The township site chosen by Governor La Trobe in the same year was prone to flooding and Assistant Surveyor Phillip Chauncy in 1854 proposed that the township be sited on higher ground. This was the same place from where Hopwood operated his punt. Chauncy undertook the survey on the alignment of the pre-existing Heathcote track. The settlement of Echuca, by 1854, incorporated Hopwood's New Road Inn, a bark smithy, two slab huts and an 'unfinished slab hut and store' and housed a population of twenty-six. The first land sales took place in 1855. A pontoon bridge over the Murray was opened in 1857, and the Warren Street bridge over the Campaspe opened in 1858.

The railway line to Echuca opened in 1864, dividing the town into Echuca East and Echuca West, and cemented the town's role as the centre of trade between Victoria and the New South Wales Riverina district. Echuca was second only

to Melbourne in terms of the value of imports received in the colony. By 1871, Echuca's population had reached 1649, and by 1881, 4,789. The building of the town to house and provide services to this population was made possible by the establishment of a number of local brickyards. In 1871, Echuca's public buildings and more than a third of its homes were of brick baked from local red and grey clays. However, ten percent of its buildings were in the slab hut category; they housed mostly timber and river workers and were located near the sawmills and boat building slips in the eastern part of the town.<sup>1</sup>

The opening of other railway lines and the decline of the river trade, meant that Echuca's role as a powerful trading centre had slipped well away by 1890. Its fortunes changed, however, with the advent of closer settlement policies and the development of irrigation infrastructure and channels in 1904. Echuca soon became the commercial centre of a growing rural sector.

## The Port Area

The river trade and the establishment of the port began with the introduction of steam boats in 1853. The construction of the railway and the opening of the first inter-colonial bridge over the Murray River in 1878-1879 saw Echuca develop into the largest inland port in Australia. The Echuca port facilitated the movement of goods through Echuca from the Murray Darling catchment and the Riverina to Melbourne. The port was serviced by direct rail access with the construction of railway sidings adjacent to the wharf and by 1877 there were seven railway sidings approaching the wharf. This gave the township an economic supremacy well into the 1880s. As part of the establishment of the early township a number of trees were planted in 1868. These trees were sourced from a Melbourne nursery. Of these there are two that are located within this precinct: the *ficus macrophyllia* – outside the police station and the *araucaria bidwilli* at the former Townhall. The National Trust declared the port and its surrounds an historic area in 1969 and it was restored in 1972.

The built form of the area is significant in that the economic impact of the port, the railway and the railroad bridge can be readily interpreted through the extent of the 19th century built fabric found within HO1 Echuca Township Precinct. Collectively these structures demonstrate the early historic character of Echuca.

The survival of a large number of buildings, trees and places that are associated with the development of Echuca as the largest inland port gives this heritage precinct a high degree of integrity and intactness.

## Sources

'Campaspe Shire (Gaps) Heritage Study', [Volume Two], Thematic Environmental History, Robyn Ballinger, 2005  
City of Echuca Heritage Conservation Study, Vol One, Andrew C Ward 1992

## 1.4. Statement of Significance

### What is Significant?

The old Echuca township area provides evidence of the earliest settlement of Echuca.

Surviving structures from this period of early settlement illustrate the built character and specific activities that were associated with the port. Much of the 1854 Philip Chauncy survey area falls within the heritage overlay area. Of particular note is the wharf and port area and the surviving rudimentary timber shop fronts (found at 531 - 535 High Street and the relatively sophisticated timber shop front 286 Hare Street).

The variety of building types and places demonstrate the early character of the port area and include the:

- industrial buildings (the wharf, the pumping station);
- the commercial buildings (hotels, banks, shops, factories & brothel);

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<sup>1</sup> Priestley, *The Victorians: Making Their Mark*, 75.

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- governance (police station, the Custom House, the Bond Store, the former Supreme Courthouse, the former Borough offices);
- residential places;
- public open spaces and significant plantings dating from 1868 (ficus macrophyllia - outside the police station and the araucaria bidwilli at the former Townhall);
- the treed river banks and associated open areas.

The views from within the precinct to the treed river banks are important as they provide a visual link to the river as well as providing a natural setting for the port area.

### Contributory places:

|                         |   |
|-------------------------|---|
| Dickson Street:         | 1-3 (former police station),  |
| Hare Street:            | 239-249 (American Hotel), 270 (Riverine Herald), 282, 284, 286, 288, 290-292, 310 (War Memorial),   |
| Heygarth Street:        | 2 (Campaspe Shire Offices), 9, 11, 17, 19, 30-32, 37-45 (Palace Hotel), 47-49 (Heygarth House), 51-55 (former bank),  |
| High Street:            | 499-501 (Commercial Hotel), 509-511 (Millewa Chambers), 524-528 (Former Town Hall), 525, 527, 531-535, 537, 539, 541, 542-544, 543, 545, 549 (lot fronting High Street being 60.6 x 9.4 meters), 551, 554, 558, 559, 560-562, 563-565, 564-566, 569-571 (Echuca Hotel), 568, 570-572, 574-576, 579-587 (Shamrock Hotel), 578-580, 582, 584-586, 589-591, 590-592, 603-607, 609, 614, 622, 624 (Permewan Wright Building), 628-632, 640, |
| Hopwood Place:          | 1 (Former Hopwood Hotel),   |
| Law Court Place:        | 4 (Former Supreme Courthouse),  |
| Little Hopwood Street:  | Former Brothel,   |
| Leslie Street:          | 2 (Former Customs House),   |
| Murray Esplanade:       | 2 (former pumping house), 6, 9-11 (former Murray Hotel), 13, 19 (Echuca Club), 37 (Steam Packet Inn), 40-60 (Echuca Warf and Port area), 43 (Shacknell's Bond Store), 45-47 (Star Hotel), 51, Bridge Structural Arch (in Roundabout),   |
| Percy Street:           | 4 (former church hall), 16, 32 (& 264-266 Hare Street – corner property),   |
| Radcliffe Street        | 2-10 (former Holden sales centre),  |
| Reserves                | Hopwood River Park, Hopwood Gardens, Onion Patch Reserve Area, Aquatic Reserve Area (to rear of current Shire offices)  |
| Former Road/Rail Bridge | Murray River  |
| Warren Street           | 17-21 (former Henry's Inn, former Sale Yards Hotel, current Cock 'n' Bull Hotel)  |

### How is it Significant?

It is of local historic, social and aesthetic cultural heritage significance to the Campaspe Shire.

### Why is it Significant?

It is of historic significance as it provides tangible physical evidence of the development of the port and the township of Echuca. The port area was initially a crossing point with a punt and eventually it became the second largest port in Victoria. Its development is associated with pastoral trade and the discovery of gold.

The range of building types and the number of industrial sites demonstrates the diversity of activities that occurred in the area during its heyday. The open area at Hopwood Place is important for its historic associations as well as providing a physical and visual link to the river.

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The *araucaria bidwilli* and the *ficus macrophyllia* are of historic significance as they represent typical 19th century plantings and are associated with the 19th century settlement.

The treed river banks provide a natural setting for the port area and contextual evidence for the existence of the timber industry.

The survival of a large number of historic buildings, the wharf, trees, places and elements of the natural environment are important as they all assist in demonstrating the development of Echuca and they contribute to an understanding of the significance of the port as the largest inland port in Australia. The relative intactness and integrity of these places is important. (HERCON criteria A & G)

The precinct is of social significance for its association with events, development and cultural phases which have had a significant role in the occupation and evolution of the community. (HERCON criteria G)

It is of aesthetic significance for the number of grandiose public and commercial buildings that are found throughout the precinct. They are important as examples of the fine work of the Victorian Public Works Department and of private architectural practices including those of Vahland and Getzschmann; E J Henderson and A A Fritsch. The works of Vahland and Getzschmann in particular provide a particular architectural character to the precinct and this is found in buildings such as the Palace Hotel and the former Borough offices.

The other less prominent buildings provide important aesthetic qualities as they illustrate contemporaneous building styles as well as the more simple vernacular expression. The diversity of scale and of architectural styling found within this precinct is of aesthetic and historic significance.

The open spaces within the precinct and the semi-natural vegetation are of aesthetic significance as they provide a pleasing contrast to the built fabric. (HERCON criteria D & E)

The timber wharf has technical significance as a rare surviving example of the construction techniques associated with the construction of 19th century inland timber wharfs. (HERCON criteria F)

## 1.5. Controls

Proposed controls for precinct:

| Control  | External paint controls | Tree controls  | Incorporated document |
|----------|-------------------------|--|-----------------------|
| Applies? | Yes                     | Yes<br>Greater than 5 metres in height; or<br>Greater than 2 metres circumference. | No                    |


## 1.6. Places that contribute

Some of the contributory places may also be of Individual Significance and have their own Heritage Overlay. These places are indicated on the precinct mapping with a red line. Refer to their individual citations for their cultural heritage significance.

Places that contribute to the significance of the precinct include:


# Heritage Review – Part B Heritage Precincts

## 1.6.1. Dickson Street


| 1-3 Dickson Street, Echuca  | Place Type          | Former Police Station, current museum |
|---|---------------------|---------------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D       |
|   | Individual Status   | Yes (HO13)                            |
|   |                     |                                       |

**Place Description** – A single storeyed red brick police station with central timber verandah flanked by gable ended pavilions. The roof linings are slate with cast iron gutters. The interior is substantially intact. At the rear, the gable roofed celled have axe finished granite dressings to the opening and stuccoed dados. It is an important early public building in Echuca.

## 1.6.2. Hare Street

| 239-249 Hare Street, Echuca (American Hotel)                                       | Place Type          | Hotel                           |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|  | Individual Status   | No                              |
|  |                     |                                 |


**Place Description** – a prominent two storeyed tuckpointed bi-chrome brick and stuccoed hotel, probably created in three stages, the first being distinguished by the use of bi-chrome brickwork at the corner (ground floor only) and segmented head openings. The second and principle stage consisted of the provision of a second storey (possibly in 1920'2) with a rough cast and fair faced stuccoed parapet and cornice with curvilinear profile in the style of the day. Interior features of note include the surviving staircase and varnished timber ceilings with patterned borders. Windows to the upper level lobby are lead lit. At a later date, a two storeyed addition was provided along Heygarth Street in a sympathetic style. There has also been a major redevelopment of the site in recent times with mainly interior alterations and the addition of a large courtyard to the northern elevation.

| 270 Hare Street, Echuca (Riverine Herald)   | Place Type          | Commercial/office building      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |


**Place Description** – 270 Hare Street is a restrained rendered masonry shop front. It has a rectangular parapet. The verandah has fine cast iron frieze with cast iron brackets to the timber posts. The glazed shop front is later. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.




## Heritage Review – Part B Heritage Precincts

| 282 Hare Street, Echuca   | Place Type          | Commercial/office building      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 282 Hare Street is a rendered masonry shop front with a strong cornice line. The semicircular pediment is unusual. The canopy has later metal posts. The glazed shop front has a central entry. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


| 284 Hare Street, Echuca  | Place Type          | Commercial/office building      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

Place Description – 284 Hare Street is a rendered shop front with a rectangular parapet with a semicircular pediment. The canopy has later metal posts. The glazed shop front has a central entry. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


| 286 Hare Street, Echuca   | Place Type          | Commercial/office building      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |

Place Description – 286 Hare Street is a timber block fronted double storey shop front. It has two upper floor openings one with windows and the other is blocked. The canopy has later metal posts. The glazed shop front has a central entry. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


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| 288 Hare Street, Echuca (Part of Forty Winks)                                     | Place Type          | Commercial/office building      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

**Place Description** – 288 Hare Street is a single storey early 20th century commercial building. It is constructed from rendered masonry. The shop front has retained a number of original features and this includes the upper panels and the glazed shop front with the central entrance. The canopy is later. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.

| 290-292 Hare Street, Echuca (Part of Forty Winks)                                  | Place Type          | Commercial/office building      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |
|  |                     |                                 |

**Place Description** – 290-292 Hare Street is a double storey early 20th century commercial building. It is constructed from rendered masonry. The canopy is later. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


| 310 Hare Street, Echuca (War Memorial and parkland setting)                         | Place Type          | War Memorial                       |
|---|---------------------|------------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A, E & G |
|   | Individual Status   | Yes (HO47)                         |
|   |                     |                                    |

**Place Description** – 310 Hare Street the WWI cenotaph compares with others of its type but is more imposing because of its proportions and height. It adopts typical memorial forms of the day including plinth and column and is locally significant for its connection with A J inches, Echuca's pre-eminent architect of the day. The other memorials are also typical for their period. Of note are the copper plaques. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct. It is an imposing cenotaph with stepped bluestone base surmounted by a faceted "drum" of bluestone and marble, with marble pilasters. The dominant upper section is of sandstone, also with marble inlays at the base, and having a plain Ionic column with marble infantryman above. A smaller memorial to the fallen in the South African War (1899-1901) adjoins and consists of a bluestone base with cast iron lamp standard above.




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## 1.6.3. Heygarth Street

| 2 Heygarth Street, Echuca (Campaspe Shire Offices)                                | Place Type          | Office  |
|---|---------------------|---|
|  | Contributory Status | Satisfies HERCON Criteria A & D                       |
|   | Individual Status   | Yes –(HO47 part applies – canon to front of building) |

Place Description – 2 Heygarth Street offices are imposing and demonstrates many of the architectural conventions associated with this period. This includes the architectural language of stripped classicism which can be identified in the symmetry of the façade with its strongly centralised recessed portico. The contrasting colours found within the brickwork add to its aesthetic significance. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


| 2 Heygarth Street, Echuca (Cannon)   | Place Type          | Cannon Display                     |
|--|---------------------|------------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A, E & G |
|  | Individual Status   | Yes (HO47)                         |

Place Description – A side gun from the battleship “Nelson” with rebuilt timber carriage having the following markings “VR”, “weight 6748lb, 6.3in., prep. 732lb”, Sir W.G. Armstrong & Co., Palliser, no.1678, Gun 1867”.


| 9 Heygarth Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 9 Heygarth Street has undergone some reconstruction. It has been constructed from face brickwork with a corrugated metal hip roof. Its architectural style relies on an expression of the picturesque. This is found in the asymmetry, the bay window and the complex roof forms. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


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| 11 Heygarth Street, Echuca  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 11 Heygarth Street is an Interwar bungalow. It is constructed from rendered masonry and has a corrugated metal roof. It has two gable roofs and these have decorative scalloped timber boards to the gable front and timber strapping to the apex of the gable. The verandah posts have masonry plinths and posts. The windows are in bands. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.

| 17 Heygarth Street, Echuca   | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |


Place Description – 17 Heygarth Street is an Interwar house that has been designed in the style of 'Old English'. This is a picturesque expression that relies on asymmetry, irregularity, contrasting textural qualities and a style that draws on traditional English vernacular architecture. This can be identified by the varied brickwork, for instance the basketwork pattern brickwork, brick corbelling, brick quoins, brickwork to the eaves and the steeply pitched gables and the use of dormer windows. This textural use of brickwork is contrasted with the rendered walling. The roof is clad with terracotta tiles and this also contributes to the textural qualities associated with this style. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.

| 19 Heygarth Street, Echuca  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


Place Description – 19 Heygarth Street is a stylish Interwar Bungalow. It is constructed from rendered masonry and has a terracotta tiled roof with exposed timber rafters. Its architectural expression relies on a transverse gable and an opposing gable roof. The

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imposing gable front has timber strapping to the apex of the gable. The entry porch has a large masonry columns. There is a bay window. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.

| 30-32 Heygarth Street, Echuca   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description – 30-32 Heygarth Street are two rendered masonry shopfronts. The parapet is stylised with recessed bands with both rectangular and circular motifs. Both parapets have a shallow pediment. The shop fronts have glazed panels with a splayed entry. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.

| 37-45 Heygarth Street, Echuca (Palace Hotel)  | Place Type          | Hotel                           |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description – a substantial two storeyed bi-chromatic tuckpointed brick hotel with richly detailed cornice having “Lombardic” corbelled treatment, cast terra cotta tiles and brackets in reds and whites, the corner splay being enriched with a curved pediment and urns. Openings are round arched and segmental with drip moulds and consoles.


| 47-49 Heygarth Street, Echuca (Heygarth House)                                      | Place Type          | Former Dr. Crosson's Residence and Surgery (current office) |
|---|---------------------|---|
|  | Contributory Status | Satisfies HERCON Criteria A & E                             |
|   | Individual Status   | Yes (H031)  |
|   | Other Controls      | Victorian Heritage Register (Ref No H1063)                  |
|   |                     |   |

Place Description – a richly decorated two storeyed Italianate residence with two storeyed timber posted verandah and attached single storeyed wing on the east side. Cast cement ornamentation consists of a central urn surmounting opposed volutes, cornice brackets and anthemion to the pilaster terminations. Cast cement crosses are possible references to Crosson's occupation, forming a frieze surmounting Moorish motifs. The lower level is rusticated with bracketed sills and spandrels to the windows. The verandah




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floor is carried on massive timber brackets. The attached single storeyed wing is distinguished by its upper level glazing, now over painted, with cornice brackets, valances and glazing bars.


| 51-55 Heygarth Street, Echuca (Former London Chartered Bank)                      | Place Type          | Former bank (current office)    |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | Yes (HO18)                      |
|   |                     |                                 |

**Place Description** – a two storeyed rendered brick building with symmetrical façade and heavy classical plaster detailing with heavy brackets supporting the upper entablature and engaged columns at ground and first floor surrounding the central door and window above. Further enrichment includes detailed dental work at first floor and below parapet entablature, square headed windows first floor and round headed windows and door at ground floor level. Mouldings above front door at first floor level include a pediment motif.

### 1.6.4. High Street

| 499-501 High Street, Echuca (former Commercial Family Hotel)                        | Place Type          | Former hotel                    |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |


**Place Description** – 499 High Street-501 High Street is a large two storey commercial building. It is constructed from masonry and its parapet has raised lettering with the name of the former establishment. The parapet is divided into bays. The upper floor has retained most of its original windows. The ground floor has less integrity with a number of new openings constructed over different periods. The two storey verandah has decorative timber balustrading with a diagonal pattern and with paired timber posts. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.

| 509-511 High Street, Echuca (Millewa Chambers)                                      | Place Type          | Former arcade of offices (current spa) |
|---|---------------------|--|
|  | Contributory Status | Satisfies HERCON Criteria A & E        |
|   | Individual Status   | Yes (HO49)                             |
|   |                     |  |


**Place Description** – a single storeyed with central walkway stuccoed Italianate building with Saracen motif to pediment having “Millewa Chambers” in low relief. The parapet is further enriched with consoles and ball finials, the frieze being composed of

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vermicated panels. At ground level, the windows are enriched with pilasters and Corinthian capitals and the arcade entry has iron gates, cast by Roberts and Sons, Sandhurst in 1878. A continuous illuminated lantern surmounts the arcade.

| 524-528 High Street, Echuca   | Place Type          | Former Town Hall & Library                   |
|---|---------------------|--|
|  | Contributory Status | Satisfies HERCON Criteria A & E              |
|   | Individual Status   | Yes (H019)                                   |
|   | Other Controls      | Victorian Heritage Register<br>(Ref No H378) |

**Place Description** – an imposing early public building in the Italian renaissance manner having polychrome brickwork (over painted) with trabeated facades, enriches cornice and pediment with clock face over the former entrances to the court house and town hall. Inside, solid plaster enrichment and distinctive timber ceilings are intact along with some wood grading pertaining to an early decorative scheme. Mature trees are situated at the rear. The building has recently been renovated and resorted for use as offices. The exterior has been repainted in a colour scheme more sympathetic with the era of the building.


| 525 High Street, Echuca   | Place Type          | Chemist/ commercial             |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 525 High Street is a finely designed two storey Victorian commercial building. The upper floor has Renaissance inspired detailing with arched windows and label moulds. The parapet has a cornice, console brackets and dentil mouldings. The pediment is arched. The verandah is a relatively steeply sloping straight profile verandah with timber verandah posts. The ground floor shop fronts have been modified. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


| 527 High Street, Echuca   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 527 High Street is a rendered masonry Interwar commercial building. The parapet is rectangular and has capped pilasters which are typical for this period. . The verandah is a relatively steeply sloping straight profile verandah with timber verandah posts. The ground floor shop fronts have been modified. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


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| 531-535 High Street, Echuca   | Place Type          | Shops/ offices                  |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | Yes (HO73 – proposed)           |
|   |                     |                                 |

Place Description – a comparatively unenriched row of four brick shops with timber fronts and posted verandah. The parapet has been defaced but retains its original lining below the cornice line and is subdivided into four sections by timber pilasters. The timber posted verandah is unenriched. Each of the remaining shop fronts has a central ingo with double doors.


| 537 High Street, Echuca  | Place Type          | Shops/ offices                  |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |
|  |                     |                                 |

Place Description – 537 High is a modest shopfront with a shallow rectangular brick parapet. The shopfront is glazed and the shallow pitched verandah has a straight profile and timber verandah posts. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


| 539 High Street, Echuca   | Place Type          | Former Colonial Bank            |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description – a two storeyed stuccoed Italianate façade with round arched openings at street level and projecting entries. Ornamentation is restrained. A later two storeyed timber verandah protected the central portion of the façade but has recently been removed from the building.


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| 541 High Street, Echuca   | Place Type          | Store                           |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – a two storeyed shop and dwelling with later steel framed posted verandah, stuccoed façade and unusual bracketed and hipped roof with slate linings. The façade has a plain frieze, architraves and ashlar treatment. The remainder of the building has face brick walls. Inside the original features include the architraves with roundels and timber lined ceilings.

| 542-544 High Street, Echuca  | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |


Place Description – 542-544 High Street is a double shop front with a pedimented parapet. The canopy has metal posts. The shopfronts have been reconstructed to replicate the original layout. They are large glazed shopfronts with side entries. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.

| 543 High Street, Echuca   | Place Type          | Bank/survey office              |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


Place Description – An usual stuccoed brick single storeyed residence formerly with timber posted verandah now removed distinguished by its symmetrical façade with round arched openings and cornice treatment beneath a plain parapet.




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| 545 High Street, Echuca   | Place Type          | Former Bank of New South Wales  |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | Yes (H020)                      |

Place Description – a substantial stuccoed Italianate bank with central loggia and flanking pavilions. Openings are mostly round arched with pilastered surrounds. The cornice is dentillated and the parapet enriched with ball finial.

| 549 High Street, Echuca  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |


Place Description – 549 High Street has a picturesque and asymmetrical facade. The roof is relatively steeply pitched and is clad with corrugated metal. It has a projecting gable roofed section with a decorative barge board. The recessed section has a verandah with the entrance and single window. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct. The area contributory to the precinct is the lot fronting High Street measuring 60.6 x 9.4 meters and does not include the lot to the rear measuring 24.2 x 8.9 which is currently vacant and landlocked with no legal access. The contributory area is highlighted on the map above.

| 551 High Street, Echuca   | Place Type          | Former bank                     |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


Place Description – a small neo-classical pair of offices with rusticated and vermiculated front elevation, plain cornice and parapet. A “Savings Bank” sign is still visible on the south wall.




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| 554 High Street, Echuca   | Place Type          | Former hotel/pharmacy           |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – a two storeyed unenriched corner former hotel with rough cast walls, corner splay and narrow timber cantilevered balcony to both elevation. A later posted verandah faces High Street.


| 558 High Street, Echuca  | Place Type          | Shop                            |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

Place Description – 558 High Street has stepped masonry parapet with brick capping. The canopy is later. The glazed shop front has a central door. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


| 559 High Street, Echuca   | Place Type          | Commercial property             |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 559 High Street is a two storey masonry commercial building. Its parapet has a cornice and dog tooth brickwork. The upper floor has retained its two double hung windows. The ground floor has been substantially altered with a doorway and large window. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


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| 560-562 High Street, Echuca   | Place Type          | Shop                            |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 560 High Street has a stepped rectangular parapet. It is constructed from masonry and its finish consists of a very fine unpainted rough cast with smooth rendered detailing. The canopy is later and the ground floor shopfronts have been modified. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


| 563- 565 High Street, Echuca   | Place Type          | Shop                            |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

Place Description – 563 High Street is a face red brick shopfront with a low rectangular brick parapet with brick on edge capping. The verandah has a straight profile. The ground floor has a modified shopfront. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


| 564-566 High Street, Echuca   | Place Type          | Shop                            |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 564-566 High Street is a double shopfront with a double pediment. The parapet has relief mouldings. The canopy is later and the ground floor shopfronts have been modified. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


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| 568 High Street, Echuca   | Place Type          | Shop                            |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 568 High Street is a single storey shop front. It has a rectangular parapet. The canopy has a deep fascia. The glazed shop front has a central entrance. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


| 569-571 High Street, Echuca (Echuca Hotel)   | Place Type          | Hotel                           |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | Yes (HO38)                      |

Place Description – 569-571 High Street is two storey rendered masonry hotel. The upper floor is divided into bays with tooled render and pilasters and a cornice. The windows are arched and are regularly placed across the façade. The ground floor has windows in traditional locations. The verandah has a straight profile with breakfronts. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


| 570-572 High Street, Echuca   | Place Type          | Shop                            |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 570-572 High Street is a double shop front. It has a rectangular parapet with recessed panels and the capped pilasters divide the parapet into two bays. The canopy has a deep fascia with columns on either side of the double shop fronts. The entrance is centralised. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


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| 574-576 High Street, Echuca   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |

Place Description – 574-576 High Street is a two storey brick commercial building with a double storey verandah. The verandah has a timber Regency styled balustrading. The parapet has contrasting brickwork which includes cornices and brackets. The ground floor has a glazed shopfront. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.

| 578-580 High Street, Echuca  | Place Type          | Shop                            |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |


Place Description – 578-580 High Street is a two storey rendered masonry commercial building with a single storey verandah with balcony. The parapet is distinguished by the cornice and masonry brackets. The upper floor has quoining to the building edges only. The balcony has a balustrade with cast-iron balustrading. The upper floor has three regularly placed windows. The glazed ground floor shop front has been modified. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.

| 579-587 High Street, Echuca (Shamrock Hotel)  | Place Type          | Hotel                           |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | Yes (HO37)                      |


Place Description – a two storeyed stuccoed Italianate hotel with hipped roof and balustrade parapet with pinnacle tower surmounting the entry. Upper level windows are framed with pilasters in Palladian form. A later two storeyed timber verandah incorporates a shamrock motif in the frieze. Lower level columns are iron on pedestals. Inside, the public areas have been altered.




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| 582 High Street, Echuca   | Place Type          | Shop                            |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 582 High Street is a single storey shop front. The canopy has a deep fascia. The glazed shop front has a central entrance. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


| 584-586 High Street, Echuca  | Place Type          | Shop                            |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | Yes (HO50)                      |

**Place Description** – a single storeyed brick pair of shops with rear residences, timber shop fronts and posted verandah. The parapet has a bracketed cornice line and curved pediment over the corner splay with panelled frieze. The timber verandah has a dentillated beam and returns along the laneway alignment. The shop fronts are substantially intact.


| 589-591 High Street, Echuca (Former Bank of Victoria)                               | Place Type          | Former bank (current Café)      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | Yes (HO21)                      |

**Place Description** – a comparatively austere two storeyed brick former bank with full length louvred shutters to the upper level windows formerly opening onto a balcony. Inside, the banking chamber is substantially intact.


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| 590 - 592 High Street, Echuca   | Place Type          | Shop                            |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |

**Place Description** – a substantial two storeyed with cellar bi-chromatic brick commercial building with later posted verandah and richly decorated cornice and frieze former with moulded bricks and terra cotta tiles set corner to corner. Early shop fronts have central ingos.


| 603-607 High Street, Echuca  | Place Type          | Shop                            |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

**Place Description** – 603-607 High Street consists of three single storey shopfronts. The parapet is clad with sheet metal. The verandah has a straight profile with timber verandah posts. The three shop fronts each have a centralised entrance. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


| 609 High Street, Echuca   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 609 High Street is a large single storey masonry commercial building. Its corner position is reinforced by the splayed corner entry. The parapet is rectangular with a splayed corner. The verandah has a straight profile with timber verandah posts. There is a glazed shop front to High Street and rectangular windows on the other façade. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


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| 614 High Street, Echuca   | Place Type          | Shop                            |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

**Place Description** – 614 High Street is a two storey commercial building. The corner position is reinforced by the splayed corner entry and the splayed verandah. The upper floor has a symmetrical façade with a central door flanked on either side by double hung windows. The upper floor has a verandah facing onto High Street. The ground floor has glazed shop front. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


| 622 High Street, Echuca (former W M McCulloch Building)                            | Place Type          | Part of Former Shackell's Bond Store, 43 Murray Esplanade, Echuca |
|--|---------------------|---|
|  | Contributory Status | Satisfies HERCON Criteria A & E                                   |
|  | Individual Status   | Yes (HO23)  |
|  | Other controls      | Victorian Heritage Register (Ref No H558)                         |
|  |                     |   |

**Place Description** – a former bond store with grandiose façade to High Street composed of three round arched openings, with architrave moulds and fan lights and central carriageway. A plain frieze and cornice is surmounted by a plain parapet and pediment with “Star ..... AD 18 .....” now mostly obliterated. At the rear “Shackell Bond” is painted on the end gable which has the Star of David pattern to its oculus vent. A carriageway flanked by offices completes the Esplanade façade.


| 624 High Street, Echuca (Permewan Wright Building)                                  | Place Type          | Former offices (currently used as Hotel)   |
|---|---------------------|--|
|  | Contributory Status | Satisfies HERCON Criteria A & D            |
|   | Individual Status   | Yes (HO27)                                 |
|   | Other controls      | Victorian Heritage Register (Ref No H1075) |
|   |                     |  |

**Place Description** – a substantial two storeyed former bond store and offices with red brick front façade built in a number of stages and having round arched openings at street level and segmental above. A later rough cast parapet conceals a gable roof. There is a more recently built front verandah.

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| <div>628- 632 High Street, Echuca</div>  | Place Type          | Shop                            |
|---|---------------------|---------------------------------|
|   | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 628-632 High Street consists of a group of shopfronts. These have been altered and the façade is idiosyncratic with a slightly recessed section, a large glazed area and a pair of arched windows. There is a restrained and simply finished parapet. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.

| <div>640 High Street, Echuca</div>  | Place Type          | Former Campbell's Coach House   |
|---|---------------------|---------------------------------|
|   | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | Yes (HO24)                      |

Place Description – 640 High Street is a turn of the century asymmetrical residence clad with weatherboards. The projecting front has a gable roof with a centralised pair of windows. The recessed section has bullnosed verandah. The main roof has a gablet vent and the roofs are clad with corrugated metal. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.

## 1.6.5. Hopwood Place


| <div>1 Hopwood Place, Echuca (Bridge Hotel)</div>  | Place Type          | Hotel (former Hopwood Hotel)                 |
|---|---------------------|--|
|   | Contributory Status | Satisfies HERCON Criteria A & E              |
|   | Individual Status   | Yes (HO22)                                   |
|   | Other controls      | Victorian Heritage Register<br>(Ref No H145) |

Place Description – a substantial tuckpointed brick hotel with two storeyed central section and neo classical two storeyed timber verandah. The ground level verandah posts consist of fluted timber columns with Tuscan capitals. Single storeyed wings with curved ends and posted verandahs are symmetrical about the central section. A rear wing facing the Esplanade is sympathetic though less imposing.




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## 1.6.6. Law Court Place

| 4 Law Court Place, Echuca   | Place Type          | Former Supreme Courthouse                     |
|---|---------------------|---|
|  | Contributory Status | Satisfies HERCON Criteria A & E               |
|   | Individual Status   | Yes (HO12)                                    |
|   | Other controls      | Victorian Heritage Register<br>(Ref No H1469) |


**Place Description** – an imposing Italianate public building with symmetrical elevation to Hopwood Gardens consisting of the larger elevation to Dickson Street adopts Palladian symmetry with projecting central portico balanced by balustrade pavilions, the windows also having aedicule treatment. Red brickwork is untuckpointed and relieved by the use of stucco.

## 1.6.7. Little Hopwood Street

| Little Hopwood Street, Echuca  | Place Type          | Former brothel                  |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | Yes (HO51)                      |

**Place Description** – a two storeyed weatherboard lined construction with double storey balcony, skillion roof to a rear parapet brick wall. Building divided into three rooms downstairs and three rooms upstairs, each separated by brick walls which are expressed on the face of the weatherboard façade. One single and one double chimney, the six external doors are four panel identical doors, windows timber double hung sashes divided into two panes each. A very simple building.


## 1.6.8. Leslie Street

| 2 Leslie Street, (and north east corner of High Street ) Echuca                     | Place Type          | Former Echuca Customs House                  |
|---|---------------------|--|
|  | Contributory Status | Satisfies HERCON Criteria A & E              |
|   | Individual Status   | Yes (HO28)                                   |
|   | Other controls      | Victorian Heritage Register<br>(Ref No H144) |


**Place Description** – a gothic inspired former Customs House in polychrome brick with hipped slate roof and symmetrical front elevation to Leslie Street. Round arched windows have lancet arched drip moulds with incised work to the cast cement keystones. Inside the panelled timber screens to the lobby with encaustic tiled floor are in situ along with timber lined ceilings.

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## 1.6.9. Murray Esplanade

| 2 Murray Esplanade, Echuca  | Place Type          | Former Pumping Station                        |
|---|---------------------|---|
|  | Contributory Status | Satisfies HERCON Criteria A, E & F            |
|   | Individual Status   | Yes (HO5)                                     |
|   | Other controls      | Victorian Heritage Register<br>(Ref No H1053) |

**Place Description** – 2 Murray Esplanade is the former pump house. It is a large single storey face brick industrial building. The scale and architectural treatment of the building with its lantern roof, round arched windows and Romanesque arcading, demonstrate the importance that the railway and its pumping station played in the economic growth of Echuca. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


| 6 Murray Esplanade, Echuca   | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

**Place Description** – 6 Murray Esplanade is a former industrial and commercial building. It is characterised by its saw tooth roof and minimal architectural detailing. It is constructed from façade brick and rendered masonry. The windows are small paned windows that were typically found on these types of industrial buildings. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


| 9-11 Murray Esplanade, Echuca   | Place Type          | Former Murray Hotel                           |
|---|---------------------|---|
|  | Contributory Status | Satisfies HERCON Criteria A & D               |
|   | Individual Status   | Yes (HO32)                                    |
|   | Other controls      | Victorian Heritage Register<br>(Ref No H1071) |

**Place Description** – a small two storeyed former hotel of red brick construction with unpainted stuccoed plinth, pilaster, string course and cornice. Enrichment is restricted, the predominant features being the round arched openings at street level and slightly segmentally arched upper level windows.


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| 13 Murray Esplanade, Echuca   | Place Type          | Former store / foundry          |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 13 Murray Esplanade is a simple commercial face brick building with a band of windows to the upper section. It has a shallow pitched corrugated metal roof. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.

| 19 Murray Esplanade, Echuca (Echuca Club)  | Place Type          | Social Club                     |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | Yes (HO30)                      |


Place Description – 19 Murray Esplanade is a rendered masonry single storey building with a corrugated metal roof. It has a symmetrical façade with bays at either end. The central windows are decorative with segmented high lights and side lights. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.

| 37 Murray Esplanade, Echuca (Steam Packet Inn)                                      | Place Type          | Accommodation                   |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | Yes (HO29)                      |


Place Description – a two storeyed with corner splay brick hotel with later rough cast finish. The bracketed cornice is of moulded white bricks and the frieze and string course is defined with reds. The timber posted verandah protects the front and side elevations.




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| 40 - 60 Murray Esplanade, Echuca  | Place Type          | Echuca Wharf and Port Area                    |
|---|---------------------|---|
|  | Contributory Status | Satisfies HERCON Criteria A, D, E & F         |
|   | Individual Status   | Yes (HO7)                                     |
|   | Other controls      | Victorian Heritage Register<br>(Ref No H2168) |

**Place Description** – 40-60 Murray Esplanade is part of the former Echuca Wharf area. It includes a relocated station, newly constructed restaurant and a variety of industrial type buildings and sheds. The road is gravelled and there are a number of other structures that are associated with the wharf. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


| 40 - 60 Murray Esplanade, Echuca   | Place Type          | Echuca Wharf  |
|--|---------------------|---|
|  | Contributory Status | Satisfies HERCON Criteria A, E & F  |
|  | Individual Status   | Yes (part of HO7)   |
|  | Other controls      | Victorian Heritage Register<br>(Ref No H2168)<br>National Heritage List<br>(Place ID: 105777) |

**Place Description** – 40-60 Murray Esplanade includes the Echuca Wharf which was built as part of the Echuca port. The wharf is 75.5 long and is constructed from river red gum felled and milled locally. The wharf is over ten metres high to allow for variations in winter and summer river levels, allowing goods to be unloaded all year round. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


| 43 Murray Esplanade, Echuca   | Place Type          | Former Shackell's Bond Store                 |
|---|---------------------|--|
|  | Contributory Status | Satisfies HERCON Criteria A & E              |
|   | Individual Status   | Yes (HO23)                                   |
|   | Other controls      | Victorian Heritage Register<br>(Ref No H558) |

**Place Description** – a former bond store with grandiose façade to High Street composed of three round arched openings, with architrave moulds and fan lights and central carriageway. A plain frieze and cornice is surmounted by a plain parapet and pediment with "Star ..... AD 18 ....." now mostly obliterated. At the rear "Shackell Bond" is painted on the end gable which has the Star of David pattern to its oculus vent. A carriageway flanked by offices completes the Esplanade façade.


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| <div>45-47 Murray Esplanade, Echuca (the Star Hotel)</div>  | Place Type          | Former dwelling / hotel         |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | Yes (H034)                      |

Place Description – an asymmetrical rough cast flashed brick building with timber posted verandah and vermiculated quoins. The projecting wing has a half timber timbered gable end in the Edwardian English Domestic Revival manner. The verandah roof to two elevations is continuous with the main roof and has a Dutch gable form.


| <div>51 Murray Esplanade, Echuca (Wisteria Tea Rooms)</div>  | Place Type          | Former dwelling (current café)  |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

Place Description – 51 Murray Esplanade is a typical late Victorian period house. It is clad with weatherboards and has a hipped corrugated metal roof with brick chimneys. The verandah to the front is bullnosed and has timber verandah posts. It has a symmetrical façade with a central door and double hung windows. The house is set in pleasing landscaped gardens and has a sympathetic timber picket fence. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.

| <div>Round-a-bout at junction of Hare Street, Murray Esplanade and Radcliff Street</div>  | Place Type          | Former bridge structural arch   |
|--|---------------------|---|
|  | Contributory Status | Satisfies HERCON Criteria A & D   |
|  | Individual Status   | Yes (H06 – also applies to former road and rail bridge over Murray River) |


Place Description – The roundabout has as its centre piece a structural arch from the bridge. This is a highly decorative element in the streetscape. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.

# Heritage Review – Part B Heritage Precincts


| Former Road/Rail Bridge over Murray River   | Place Type          | Former bridge structural arch   |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | Yes (HO6)                       |
|   |                     |                                 |

**Place Description** – the main spans, carried on circular cast iron cylinders with Tuscan capitals and cross braced with riveted iron work, are of riveted iron girder construction, the three main spans being set to a high level obviating the need for a lift section. The main span girders slope downwards at their north and south terminations and are braced about the roadway at three points, one to each span. The approaches to the main spans commence at brick and stone abutments and consist of smaller diagonally braced Tuscan order cylinders carrying iron longitudinal beams with iron cross beams supporting the road deck. The road formally carried a single line of railway and retains a pedestrian walkway on the upstream side, the railings throughout being original lattice iron work.

## 1.6.10. Percy Street

| 4 Percy Street, Echuca  | Place Type          | Former Church Hall              |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

**Place Description** – 4 Percy Street is a face brick building with a gable roof. The façade is characterised by the four narrow windows in the main bay and the single narrow window to either side. The brickwork is finely executed. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


| 16 Percy Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

**Place Description** – 16 Percy Street is an Interwar Bungalow with a double gable to the façade. The gables have a striking vertical timber strapping with a strong horizontal base. The gables have timber brackets to their underside. The front gable has a bay window and the recessed area includes the entrance and a pair of windows. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.




## Heritage Review – Part B Heritage Precincts

### 1.6.11. Cnr Hare and Percy Streets

| <div>264-266 Hare Street &amp; 32 Percy Street</div>  | Place Type          | commercial building             |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |


**Place Description** – 264-266 Hare Street & 32 Percy Street is a large painted brick commercial building. It is located on a corner and the former entry [an upper floor opening] once defined this location. The cornice is the main architectural feature for this façade and has brackets to its underside. The windows are double hung. The ground floor has been modified and there are glazed shopfronts. The verandah has been replaced with a later canopy. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.

### 1.6.12. Radcliffe Street

| <div>2-10 Radcliffe Street, Echuca</div>  | Place Type          | Former Holden Sales Centre      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |


**Place Description** – 2-10 Radcliffe Street is a former industrial and commercial building. It is constructed from masonry and the roof is a series of hips and gable roof that has been clad with corrugated metal. The openings are large glazed shopfront windows. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.

### 1.6.13. Parks & Reserves


| <div>2, 51 &amp; 52 Watson Street, Echuca</div>  | Place Type          | Hopwood River Park              |
|---|---------------------|---------------------------------|
|   | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 2, 51 & 52 Watson Street consists of parkland to the river banks. It includes a former timber punt. This area is distinguished by the natural riverine environment with its treed banks. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


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| <div>Hopwood Place Park, Echuca</div>  | Place Type          | Hopwood Gardens                 |
|---|---------------------|---------------------------------|
|   | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – Hopwood Place Park is a large parkland and consists of open grassed areas bisected by pathways. The rotunda provides a strong visual interest. There is a contemporary children's playground. The trees reinforce the axial arrangements of the hard landscaping. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.

| <div>Murray Esplanade, Echuca</div>  | Place Type          | Onion Patch Reserve area        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | Yes (HO7 – part of)             |

Place Description – the Onion Patch Reserve area is distinguished by the natural riverine environment with its treed banks. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.


| <div>Aquatic Reserve (to rear of current Shire offices)</div>  | Place Type          | Reserve/Civic Space             |
|---|---------------------|---------------------------------|
|   | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – the Aquatic Reserve area is distinguished by the natural riverine environment with its treed banks and billabong areas. It contributes to the historic and aesthetic significance of the Old Echuca Township Precinct.



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## 1.6.14. Warren Street

| 17-21 Warren Street, Echuca (Cock 'N' Bull Hotel)                                 | Place Type          | Former Henry's Inn & Sale Yards Hotel |
|---|---------------------|---------------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D       |
|   | Individual Status   | No                                    |

Place Description – a single storeyed brick (painted over) former hotel with rear two storeyed wing. An austere front elevation with timber posted verandah is enriched by a projecting parapeted corner section with stuccoed cornice and corner splay surmounted by a curved pediment. It is significant for its association with the former Shackell White & Co. saleyard opposite, its location on the Warren Street approach to the old town centre and as a substantially intact early hotel.

## 2. ECHUCA CENTRAL PRECINCT (HO 2)

### 2.1. Study details

The sources for this statement of significance can be found in the *Shire of Campaspe Heritage Review 2014*

### 2.2. Map



HO 2 Echuca Central Precinct

### 2.3. Historic Context

The Echuca Port area was the centre of activity both commercially and as a residential area during the 1850s and through to the 1890s. During this period the town's role as the centre of trade between Victoria and the New South Wales Riverina area was second only to Melbourne in terms of the value of imports received in the colony.

However, with the opening of other railway lines and the decline of the river trade, Echuca's role as a powerful trading centre had slipped well away by 1890. The decreasing importance of the river trade, the growing population and the scarcity of land in the port area saw the southward expansion of the township from the late 19th century and 20th century.

Buildings and places in the central precinct such as the Echuca Post Office, churches, schools, banks, hotels, commercial buildings, Alton Gardens, the Water Tower and the former Flour Mill demonstrate this change of commercial focus to the south along High Street and east to Hare Street during the late 19th and early 20th century.

#### The Central Precinct Area

The architectural character of the area is determined, in the main, by isolated and grouped examples of significant public buildings. The southernmost street block is dominated by the School, St Andrew's church and the Alton Reserve with the concrete water tower of 1914 situated prominently at the south-east corner of High and Pakenham Streets. The Alton Reserve has been substantially altered since it was originally laid out with its rotunda and pathway system but its place in the urban fabric of the City centre remains the same.

In Darling Street there is a clear view of the rail yards, framed on the right by the Caledonian Hotel with its surviving two storeyed verandah and on the left by the old Northern Flour Mills building. The east side of Hare Street facing the school has been substantially rebuilt since the 1920s with the exception of the two storeyed building facing St Andrews at nos 148 – 50.

Further north, the section of this area between Pakenham and Anstruther Streets contains two important building groups with a number of less prominent shop fronts linking both groups and retaining fabric from the inter-war period and on occasions sections of an earlier date. The first group consists of the former Salvation Army citadel, the Masonic temple, David Stratton's former flour mill, the Technical School building of 1925 and the former brick stores in Pakenham Street, across High Street, the Sims' brothers butter factory of 1904 is a contributory element. This group has significance as one of the city's most prominent and substantial groups of public buildings seen on arrival in Echuca from the south. The second group is associated with the Hare Street/Anstruther Street intersection and includes Suttons Buildings and others including no 222 Hare Street immediately to the north. They face the ANZ bank and the Royal Hotel. This building, in turn, faces the post office, one of the city's most grandiose buildings.

The street block upon which the post office is situated is dominated by the Catholic Church which has its school, St Mary's Church, presbytery and hall situated in spacious grounds extending to the former Wesleyan church and is the most diverse and extensive group of religious buildings in the city.

The remaining northernmost street block includes the Royal Hotel, the State Savings Bank of 1934 and Dr Kelly's former residence of c 1902 at nos 213 – 219. To the north are the grounds and buildings of Christ Church which include elements of the early garden layout and the Sunday School.

Source

City of Echuca Heritage Conservation Study, Vol One, Andrew C Ward 1992

### 2.4. Statement of Significance

**What is Significant?**

## Heritage Review – Part B Heritage Precincts

The Echuca Central Precinct is significant as it provides evidence of the extent and the character of the southward expansion of the township from the late 19th century and the 20th century.

Buildings and places in the central precinct such as the Echuca Post Office, churches, schools, banks, hotels, commercial buildings, Alton Gardens, the Water Tower and the former Flour Mill demonstrate this change of commercial focus to south along High Street and east to Hare Street during the late 19th and early 20th century.

The diverse range of building types and architectural expressions contribute to the architectural and historic urban character of this precinct.

A number of mature trees and this includes the Kurrajongs make an important contribution to the aesthetic significance of the precinct.

Contributory places:

Anstruther Street: 222 (Parish Centre), 216 (1919 red brick building),  
Hare Street: 103-107 (former 208 school site), 109 (infant welfare centre), 110 (Caledonian Hotel), 115-117 (St Andrews), 148, 179, 183-187 (Harvest Hotel), 197, 205, 209-211, 216 (Suttons Building), 218, 213-219, 220-222, 224-226, 256 (former Post Office), 258 (St Mary's),  
High Street: water tower (crn High & Pakenham Street), 391, 397, 399, 410 (former Echuca Technical School), 424, 426 (Masonic Lodge), 432-436 (Salvation Army Citadel), 433, 500-514 (Christ Church), Alton Gardens,  
Pakenham Street: 252, 254, 258,  
Percy Street: 13 (St Mary's Priory)

### How is it Significant?

It is of local historic, social and aesthetic cultural heritage significance to the Campaspe Shire.

### Why is it Significant?

It is of historic significance as it provides tangible physical evidence of the late 19th and 20th century southward expansion of the township which was a result of the growing population; the scarcity of land in the port area; the construction of the railway and the first bridge over the Murray River. (HERCON criteria A & G)

The precinct is of social significance for its association with events, development and cultural phases which have had a significant role in the occupation and evolution of the community. (HERCON criteria G)

It is of aesthetic significance for its diversity of building types, mixture of architectural periods and architectural expression. Many of the buildings are good representative examples with a number of places illustrating particular regional characteristics. A number of buildings also display unusual architectural features. This combination of the typical, eclectic and regional expressionism contributes to an understanding of the historic development of the city. The retention of the integrity of the majority of these places contributes to the significance of the precinct. (HERCON criteria D & E)

## 2.5. Controls

Proposed controls for precinct:

| Control  | External paint controls | Tree controls                   | Incorporated document |
|----------|-------------------------|---------------------------------|-----------------------|
| Applies? | Yes                     | Yes<br>Greater than 5 metres in | No                    |

# Heritage Review – Part B Heritage Precincts


| Control | External paint controls | Tree controls   | Incorporated document |
|---------|-------------------------|---|-----------------------|
|         |                         | height; or<br>Greater than 2 metres<br>circumference. |                       |

## 2.6. Places that Contribute


Some of the contributory places may also be of Individual Significance and have their own Heritage Overlay. These places are indicated on the precinct mapping with a red line. Refer to their individual citations for their cultural heritage significance.

Places that contribute to the significance of the precinct include:

### 2.6.1. Anstruther Street

| 222 Anstruther Street, Echuca (St Mary's Parish Centre)                            | Place Type          | Parish Centre                   |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|  | Individual Status   | Yes (part of HO15)              |

Place Description – St Mary's Parish Centre is a face brick building (painted). It has dressed quoining to the original section as well as the later addition to the side. The original section has some striking architectural features and this includes the castellated entrance with the pointed blind windows and large ground floor pointed window with a drip mould. There is a trefoil at the apex. There are lancet windows to either side of the main window and these contribute to the Gothic Revival architecture. The Parish Centre contributes to the historic and architectural character of the Echuca Central Precinct.


| 216 Anstruther Street, Echuca (1919 Red Brick Building)                             | Place Type          | Former Library/part of school   |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | Yes (part of HO15)              |

Place Description – The 1919 brick building demonstrates many popular Interwar architectural features associated with institutional buildings. The main building has opposing gables with corrugated metal roofing. Typical features include the: face brick work and contrasting cream banding; the flat arches to the upper windows; the bracketed eaves; the two sets of triple timber double hung windows. This building contributes to the historic and architectural character of the Echuca Central Precinct.




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### 2.6.2. Hare Street

| 103-107 Hare Street, Echuca   | Place Type          | Former 208 School site - Echuca Primary School |
|---|---------------------|--|
|  | Contributory Status | Satisfies HERCON Criteria A & E                |
|   | Individual Status   | Yes (HO16)                                     |
|   |                     |  |

**Place Description** – a substantial single storeyed brick public school retaining elements of its gothic design including the belltower with porch beneath, buttresses, steeply sloping gable roof with characteristics barge enrichment and drip moulds to openings. It is a representative of the Public Works Department's designs under the direction of Henry Barstow. The former state school contributes to the historic and architectural character of the Echuca Central Precinct.

| 109 Hare Street, Echuca  | Place Type          | Infant Welfare Centre                    |
|--|---------------------|--|
|  | Contributory Status | Satisfies HERCON Criteria A & E          |
|  | Individual Status   | Yes (HO80)                               |
|  | Other controls      | Victorian Heritage Register (Ref No H73) |
|  |                     |  |

**Place Description** – The former Infant Welfare Centre demonstrates a number of stylistic features that are typical of the mid- 20<sup>th</sup> century Moderne style. These include the curved entry porch, the corner windows, and the asymmetrical design of all of the facades. The terracotta tiled roof consists of a series of hip roofs and these complement the varieties found within the facades. The former Infant Welfare Centre contributes to the historic and architectural character of the Echuca Central Precinct.

| 110 Hare Street, Echuca (Caledonian Hotel)  | Place Type          | Hotel  |
|---|---------------------|--|
|  | Contributory Status | Satisfies HERCON Criteria A & D  |
|   | Individual Status   | Yes - to Moreton Bay Fig outside Caledonian Hotel, Darling Street, Echuca (HO75) |
|   |                     |  |

**Place Description** – a substantial two storeyed stuccoed masonry hotel occupying a prominent corner site and having round arched openings at ground level and flat arched openings at first floor level with a later timber posted verandah. The roof is a large hip roof with a broken back verandah. The hotel contributes to the historic and architectural character of the Echuca Central Precinct.

# Heritage Review – Part B Heritage Precincts

## 115 -117 Hare Street, Echuca (St Andrews Uniting Church)



### Place Type

Church

### Contributory Status

Satisfies HERCON Criteria A & E

### Individual Status

Yes (H010)

### Other controls

Victorian Heritage Register  
(Ref No H1057)

**Place Description** – an Edwardian gothic revival church distinguished by its castellated parapets, stepped gable treatment and glazed tile work substituting for other more traditional forms of enrichment. The engaged spire has a machicolated and castellated parapet wall at the base with buttress copings enhancing the impact of the stepped gables. The nave is approached by means of a flight of slate steps with outward curving cast cement balustrades terminating at cast iron lamps. The nave is elevated about the Sunday school adding prominence to the structure. The church contributes to the historic and architectural character of the Echuca Central Precinct.

## 148 Hare Street, Echuca



### Place Type

Commercial

### Contributory Status

Satisfies HERCON Criteria A & D

### Individual Status

No

**Place Description** – a prominent two storeyed brick pair of shops with dwellings above having a stuccoed façade above verandah level with plain frieze, simple cornice and central pediment with supporting volutes. The commercial building contributes to the historic and architectural character of the Echuca Central Precinct.

## 179 Hare Street, Echuca (ANZ Bank)



### Place Type

Bank

### Contributory Status

Satisfies HERCON Criteria A & E


### Individual Status

No


**Place Description** – The former bank demonstrates a fine Renaissance inspired façade. It is a two storey stuccoed masonry building. The ground floor has a stylised rusticated tooling to the stucco. The windows have arched heads with tooled voussoirs. The upper floor has a rectangular windows and these are flanked by pilasters with Corinthian capitals. There is a distinctive cornice to the upper

# Heritage Review – Part B Heritage Precincts


floor as well as string coursing and cornice to the mid-section. It is notable for its intactness. The former Bank contributes to the historic and architectural character of the Echuca Central Precinct.

| 183-187 Hare Street, Echuca (Harvest Hotel)                                       | Place Type          | Hotel                           |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |

**Place Description** – The Harvest Hotel is a good example of the Renaissance revival style. It is a two storey stuccoed masonry building. The ground floor has arched windows and arched openings. The arched openings are of a slightly larger scale and this contrast creates a lively feature within the architectural presentation. The upper floors have rectangular double hung windows. The corner is addressed with a corner door and corner pediment to the parapet. The upper floor is divided into bays by flat pilasters. The hotel building contributes to the historic and architectural character of the Echuca Central Precinct.

| 197 Hare Street, Echuca   | Place Type          | Former Bank                     |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |


**Place Description** – an imposing classical revival two storeyed building with symmetrical stuccoes façade formed by rusticated pilasters subdividing into three bays with upper level residential balcony and surmounting frieze, detilated cornice and parapet having a raised central section with “1934” in low relief and supporting volutes. At street level an unpainted axe finished bluestone plinth is representative of its period but unusual in Echuca (compare St Mary’s fence opposite). Façade treatment returns for depth of balcony. The former bank building contributes to the historic and architectural character of the Echuca Central Precinct.

| 205 Hare Street, Echuca   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


**Place Description** – 205 Hare Street demonstrates architectural features associated with the Interwar period. This includes the masonry parapet with capped masonry piers. The rear gable roof provides a de facto pediment to the overall façade as viewed from the streetscape. It has a posted canopy and the ground floor glazed shop fronts are later modifications. This commercial building contributes to the historic and architectural character of the Echuca Central Precinct.




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| 209-211 Hare Street, Echuca   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

**Place Description** – 209 – 211 Hare Street is a very fine example of an Art Deco building. The parapet has bands of horizontal relief panels with a centralised vertical panel with a decorative central motif. This central decorative feature – a vertical element rising up through the parapet with horizontal band to the top is a common Art Deco Motif. The cantilevered canopy is original fabric and has complementary horizontal strips. The parapet is distinguished by its intactness and integrity. This commercial building contributes to the historic and architectural character of the Echuca Central Precinct.

| 213-219 Hare Street, Echuca  | Place Type          | Former Christ Church Rectory    |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|  | Individual Status   | No                              |
|  |                     |                                 |

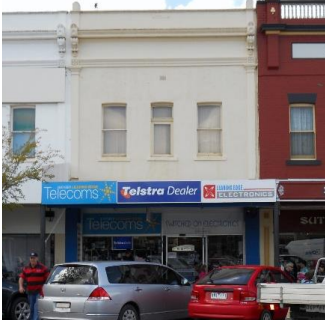
**Place Description** – 213-219 Hare Street is a fine example of a Federation era building. It is a face red brick building, with contrasting cement dressings and a red terracotta tiled roof. The rendered chimneys are slender and have a cornice and string coursing. The gable roof has decorative terracotta ridge tiles. The large bay has a castellated parapet with a part demolished 'candle snuffer roof.' The verandah encircles the bay. There is a large gable breakfront to the front entrance. The dwelling is a former doctor's consulting rooms and residence and contributes to the historic and architectural character of the Echuca Central Precinct.

| 216 Hare Street, Echuca (Suttons Building)  | Place Type          | Bakery/ commercial              |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |


**Place Description** – a prominent two storeyed brick shop with distinguishing balustrade parapet and semicircular pediment, subdividing the upper sections by means of pilasters into three bays with stuccoed frieze panels. The pediments has "AD 1964 Sutton's Buildings" in low relief and the pilasters have clover leaf motifs. The juxtaposition of doors and windows at first floor level expresses the sequence of additions. This commercial building contributes to the historic and architectural character of the Echuca Central Precinct.




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| 218 Hare Street, Echuca   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 218 Hare Street is a typical 19<sup>th</sup> century commercial building. It is a two storey stuccoed masonry building. The first floor has a triple band of windows. The central window appears to have been modified. The façade is distinguished by pilasters, cornices and console brackets. The ground floor has a cantilevered canopy and a modified glazed shopfront. This commercial building contributes to the historic and architectural character of the Echuca Central Precinct.


| 220-222 Hare Street, Echuca  | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

**Place Description** – 220 – 222 Hare Street is a typical pair of 19<sup>th</sup> century commercial buildings. They are two storey stuccoed masonry buildings. 220 Hare Street has been altered with the removal of the central windows. There is also some form of sheeting that has been applied to the wall above the windows of both shops. The first floor of 222 Hare Street has a triple band of windows. The façades are distinguished by pilasters, cornices and console brackets. The ground floor has a cantilevered canopy and modified glazed shopfronts. 220 – 222 Hare Street are similar to 218 Hare Street. These commercial buildings contribute to the historic and architectural character of the Echuca Central Precinct.


| 224-226 Hare Street, Echuca   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 224 – 226 Hare Street is a two storey stuccoed masonry building. Some of the decorative features are missing from the first floor but there is sufficient detailing to support its late 19<sup>th</sup>/early 20<sup>th</sup> century façade. The two upper floor windows are timber framed windows with side lights. The cornice has stripped recessed panels to its underside. This commercial building contributes to the historic and architectural character of the Echuca Central Precinct.

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| 256 Hare Street, Echuca   | Place Type          | Former Post Office              |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | Yes (HO17)                      |
|   |                     |                                 |

**Place Description** – an imposing two storeyed stuccoed Italianate public building with two staged clock tower and round arched openings with former loggia facing Hare Street. The cornice is bracketed with guilloche motif in panels to the frieze, whilst the entries for the public and to the post master's residential entry are set in front of the main façade. The former Post Office contributes to the historic and architectural character of the Echuca Central Precinct.

| 258 Hare Street, Echuca (St Mary's Catholic Church)                                | Place Type          | Church                          |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|  | Individual Status   | Yes (part of HO15)              |
|  |                     |                                 |


**Place Description** – a substantial tuck pointed red brick early English gothic revival church with distinctive corbelled balconette and pinnacles to the slated spire. The spire with porch beneath is balanced by a porch at the south-west corner and there are transepts with an apsidal end. Inside the crossing is emphasised by intersecting trusses which are typically scissor formed supporting a roof with diagonal timber linings. The helical staircase to the spire is cast iron and the pews and fit out is of a later date. The church contributes to the historic and architectural character of the Echuca Central Precinct.

### 2.6.3. High Street


| Crn High Street & Pakenham Street, Echuca   | Place Type          | Water Tower                        |
|---|---------------------|------------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A, E & F |
|   | Individual Status   | No                                 |
|   |                     |                                    |

**Place Description** – The concrete water tower has contrasting concrete banding to the access tower. The upper storage area has evidence of a number of repairs. This is a landmark feature within the Echuca Central Precinct and it contributes to the historic and architectural character of the Echuca Central Precinct.


## Heritage Review – Part B Heritage Precincts

| 391 High Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 391 High Street is a typical late Victorian residence. It is constructed from face red brick and has a hipped and corrugated metal roof with a bull nosed verandah to three sides with a breakfront to the entrance. The chimneys are decorative and have rendered cappings. The windows are placed symmetrically around the central entrance. This residence contributes to the historic and architectural character of the Echuca Central Precinct.

| 397 High Street, Echuca  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

**Place Description** – The residence at 397 High Street Echuca is a late Victorian residence. It is a timber weatherboard house with a corrugated metal hipped roof with a projecting bay. The verandah has a decorative cast iron frieze. There is a later 20<sup>th</sup> century addition with a gable front and a pair of timber double hung windows. The timber picket fence complements the architectural character of the house. This residence contributes to the historic and architectural character of the Echuca Central Precinct.


| 399 High Street, Echuca   | Place Type          | Former Coffee Palace, Weymouth's Temperance Hotel |
|---|---------------------|---|
|  | Contributory Status | Satisfies HERCON Criteria A & D                   |
|   | Individual Status   | No  |

**Place Description** – a composition of brick buildings of various ages, all Victorian, dominated by a street boundary façade comprised of two abutting buildings, one single storey and one two storey. Clear evidence on the façade indicated fenestration modifications to both. The single storey section is typical mid-Victorian. It conceals a double pitched gable ended roof running parallel with the street. The present large windows facing High Street indicate possible past use as a shop or tea room. The two storey section of the complex, the most recent, has a partially rendered façade with dado moulding and with parapet mouldings framing plain raised lettering "Coffee Echuca Palace". The smaller central word "Echuca" is surrounded by elaborate entablature featuring a shell motif.




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This shell motif is repeated above the two windows of the ground floor. The third window is in the middle of the window opening. Four French windows in rendered surrounds used to open to a first floor verandah no missing but its location is clearly evident on the façade. This building contributes to the historic and architectural character of the Echuca Central Precinct.

| 410 High Street, Echuca (Echuca Backpackers)                                      | Place Type          | Former Echuca Technical School  |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |
|   |                     |                                 |

**Place Description** – The former technical school shares many of the architectural characteristics associated with this type of Interwar building. It is a symmetrical building with a formalised central section. This section is distinguished by the arched entrance way which is flanked on either side by two arched windows. The base of this section has been constructed with face brickwork with a rendered upper section. The remaining sections of the building flank this entrance panel have horizontal bands of windows to the ground and upper floors. The roof is terracotta tiled hipped roof. The former school contributes to the historic and architectural character of the Echuca Central Precinct.

| 424 High Street, Echuca   | Place Type          | Former Flour Mill               |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | Yes (HO69)                      |
|   |                     |                                 |

**Place Description** – a substantial formerly four storeyed over painted red brick with stuccoed dressings former flour mill. The corrugated iron clad gable roof is concealed from High Street by a parapeted gable end, enriched with the date of alteration works (1914) in cast cement and corner “pilaster” terminations. Openings have slightly segmental heads to High Street although c. 1914 work is either flat arched or with an enriched segmental arch (to High Street). Single storeyed corrugated iron outbuildings are attached at the rear and a later timber staircase provides access to the upper level on the southern elevation. A recent alteration has seen an access door added to the front (High Street) façade. This building contributes to the historic and architectural character of the Echuca Central Precinct.


| 426 High Street, Echuca   | Place Type          | Masonic Lodge                   |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | Yes (HO40)                      |
|   |                     |                                 |

**Place Description** – an imposing Italianate public building with symmetrical façade to High Street having a central blind archway with elaborate stuccoed broken pediment carried on defaced fluted columns flanked by pavilions emphasised by engaged ionic porticos




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with the square and compass symbol in the parapets above. The brickwork is tuck-pointed and the central pedimented motif incorporates Masonic symbols in cast cement with ears of wheat. The remainder of the building is substantial and of an externally utilitarian character. The former Masonic Lodge contributes to the historic and architectural character of the Echuca Central Precinct.

| 432-436 High Street, Echuca   |                     | Place Type                      | Salvation Army Citadel |
|---|---------------------|---------------------------------|------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |                        |
|   | Individual Status   | Yes (HO39)                      |                        |
|   |                     |                                 |                        |

**Place Description** – a brick hall with inter-war classical revival façade in red ochred brick, now overpainted with stuccoed (also overpainted) enrichment. Coupled pilasters, stepped gable, round and segmentally arched openings and semi-circular hood mould to the entry with surmounting cast cement panel are the principle elements. The hall with stage has 4 bays with timber trusses, mostly concealed by the ceiling line and a rear room constituting another bay. This building contributes to the historic and architectural character of the Echuca Central Precinct.

| 433 High Street, Echuca   |                     | Place Type                      | Former butter factory |
|---|---------------------|---------------------------------|-----------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |                       |
|   | Individual Status   | No                              |                       |
|   |                     |                                 |                       |


**Place Description** – A two storeyed brick and stuccoed building with additions attached to the south (upper level) and rear, distinguished by reconstructed shop front with verandah, inter-war period parapeted treatment, rusticated pilasters and brick lined basement floor with remnants of stuccoed linings, presumed to related to the buildings former use as a butter factory. This building contributes to the historic and architectural character of the Echuca Central Precinct.

| 500-514 High Street, Echuca (Christ Church Anglican Church)                         |                     | Place Type                      | Church |
|---|---------------------|---------------------------------|--------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |        |
|   | Individual Status   | Yes (HO48)                      |        |
|   |                     |                                 |        |

**Place Description** – a mid-Victorian gothic revival church with apsidal end, transepts and later stained glass windows to west end. Brickwork is tuckpointed and bi-chromatic and the stuccoed ornamentation is generally limited to the string courses and buttress copings. Inside, the crossing is emphasized by the intersection of four trusses springing from grouped pilasters in the gothic manner.


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Ceilings have painted diagonal timber linings and the elevated choir stalls at the rear are substantially intact. The church contributes to the historic and architectural character of the Echuca Central Precinct.


| High And Hare Streets, Echuca   | Place Type          | Alton Gardens                   |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | Yes (HO74)                      |

Place Description – The Alton Gardens are grassed with an irregular placement of trees. The landscaping is not formalised and there are different species of trees throughout the gardens. The Alton Gardens contributes to the historic and architectural character of the Echuca Central Precinct.

## 2.6.4. Pakenham Street


| 252 Pakenham Street, Echuca   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 252 Pakenham Street has an Interwar rendered masonry parapet with capped piers and a capped rectangular pediment. The glazed shop front has been modified. The commercial shop contributes to the historic and architectural character of the Echuca Central Precinct.

| 254 Pakenham Street, Echuca   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


Place Description – 254 Pakenham Street are Interwar shop fronts with rendered masonry parapets. The parapets have capped piers and capped rectangular pediments. The glazed shop fronts have been modified. The skillion roofed verandah appears to have been modified. The commercial shops contribute to the historic and architectural character of the Echuca Central Precinct.

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| 258 Pakenham Street, Echuca   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – a former tuckpointed brick store with an elegant main façade subdivided into three pilastered bays with frieze and dentillated cornice, the parapet and pilaster terminations having distinctive recessed panels, not seen elsewhere in Echuca, and the corner pilasters being carried up as chimneys. Perimeter walls are brick and the gable roof has glazed lanterns. This commercial building contributes to the historic and architectural character of the Echuca Central Precinct.

### 2.6.5. Percy Street

| 13 Percy Street, Echuca  | Place Type          | St Mary's Catholic Priory       |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|  | Individual Status   | Yes (part of HO15)              |

Place Description – St Mary's Catholic Priory is a late Victorian double storey brick residence. The roof is a hipped slate roof and the rendered chimneys are distinctive elements of the roofline. The verandah roof has been clad with corrugated metal and has a straight profile. The double storey verandah has extensive cast iron lace work with an ecclesiastic theme. Each bay contains a highly decorative and richly patterned cast iron frieze and brackets and these form a pointed arch. The façade is symmetrical with a timber entrance door with side lights and a highlight. The windows have rendered surrounds. This residential building contributes to the historic and architectural character of the Echuca Central Precinct.

## 3. ECHUCA CENTRAL RESIDENTIAL PRECINCT (HO 3)

### 3.1. Study details

The sources for this statement of significance can be found in the *Shire of Campaspe Heritage Review 2014*

### 3.2. Map



HO 3 Echuca Central Residential Precinct



### 3.3. Historic Context

The Echuca Port area was the centre of activity both commercially and as a residential area during the 1850s and through to the 1890s. During this period the town's role as the centre of trade between Victoria and the New South Wales Riverina area was second only to Melbourne in terms of the value of imports received in the colony.

However, with the opening of other railway lines and the decline of the river trade, Echuca's role as a powerful trading centre had slipped well away by 1890. The decreasing importance of the river trade, the growing population and the scarcity of land in the port area saw the southward expansion of the township from the late 19th century and 20th century.

#### The Residential Precinct Area

The Echuca Central Residential Precinct demonstrates the evolution and changing residential character of the township of Echuca during the late 19th and early 20th century. This residential area supplanted Echuca's West End [HO87] as the most sought after residential location towards the end of the 19th century. This was initially a product of a shortage of suitable residential land in the West End but the eventual decline of river trade and commercial activity in the port area consolidated the primacy of this area.

The precinct is particularly notable for its early 20th century residential development. There are a number of 19th century villas generally of smaller and less grandiose proportions than those houses from the Federation period. A number of the Federation period houses are excellent examples of this style. There are also several houses in the Californian Bungalow style, the English Domestic Revival style and the Georgian Revival styles. The prominent architectural characteristic is picturesque and these values are supported by a number of landscaped garden settings with mature trees.

Source

City of Echuca Heritage Conservation Study, Vol One, Andrew C Ward 1992

### 3.4. Statement of Significance

#### What is Significant?

The Echuca Residential Precinct demonstrates the evolution and changing residential character of the township of Echuca during the late 19th and early 20th century.

From the end of the 19th century the Echuca Central Residential Precinct supplanted Echuca's West End as the most sought after residential location.

The precinct is particularly notable for its early 20th century residential development in the Federation style. Of these a number are large and grandiose and particularly fine examples of the period (of note 59 – 63 Hopwood Street, 41 Francis Street and Cadell 12 Tyler Street).

The other historic residences illustrate a variety of architectural styles (of their period) and this includes the: California Bungalow, the English Domestic Revival, English Arts And Crafts, Federation/Edwardian and the late Victorian vernacular.

The majority of places are picturesque in character and these values are supported by a number of fine landscaped garden settings.

Development generally consists of single storey housing with generous setbacks, garden settings and low transparent fences. This contributes to the sense of spaciousness and openness that is complemented by the public domain with its

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wide streets, gravelled verges and street trees. The general openness of the precinct enables views to the nearby riverine vegetation and environment.

The Echuca Central Residential Precinct has retained its high quality historic residential character and this is supported by the quality and variety of architectural styles.

Contributory places:

Francis Street: 41, 42, 46, 50, 53, 54, 55, 56, 59, 62, 63, 65, 67, 68, 71, 74, 75, 80,  
High Street: 325, 329, 337, 339, 341, 347, 349, 351, 355, 357, 359, 366, 368, 381, 383,  
Hopwood Street: 44, 47, 50, 53, 55, 57, 59-63, 62, 65, 67, 68, 70, 73, 75, 76,  
McKinlay Street: 221,  
Tyler Street: 2, 4, 12 (Cadell).

### How is it Significant?

It is of local historic, social and aesthetic cultural heritage significance to the Campaspe Shire.

### Why is it Significant?

The residential precinct is of historic significance as it provides tangible evidence of the impact of the economic, social and physical changes that were associated with the reduced river trade and the decline of the port area during the late 19th and early 20th century.

It also demonstrates the impact that the construction of the rail line between Melbourne and Echuca had on the character of development. (HERCON criteria A & G)

The precinct is of social significance for its association with events, development and cultural phases which have had a significant role in the occupation and evolution of the community. (HERCON criteria G)

It is of particular aesthetic significance for its Federation era architecture. These houses are fine regional representations of the style and display many of the characteristics associated with this period. The other significant building styles contribute to the architectural diversity and are good representative examples of their period. The associated fine, mature and ornamental private gardens provide an appropriate setting for the prevailing domestic architectural styles of aesthetic significance. The aesthetic significance of the private gardens is enhanced by the mature treed avenues and street tree groups throughout the area. The overall impact is picturesque and prestigious. The retention of the integrity of the majority of these places contributes to the significance of the precinct (HERCON criteria D & E).

### 3.5. Controls

Proposed controls for precinct:


| Control  | External paint controls | Tree controls  | Incorporated document                                       |
|----------|-------------------------|--|---|
| Applies? | Yes                     | Yes<br>Greater than 5 metres in height; or<br>Greater than 2 metres circumference. | Yes<br>Heritage Precincts Incorporated Plan, September 2014 |

## 3.6. Places that contribute

Some of the contributory places may also be of Individual Significance and have their own Heritage Overlay. These places are indicated on the precinct mapping with a red line. Refer to their individual citations for their cultural heritage significance.


Places that contribute to the significance of the precinct include:

### 3.6.1. Francis Street


| 41 Francis Street, Echuca   |  | Place Type          | Dwelling                        |
|---|--|---------------------|---------------------------------|
|  |  | Contributory Status | Satisfies HERCON Criteria A & E |
|   |  | Individual Status   | No                              |

Place Description - 41 Francis Street is a large Federation era residence in the bungalow style. It is clad with weatherboards and has a terracotta tiled roof. The design is asymmetrical with a particular emphasis on projecting gable roofed sections and recessed verandah. The roof is complex with a number of gables and gablet vents. The windows are generally designed as bands of timber framed casement windows. The verandah includes the entrance and has paired timber posts. The expansive garden setting and timber front fence contribute to the historic character of the house. The house and garden setting


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| 42 Francis Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description - 42 Francis Street is a typical late Victorian vernacular timber cottage with a corrugated metal gable roof. The front verandah has a straight profile and is completely enclosed by lattice work. It contributes to the Echuca Central Residential Precinct.

| 46 Francis Street, Echuca  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|  | Individual Status   | No                              |


Place Description - 46 Francis Street is a large and finely designed Federation era house. It is a stylish exemplar of its style and demonstrates many of the features associated with this period. This includes the multi gabled roof with gablet vents and the candle snuffer styled roof. The tall and slender chimneys complete the complex roof design. The return verandah has a distinctive timber fretwork. The expansive garden setting and decorative timber fence contributes to its significance. It contributes to the Echuca Central Residential Precinct.

| 50 Francis Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |


Place Description - 50 Francis Street Echuca is a Federation era house and demonstrates many of the features associated with this period and this includes the multi gabled roof with gablet vents and the decorative ridge capping. The tall and slender chimneys complement the complex roof design. The return verandah has distinctive timber fretwork. The garden setting and the timber post and decorative woven wire fence contributes to its significance. It contributes to the Echuca Central Residential Precinct.




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| 53 Francis Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – a single fronted symmetrical overpainted stuccoed villa with timber posted verandah to north and east elevations, decorative cast iron frieze and quoins. The symmetrical openings have plain stuccoed architraves and there is a later timber room attached to the south wall.


| 54 Francis Street, Echuca  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

Place Description – an unusual overpainted tuckpointed brick symmetrical villa distinguished by its recessed window spandrels, sill moulds and niches with side of the front door. The verandah has been partially reconstructed and has a concave roof with later iron lace. Symmetrical chimney stacks are chamfered and there is a parapeted wing on the south side.


| 55 Francis Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description - 55 Francis Street is a large and somewhat modified residence. It has been constructed from masonry and has a multi hipped corrugated metal roof. The entrance is to the side and has a portico. The front façade has a series of windows. The garden setting contributes to its significance. It contributes to the Echuca Central Residential Precinct.


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| 56 Francis Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** - 56 Francis Street is a timber house with a corrugated metal hipped roof. It demonstrates many of the characteristics associated with Edwardian period. This includes the projecting front with its hipped roof and single timber framed window. The recessed porch has a bullnosed verandah with a cast iron frieze with brackets to the verandah posts. The timber framed door and windows and contribute to its historic character. The garden setting contributes to its significance. The fence is not representative of the period and style. It contributes to the Echuca Central Residential Precinct.


| 59 Francis Street, Echuca  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

**Place Description** - 59 Francis Street demonstrates many of the characteristics associated with the Interwar Bungalow. It is a weatherboard bungalow with a terracotta tiled roof. Architectural features such as the relatively wide eaves, the opposing gable roofs and the paired timber verandah posts with the masonry plinths are typical for this scale and era of Interwar Bungalow. This particular style is representative of a typical State Savings Bank bungalow design. The timber post and woven wire fence and Cyclone gates are appropriate and complement the garden setting. It contributes to the Echuca Central Residential Precinct.


| 62 Francis Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** - 62 Francis Street is a fine example of a Federation Bungalow. The styling is more typical of bungalow architecture that developed in response to a search for a national style. These features can be found in the large enveloping gable roof with the return verandah. The main gable has a dominant rectangular motif. The verandah with its masonry piers and low masonry walls are integral to this style. The windows are in bands with a bay window to one side. The low masonry fence and garden setting are complementary elements. It contributes to the Echuca Central Residential Precinct.


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| 63 Francis Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description - 63 Francis Street is a typical late Victorian period residence with a symmetrical façade. The façade has a central door flanked on either side by double hung timber windows. The large hip roof has masonry chimneys and the bullnosed verandah has timber verandah posts with a cast iron frieze and brackets. The return verandah complements the scale of this residence. The timber picket fence and garden setting are complementary elements. It contributes to the Echuca Central Residential Precinct.

| 65 Francis Street, Echuca  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |
|  |                     |                                 |


Place Description - 65 Francis Street is clad with weatherboards and has a corrugated metal roof with masonry chimneys. It demonstrates many of the characteristics associated with Edwardian period. This includes the projecting front with its hipped roof, timber framed windows with side lights. The verandah has a minimised bullnose and timber fretwork brackets to the posts. The timber post and woven wire fence and Cyclone gates are appropriate and complement the garden setting. It contributes to the Echuca Central Residential Precinct.

| 67 Francis Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |


Place Description - 67 Francis Street is a rendered masonry bungalow with a corrugated metal roof. It demonstrates many of the characteristics associated with the Interwar Bungalow. Architectural features such as the relatively wide eaves, the gable roofs and the masonry and the masonry and timber verandah post are typical for this scale and era of Interwar Bungalow. The fence and gates are appropriate and complement the garden setting. It contributes to the Echuca Central Residential Precinct.




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| 68 Francis Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

**Place Description** - 68 Francis Street is a bungalow that is clad with weatherboards and has a hipped and gable corrugated metal roof. The front door and the windows have side lights. The timber posted verandah returns to both sides. The woven wire fence and sympathetic gates complement the garden setting. It contributes to the Echuca Central Residential Precinct.

| 71 Francis Street, Echuca  | Place Type          | Dwelling   |
|--|---------------------|--|
|  | Contributory Status | Satisfies HERCON Criteria A & E  |
|  | Individual Status   | Yes (HO76 – Moreton Bay Figs x2, naturestrip 71 Francis Street Echuca) |
|  |                     |  |


**Place Description** - 71 Francis Street is clad with weatherboards and has a corrugated metal roof. This is an ornate Federation era residence. The design is predicated on the diagonal and this was a common layout (for the period) and for the larger and more ornate residence. The use of the diagonal in the planning was a breakaway from the Victorian symmetry. The diagonal is supported stylistically by the irregularity of the facades; the complex hip and gable roof with gable vents. The facades are distinguished by the use of decorative timber strapping to the gables. The return verandah has a fine frieze and brackets to the verandah posts. The timber picket fence and the garden setting complement this fine residence. It contributes to the Echuca Central Residential Precinct.

| 74 Francis Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |
|   |                     |                                 |


**Place Description** - 74 Francis Street is a stylish masonry residence with a corrugated metal hipped roof with masonry chimneys. Stylistically it demonstrates a change in architecture styling with a move away from the Victorian symmetry and towards a more picturesque and irregular architecture. Features such as the projecting bay and the asymmetry of the front façade contribute to the picturesque historic character. The timber frieze is striking but possibly not original to the date of construction. The timber picket fence and gates and garden setting complement the architecture. It contributes to the Echuca Central Residential Precinct.



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| 75 Francis Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** - 75 Francis Street is a weatherboard house with a corrugated metal roof and decorative masonry chimneys. It demonstrates many of the characteristics associated with Edwardian period with some Federation detailing. Architectural characteristics include: the projecting gable front (with its timber finial and collar tie); the timber windows and the window hood. The broken back return verandah is integral to its architectural character and is distinguished by its timber fretwork with timber verandah posts. The picturesque irregularity of this residence has not been compromised by the later modifications and additions. The timber picket fence and gates and garden setting complement the architecture. It contributes to the Echuca Central Residential Precinct.

| 80 Francis Street, Echuca  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

**Place Description** - 80 Francis Street is a typical Victorian period residence with a symmetrical façade. The façade has a central door flanked on either side by double hung windows. The large hip roof has an atypical central masonry chimney. The bullnosed verandah has timber verandah posts with a timber fretwork frieze. The garden setting complements the historic architecture. It contributes to the Echuca Central Residential Precinct.


### 3.6.2. High Street

| 323 High Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


**Place Description** - 323 High Street is a timber bungalow with a corrugated metal roof. It demonstrates many of the architectural characteristics associated with the Interwar Bungalow. This includes features such as: the relatively wide eaves; the opposing gable roof and hip roof; the decorative finish to the gable. The roof falls to create a verandah roof. The verandah has squat masonry plinths with paired timber verandah posts and these are typical for this scale and era of Interwar Bungalow. This particular style is

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associated with the State Savings Bank designs for bungalows. The two palm trees are strongly associated with the style and period of development. It contributes to the Echuca Central Residential Precinct.

| 325 High Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** - 325 High Street is a timber bungalow with a corrugated metal roof and a masonry chimney. It demonstrates many of the characteristics associated with the Interwar Bungalow. It has been modified but these changes have not compromised the stylistic expression of this residence. Architectural features such as the relatively wide eaves, the opposing gable and hip roof (with gable vents), the roof falling to create a verandah roof and the timber and masonry posts are typical for this scale and era of Interwar Bungalow. The garden setting complement the architecture is a timber bungalow with a corrugated metal roof. It contributes to the Echuca Central Residential Precinct.


| 329 High Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** - 329 High Street is a typical late Victorian period vernacular cottage. It is a timber building with a corrugated metal roof and has masonry chimneys. The styling is dependent on the symmetrical façade with its central door flanked on either side by timber double hung windows with side lights. The verandah is distinguished by a fine cast iron frieze with decorative cast brackets to the verandah posts. The setback provides scope for a sympathetic garden setting. It contributes to the Echuca Central Residential Precinct.


| Photo 337 High Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** - 337 High Street is a typical late Victorian period vernacular cottage. It is a timber building with a corrugated metal roof and has one masonry chimney. The styling is dependent on the symmetrical façade with its central door flanked on either side by timber windows. The verandah is distinguished by a fine cast iron frieze and cast brackets to the verandah posts. The timber picket fence and garden setting complements the architecture. It contributes to the Echuca Central Residential Precinct.


## Heritage Review – Part B Heritage Precincts

| 339 High Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description - 339 High Street is a typical late Victorian period vernacular cottage. It is a timber building with a corrugated metal roof and it has a masonry chimney. The styling is dependent on the symmetrical façade with its central door flanked on either side by modified paired windows. The verandah and its verandah posts have been modified but are sympathetic. The woven wire fence and sympathetic gates complement the garden setting. It contributes to the Echuca Central Residential Precinct.


| 341 High Street, Echuca  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

Place Description - 341 High Street is a good example of a masonry and stucco bungalow with a corrugated metal roof and masonry chimney. Architectural features such as the relatively wide eaves with exposed timber rafters, the double gable roofs, the timber shingled gable fronts and the squat masonry verandah post are typical for this scale and era of Interwar Bungalow. The setback provides scope for a sympathetic garden setting. It contributes to the Echuca Central Residential Precinct.


| 347 High Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description - 347 High Street is a typical late Victorian period timber vernacular cottage. It has a corrugated metal hipped roof and a bullnosed verandah. The styling is dependent on the symmetrical façade with its central door flanked on either side by timber windows. The verandah and its verandah posts have been modified but are sympathetic. The setback provides scope for a sympathetic garden setting. It contributes to the Echuca Central Residential Precinct.


## Heritage Review – Part B Heritage Precincts

| 349 High Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** - 349 High Street is a fine face brick building with a terracotta tiled roof. Its styling has its roots in the bungalow style but it also demonstrates architectural features associated with a later styling. These features can be found in the fully bricked gable front with the contrasting band of cream brick work with its timber framed window and bricked opening (which opens onto the verandah and entrance). The roof falls to create a verandah roof and the entrance is from the side and not the front of the house. The brick fence with its contrasting bands of brickwork complements the architecture and visually frames the building on this site. The setback provides scope for a sympathetic garden setting. It contributes to the Echuca Central Residential Precinct.

| 351 High Street, Echuca  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |


**Place Description** - 351 High Street is a timber residence with a corrugated metal hipped and gable roof with decorative masonry chimneys. It is a decorative Federation residence with some unusual regional detailing. The design is asymmetrical with its irregular facades and verandah lines. The timber detailing is typical for the period and this includes the window frames, the timber strapwork to the gable. It contributes to the Echuca Central Residential Precinct.

| 355 High Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


**Place Description** - 355 High Street is a timber bungalow with a corrugated metal roof. It demonstrates many of the characteristics associated with the Interwar Bungalow. Architectural features such as the relatively wide eaves, the gable roof and the porch with its timber and masonry posts are typical for this scale and era of Interwar Bungalow. The garden setting complement the architecture. It contributes to the Echuca Central Residential Precinct.




## Heritage Review – Part B Heritage Precincts

| 357 High Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description - 357 High Street is a late Victorian timber house with a corrugated metal roof. It has a symmetrical façade has a centralized door flanked on either side by timber windows – one of which has been modified. The verandah with its posts and timber fret work frieze complements the architecture of this building. The garden setting complements the architecture. It contributes to the Echuca Central Residential Precinct.

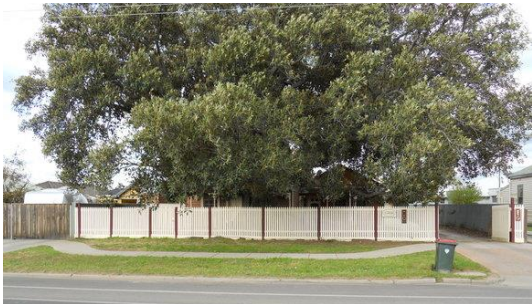
| 359 High Street, Echuca  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |
|  |                     |                                 |

Place Description - 359 High Street is a good example of a masonry and stucco bungalow with a corrugated metal roof and masonry chimney. Architectural features such as the relatively wide eaves with exposed timber rafters; the double gable roofs and the gablet vent; the timber shingle gable fronts and the timber and masonry verandah post are typical for this scale and era of Interwar Bungalow. The setback provides scope for a sympathetic garden setting. It contributes to the Echuca Central Residential Precinct.


| 366 High Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description - 366 High Street High Street is a typical late Victorian vernacular cottage. It is a timber building with a corrugated metal hipped roof and masonry chimneys. The styling is dependent on the symmetrical façade with its central door flanked on either side by timber double hung windows. The verandah and its timber verandah posts are integral to this style. The setback provides scope for a sympathetic garden setting. It contributes to the Echuca Central Residential Precinct.


## Heritage Review – Part B Heritage Precincts

| 368 High Street, Echuca (including tree)  | Place Type          | Dwelling  |
|---|---------------------|---|
|  | Contributory Status | Satisfies HERCON Criteria A & D                     |
|   | Individual Status   | Yes (HO77 Moreton Bay Fig, 360 High Street, Echuca) |

**Place Description** - 368 High Street is a typical late Victorian vernacular cottage. It is a timber building with a corrugated metal gable roof. The styling is dependent on the symmetrical façade with its central door flanked on either side by timber double hung windows. The verandah and its timber verandah posts and timber brackets are integral to this style. The timber picket fence is a sympathetic feature. The setback provides scope for a sympathetic garden setting. It contributes to the Echuca Central Residential Precinct.

| 381 High Street, Echuca  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|  | Individual Status   | No                              |


**Place Description** - 381 High Street is a fine example of a Federation Bungalow. The styling is typical of Federation era bungalow architecture. Qualities such as the simplified elements, the large roof and the deep return verandah hint at the search for a national architecture for the new century. Other features such as the contrasting gable finish with timber strapping; the hip and gablet roof, the decorative masonry chimneys and the wide eaves all demonstrate the main architectural elements associated with this style. The low masonry fence and garden setting are complementary elements. It contributes to the Echuca Central Residential Precinct.

| 383 High Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


**Place Description** - 383 High Street is a timber residence with a gable and hipped corrugated metal roof. The styling is picturesque and this is characterized by the projecting gable with its decorative timber barge boards, the timber finial and oculus vent. The later modifications are sympathetic. The timber picket fence and gates and garden setting are sympathetic. It contributes to the Echuca Central Residential Precinct.

# Heritage Review – Part B Heritage Precincts


## 3.6.3. Hopwood Street

| 44 Hopwood Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** - 44 Hopwood Street is an early 20<sup>th</sup> century house. It is clad with weatherboards and has a number of corrugated metal gable roofs and has masonry chimneys. The styling is asymmetrical with a projecting front. The bullnosed verandah extends across the whole of the front. The doors and windows are timber framed. The timber fence is not sympathetic to the period. The setback provides scope for a sympathetic garden setting. It contributes to the Echuca Central Residential Precinct.

| 47 Hopwood Street, Echuca  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |


**Place Description** – a picturesque timber villa in the federation manner with Dutch gabled corrugated iron clad roof, tall (now painted) chimney stacks with rough cast caps, shingled weatherboard dado, turned timber posted verandah and bay window alongside the front door with lead lit side lights. A projecting wing is shingled and half-timbered with projecting and bracketed gable end and window hood to the bayed window in the Edwardian manner.

| 50 Hopwood Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


**Place Description** - 50 Hopwood Street is a weatherboard clad house with a corrugated hipped and gable corrugated metal roof and decorative masonry chimneys. It demonstrates many of the characteristics associated with Edwardian period. These include: the projecting gable front and the timber window with its window hood. The return verandah has timber verandah posts. The timber picket fence and gates and garden setting complement the architecture. It contributes to the Echuca Central Residential Precinct.




## Heritage Review – Part B Heritage Precincts

| 53 Hopwood Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description - 53 Hopwood Street is a good example of a masonry and stucco bungalow with a tiled roof and masonry chimney. Architectural features such as the relatively wide eaves with exposed timber rafters, the grouping of the windows, the double gable roofs (with rectangular patterned timber trapping to the gable fronts) and the masonry verandah posts are typical for this scale and era of the Interwar Bungalow. The timber fence and gates and garden setting complement the architecture. It contributes to the Echuca Central Residential Precinct.

| 55 Hopwood Street, Echuca  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |
|  |                     |                                 |


Place Description - 55 Hopwood Street is a timber house with a corrugated hipped and gable corrugated metal roof. It demonstrates many of the characteristics associated with Edwardian period. This includes the projecting gable front with its timber windows. The posted verandah contributes to the architectural styling. The timber picket fence and gates and garden setting complement the architecture. It contributes to the Echuca Central Residential Precinct.

| 57 Hopwood Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |


Place Description - 57 Hopwood Street is a weatherboard clad building with a corrugated metal roof. The styling is a typical late Victorian period vernacular cottage and this is dependent on the symmetrical façade with its central door flanked on either side by timber double hung window. The slightly convex verandah is distinguished by a fine cast iron frieze and cast brackets to the verandah posts. The hedging to the front fence and the garden setting are complementary to the architectural period. It contributes to the Echuca Central Residential Precinct.




## Heritage Review – Part B Heritage Precincts

| 59-63 Hopwood Street, Echuca  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |
|   |                     |                                 |

**Place Description** - 59 – 63 Hopwood Street is one of the finest examples of a masonry and stucco bungalow in Echuca. Its fine unpainted render finish is notable. Other distinctive feature are the bay windows, pairs of timber framed diamond paned windows and the overhanging gable front with its small paired windows. Other architectural features such as grouping of the gable roofs; the masonry chimneys; gablet vents and the relatively wide eaves with exposed timber rafters combine to make this one of the most architecturally distinctive residences in the precinct. The masonry fences with its hedges and gates and garden setting complement this fine residence. It contributes to the Echuca Central Residential Precinct.


| 62 Hopwood Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |
|   |                     |                                 |

**Place Description** - 62 Hopwood Street is constructed from rendered masonry with a terracotta tiled roof. It is a large Federation era Bungalow. The hipped roof with gablet vents and large front gable are typical for the period and scale of this house. The large gable front has timber strapping with generously scaled masonry piers and this creates a distinctive entry. The garden setting is complementary to the architectural period. It contributes to the Echuca Central Residential Precinct.


| 65 Hopwood Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

**Place Description** - 65 Hopwood Street is a weatherboard clad bungalow with a corrugated metal roof and masonry chimney. The gable roofs combine to create a typical bungalow aesthetic which includes the gable roofed entrance porch with its large masonry piers. The gable fronts have decorative timber shingles with latticework to the gable vents. The garden setting complement the architecture. It contributes to the Echuca Central Residential Precinct.


## Heritage Review – Part B Heritage Precincts

| 67 Hopwood Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description - 67 Hopwood Street is a timber and cement sheet clad house with a corrugated metal hipped and gable roof. There is a timber weatherboard dado panelling. The projecting gable front has a simple timber horizontal timber strap and paired timber windows. The hipped roof falls in an unbroken line to form the verandah. The woven wire fence and garden setting complement the architecture. It contributes to the Echuca Central Residential Precinct.


| 68 Hopwood Street, Echuca  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

Place Description - 68 Hopwood Street is a timber bungalow with a hipped roof with a breakfront gable to the entrance. The façade is distinguished by the rows of small paned windows. The timber picket fence and garden setting complement the architecture. It contributes to the Echuca Central Residential Precinct.


| 70 Hopwood Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description - 70 Hopwood Street is a picturesque house with a corrugated metal hipped and gable roof. The projecting gable front has contrasting timber shingle cladding to its apex and a bay window. The hipped roof falls in an unbroken line to form the verandah. The verandah has paired timber posts with masonry bases. The hedged fence and garden setting complement the architecture. It contributes to the Echuca Central Residential Precinct.


## Heritage Review – Part B Heritage Precincts

| 73 Hopwood Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description - 73 Hopwood Street is a distinctive Federation era house. It is constructed from masonry has a corrugated metal hipped and gable roof with gablet vents. It demonstrates many fine features and these include the substantial stucco gable front with timber strapping and the decorative timber brackets to the verandah posts. The bands of vertical proportioned windows add to the distinctive character created by its unusual façade. The woven wire fence and garden setting complement the architecture. It contributes to the Echuca Central Residential Precinct.

| 75 Hopwood Street, Echuca  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|  | Individual Status   | No                              |
|  |                     |                                 |

Place Description - 75 Hopwood Street is a fine Federation era house. It is constructed from tuck pointed masonry with a corrugated metal hipped and gable roof with gablet vents and finely proportioned masonry chimneys. It demonstrates many of the features associated with the period and these include the decorative gablets and the grouping of the windows. The arched timber fretwork is finely designed. The woven wire fence and garden setting complement the architecture. It contributes to the Echuca Central Residential Precinct.


| 76 Hopwood Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description – 76 Hopwood Street is a large late Victorian residence. It is clad with weatherboards and has a hipped and gable corrugated metal roof. The return bullnosed verandah with its decorative timber detailing contributes to its style. Some of the windows have decorative hoods. The hedged fence and garden setting complement the architecture. It contributes to the Echuca Central Residential Precinct.




## Heritage Review – Part B Heritage Precincts

### 3.6.4. McKinlay Street


| 221 McKinlay Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description - 221 McKinlay Street is a large masonry Federation era residence. The corrugated metal roof has one large hip with ridge tiles. The rendered façade has vermiculated quoins. The steeply pitched gable front with the bay window provides a counterpoint to the rest of the façade. The verandah is recessed and has fine cast iron frieze with brackets to the verandah posts. The masonry fence and garden setting complement the architecture. It contributes to the Echuca Central Residential Precinct.

### 3.6.5. Tyler Street

| 2 Tyler Street, Echuca   | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |


Place Description - 2 Tyler Street is a timber bungalow with a corrugated metal gable roofs. The gable roofs combine to create a typical bungalow aesthetic which includes the gable roofed entrance porch with its masonry piers and paired timber columns. The gable fronts have decorative timber shingles to the gable vents. The garden setting complement the architecture. It contributes to the Echuca Central Residential Precinct.

| 4 Tyler Street, Echuca  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description - 4 Tyler Street is a timber Interwar residence with a corrugated metal gable and hipped roof. The projecting gable front has a contrasting finishes to the apex of the gable and the triple band of timber framed windows are representative of this period. The entry to one side reinforces the asymmetry of the design and the bay window is integral to its style.. It contributes to the Echuca Central Residential Precinct.



## Heritage Review – Part B Heritage Precincts

| 12 Tyler Street, Echuca (Cadell)  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | Yes/No (H054)                   |

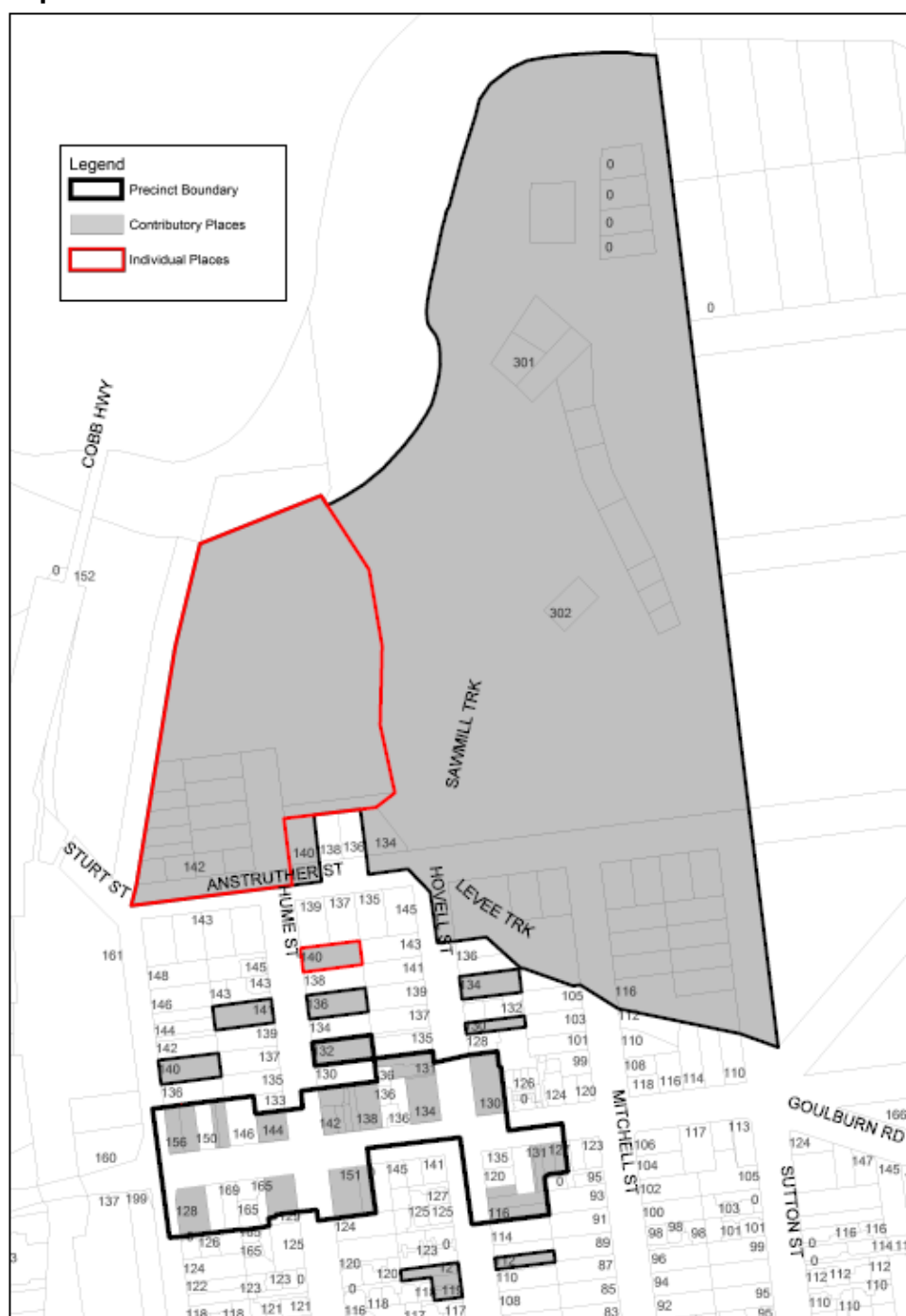
Place Description - 12 Tyler Street High Street is a fine example of a Federation era bungalow. Its architecture demonstrates a number of other historic themes and these can be found in the Arts and Crafts and the Queen Anne styling. It is constructed from face red brick with rendered contrasting panels such as to the apex of the gable. The complexity of the gable roofs and the fine and slender masonry chimneys contributes to the picturesque character of the building. Features such as the contrasting gable finishes with timber strapping, bands of timber windows and its diagonal placement on the block support its architectural prominence. The timber fence and the garden setting with its large trees support the importance of this building. It contributes to the Echuca Central Residential Precinct.

## 4. ECHUCA EAST PRECINCT (HO 86)

### 4.1. Study details

The sources for this statement of significance can be found in the *Shire of Campaspe Heritage Review 2014*

### 4.2. Map



HO86 Echuca East Precinct

### 4.3. Historic Context

The Echuca East Precinct is one of the earliest residential, industrial and commercial areas of Echuca. It developed independently of the main residential and commercial centre of Echuca and this sense of neighbourhood, self-sufficiency and independence is still appreciable and is supported by the extent and variety of (extant and former) commercial enterprises in Pakenham Street.

Philip Chauncy's survey plan of 1854 shows this area traversed by bush tracks leading from Hopwood's ferry to Maiden's punt and the Goulburn River. The survey plan also noted 'flooded gums, box and cherry,' with 'wattles'. The 'Sawpit Creek' was already known by this name at this early date and it was marked as running through what was to be the future site of Shinbone Alley and into the Murray River. Chauncy, however, did not envisage the expansion of the settlement as far as Echuca East, the closest road reservation to that area being Annesley Street, which was subsequently re-aligned to accommodate the railway reserve.

However, the increasing prosperity of the port area supported the development of Echuca East. The precinct also developed in response to the establishment of timber and river based industries. The majority of blocks in the north-west portion of Echuca East had been surveyed and sold by the end of 1863 with the land to the north of Anstruther Street being 'reserved for future subdivision as sites for wharves, tramways and so on for sale or lease...' Grantees included Hopwood, Blair and Co., Payne and McGrowther, the latter three being sawmillers. James Mackintosh's tramway from his mill at Crescent Street marked the eastern limit of the subdivision and was in existence at this time.

Blair and McGrowther had relocated their mill to the present site of the Murray River Sawmills in 1873/74 and the Patent Slip and Foundry leased by Donald and Dutch in 1866 was in operation nearby on 1.1 ha of land. To the east Burkett and Wilson's shipyard was situated on lot 15 of Section 6 alienated in January, 1874 and used by these owners from 1881. Twenty-six boats and barges were erected in Echuca/Moama during the 1860s followed by greater numbers over the next 20 years.

In 1867 there was a scatter of buildings along a bush track leading from the point at which the railway fence met the river, through the patent slip to Shinbone Alley. The development of Shinbone Alley during the 19th century – an early industrial and residential area [now an archaeological site] was integral to the commercial activities of the port. The buildings and residential development can be seen on contemporary plans of unalienated Crown Land in Shinbone Alley.

The Borough's manure depot was also situated here on the west bank of the Sawpit Creek which then ran through the settlement to the Murray. George McGrowther's surviving house at 141 Hovell Street was built in 1873 in the same years as the house at 141 Hovell Street was built and in the same years as Donald McLeod's pair of brick cottages at 119-121 Hovell Street. The 1865 additional survey of township allotments shows that at least three houses were in existence on the east side of Hovell Street at this time.

By the 1880s this area's status as a predominantly working class locality where workers lived alongside employers such as McGrowther and community leaders such as Henry Butcher was firmly in place. A contemporary lithograph shows McGrowther's mill, the settlement at Shinbone Alley and a tannery on the river bank whilst to the south there are small detached houses, row houses and shops at the intersection of Pakenham and Hovell Streets where the Tara's Hall hotel is also visible. In 1890, there were seven shops in this part of Pakenham Street, an iron granary, a wood factory and a total of three hotels.

From the early 20th century the locality has gradually lost its independence from Echuca West. The commercial centre has declined in importance and the mill, MacIntosh's tramway, the slip and other industries have vanished. Shinbone Alley, which by 1914 retained at least eight houses in spite of the floods of 1906 and other years, was in decline. Its population withstood the depression of the late 1920s and early 1930s and further floods. H. E. Betson acquired his lot from the Crown as late as April, 1944 but subsequent inundations took their toll with the population moving away after the Second World War.

## **The Precinct Area**

The former sawmill site is one of the few remaining historic industrial sites in Echuca.

A small number of commercial buildings survive and there is Tara's Hall Hotel on the north east corner of Hovell and Pakenham Streets. These small commercial enterprises provide a sense of neighbourhood and recall its former independence from the main centre across the railway line.

The simple architectural forms of the area recall its working class origins. Most of the early houses are symmetrical two or four roomed buildings with lean-to extensions at the rear. Construction of these is mainly weatherboard but some are brick.

Source

City of Echuca Heritage Conservation Study, Vol One, Andrew C Ward 1992

## **4.4. Statement of Significance**

### **What is Significant?**

The Echuca East area is one of the earliest residential, industrial and commercial areas of Echuca.

The group of 19th century vernacular workers' cottages are of note as they provide important physical evidence as to the character and nature of housing associated with the peak period of river trade and industry.

The historic commercial development along Pakenham Street contributes to an understanding of the independences of this area through the extent and variety of building types.

The former saw mill site is one of the few remaining historic industrial sites in Echuca.

Shinbone Alley is an early 19<sup>th</sup> century residential and commercial area (now an archaeological site). It was integral to the commercial activities of the port.

The Church of Christ demonstrates a working class austerity with its unaffected and simple aesthetics and rudimentary external finishes and it is in marked contrast to the elaborate and large scaled ecclesiastic architecture found elsewhere in Echuca. The hall to the rear is not significant.

The natural environment of the Murray River, its banks and surrounding reserves contribute to the overall setting of this area and assist in defining its special character

Contributory places:

|                    |   |
|--------------------|---|
| Anstruther Street: | former sawmill site, Shinbone Alley & Reserve,  |
| Pakenham Street:   | 127, 129, 130 (Tara's Hall Hotel), 131, 134, 138, 140, 142, 144, 148, 149-151, 154, 156, 163, |
| Sturt Street:      | 128-130 (Church of Christ), 138-140,  |
| Hovell Street:     | 112, 116, 118, 119, 121, 130, 131, 133, 134,  |
| Hume Street:       | 132, 136, 140, 141.   |

### **How is it Significant?**

It is of local historic, social and aesthetic cultural heritage significance to the Campaspe Shire.



### **Why is it Significant?**

The East Echuca area provides tangible physical evidence of the development of what was largely a working class neighbourhood that grew in response to the timber and river based industries.

The retention of the integrity of the majority of significant places contributes to the significance of the precinct. (HERCON criteria A)

It is of aesthetic significance for its modestly scaled working class residential and commercial architecture – many of which display a particular regional aesthetic.

Pakenham Street demonstrates an eclectic architectural character typical of small town development.

The Church of Christ through its location and simple architectural expression assists in defining the area.

The natural environment of the Murray River, its banks and surrounding reserves are integral to the aesthetic character and provide an appropriate setting to the precinct. (HERCON criteria E & D)

## 4.5. Controls

Proposed controls for precinct:


| Control  | External paint controls | Tree controls  | Incorporated document                                       |
|----------|-------------------------|--|---|
| Applies? | Yes                     | Yes<br>Greater than 5 metres in height; or<br>Greater than 2 metres circumference. | Yes<br>Heritage Precincts Incorporated Plan, September 2014 |

## 4.6. Places that contribute

Some of the contributory places may also be of Individual Significance and have their own Heritage Overlay. These places are indicated on the precinct mapping with a red line. Refer to their individual citations for their cultural heritage significance.

Places that contribute to the significance of the precinct include:

### 4.6.1. Anstruther Street

| Murray River Sawmill, Anstruther Street, Echuca                                     | Place Type          | Sawmill                         |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | Yes (HO91)                      |

Place Description – the mill complex consists of the following:


A small predominantly red brick Arts and Crafts influenced office with symmetrical front elevation, bracketed overhanging eaves to all elevations and stuccoed parapet wall with “Estd. 1873 The Murray River Sawmills” in low relief. A surmounting latticed gable end is a picturesque element.

A substantial, part demolished, timber shed of sawn and bush pole construction in red gum. On the northern elevation, “The Murray River Sawmills” is painted on the corrugated iron clad gable end. Inside, the bottom chords of the roof trusses are in bush pole form, spanning c. 12 metres. The balance of the frame and cladding is predominantly sawn.

A large sawn timber framed corrugated iron clad gable roofed mill with some later steel posts, lean-to additions and with modern machinery. Early roof trusses are king post design.


Remnants of privately owned rail sidings, including loose chaired rail lengths with cast iron chairs.

## Heritage Review – Part B Heritage Precincts


| Shinbone Alley & Reserve, off Anstruther Street, Echuca                           | Place Type          | Former residential area         |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description – allotments for Shin Bone Alley shown on 1867 plan. Was a settlement of workers employed in mills and other industries in Echuca. Housing was mostly of a temporary or adhoc nature. It has high local significance as remains of an early settlement of buildings showing how low cost housing was achieved from recycled and inexpensive remains.

### 4.6.2. Pakenham Street


| 127 Pakenham Street, Echuca  | Place Type          | Dwelling/commercial             |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |
|  |                     |                                 |

Place Description - 127 Pakenham Street is a shop front with a residence to the rear. The gable forms the parapet and there is a straight profile verandah with timber posts. The glazed shop front has a central entry. The recessed timber residence to the rear has a corrugated gable roof and a timber framed window to the street. There is a timber picket fence. The shop and residence contributes to the Echuca East Precinct.


| 129 Pakenham Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description - 129 Pakenham Street is an early 20<sup>th</sup> century house that is constructed from timber and has a corrugated metal roof with a bullnosed verandah. The symmetrical façade has a central door with windows on either side. The residence contributes to the Echuca East Precinct.


# Heritage Review – Part B Heritage Precincts

| 130 Pakenham Street, Echuca (Tara's Hall Hotel),                                  | Place Type          | Hotel                           |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – a single storeyed stuccoed hotel with corner splay and recessed panels above the verandah line. To the north, an extension is in face brick whilst one original window remains in the original portion. Later windows have “Ahern's hotel” in leadlight.

| 131 Pakenham Street, Echuca  | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |


Place Description - 131 Pakenham Street is a masonry shop with a glazed shop front with an entry to the side of the façade. There is a cantilevered canopy to the full extent of the shop. The shop contributes to the Echuca East Precinct.

| 134 Pakenham Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


Place Description - 134 Pakenham Street is a turn of the century vernacular house with a symmetrical façade. It is clad with timber weatherboards and has a central entrance with timber windows to either side. The corrugated metal roof is hipped. The verandah has been partially demolished. The residence contributes to the Echuca East Precinct.




## Heritage Review – Part B Heritage Precincts

| 138 Pakenham Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description - 138 Pakenham Street is an Interwar house with a hipped and gable corrugated metal roof. It demonstrates many of the vernacular characteristics associated with this period. This includes the projecting front with its gable front and timber strapping. The hipped roof falls in an unbroken line to form the roof of the porch. The entrance is from the porch. The masonry fence complements the style and the garden setting contributes to its significance. The residence contributes to the Echuca East Precinct.


| 140 Pakenham Street, Echuca  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |
|  |                     |                                 |

Place Description - 140 Pakenham Street demonstrates many of the characteristics from the 20<sup>th</sup> century (pre-World War II). It is a simple design with regularly placed windows to the façade and it has corrugated metal hipped roofs. The setback provides scope for a complementary garden setting. The residence contributes to the Echuca East Precinct.


| 142 Pakenham Street, Echuca   | Place Type          | Dwelling/ commercial            |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description - 142 Pakenham Street has been modified but retains sufficient fabric to demonstrate its historic characteristics. The weatherboard corner shop has a glazed shop front with a splayed entry. It has a corrugated metal roof. The shop contributes to the Echuca East Precinct.


## Heritage Review – Part B Heritage Precincts

| 144 Pakenham Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description - 144 Pakenham Street is a typical late Victorian period vernacular timber cottage. It has a symmetrical façade with a central door flanked on either side by double hung timber windows. The transverse gable roof has been clad with corrugated metal. The straight profile verandah has verandah posts with cast iron brackets. The setback provides scope for a complementary garden setting. The residence contributes to the Echuca East Precinct.


| 148 Pakenham Street, Echuca  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

Place Description - 148 Pakenham Street is a masonry Interwar bungalow with a corrugated metal hipped and gable roof with gablet vents. The porch is formed by the roof which falls in an unbroken line. The verandah posts are typical in style with a masonry plinth and stylized columns. There is a low masonry wall to the porch and this is contiguous with the columns. The picket fence is complementary. The setback provides scope for a complementary garden setting. The residence contributes to the Echuca East Precinct.


| 149 Pakenham Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description - 149 Pakenham Street is a timber Interwar house with a hipped and gable corrugated metal roof. It demonstrates many of the vernacular characteristics associated with this period. This includes the projecting front with its decorative gable front with timber strapping and the window hoods. The porch has a bullnose profile and decorative cast iron lacework. The entrance is from the porch. The paired timber windows and their timber window frames are typical for the period. The setback provides scope for a complementary garden setting. The residence contributes to the Echuca East Precinct.


## Heritage Review – Part B Heritage Precincts

| 151 Pakenham Street, Echuca   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** - 151 Pakenham Street is a masonry corner commercial building. It addresses the corner in the standard manner with a splayed corner entry. The glazed shop front is sympathetic in scale to the building. The verandah returns to both sides. The masonry parapet has horizontal banding typical of the Interwar period and the beginnings of a more functional approach to design. The commercial building contributes to the Echuca East Precinct.


| 154 Pakenham Street, Echuca  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

**Place Description** - 154 Pakenham Street Echuca is a timber Interwar house with a hipped and gable corrugated metal roof. It demonstrates many of the vernacular characteristics associated with this period. This includes the projecting front with its decorative gable with timber strapping, pressed metal face and the window hoods. The entrance is from a recessed porch and there are timber framed windows. The setback provides scope for a complementary garden setting. The timber picket fence complements the historic character of this building. The residence contributes to the Echuca East Precinct.

| 156 Pakenham Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


**Place Description** - 156 Pakenham Street is a fine example of an Interwar Bungalow. It is rendered in rough cast with contrasting smooth rendered bands to the openings. The roof is a hipped corrugated metal roof. The unpainted render is a fine and distinctive feature of this building. The entry is part of the projecting front section and is articulated by the doorway with smoothly rendered surrounds in contrast to the rough cast render. The fence is of the period and complements the historic character. The setback provides scope for a complementary garden setting. The residence contributes to the Echuca East Precinct.

## Heritage Review – Part B Heritage Precincts


| 163 Pakenham Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** - 163 Pakenham Street is a large late Victorian styled house. It is a weatherboard house with a corrugated metal hipped roof. It demonstrates the later stylistic characteristics associated with this period. This includes the stylistic change from a symmetrical façade and towards a more picturesque composition with irregular roof lines and an asymmetrical façade. This is demonstrated by the fine bay window and the commensurate irregularity of the verandah. The timber framed windows complement the character of the building. The setback provides scope for a complementary garden setting. The residence contributes to the Echuca East Precinct.

### 4.6.3. Sturt Street

| 138-140 Sturt Street, Echuca  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** - 138 – 140 Sturt Street Echuca is an atypical terrace for the Echuca township. It is constructed from rendered masonry and has a corrugated metal gable roof which is punctuated by masonry chimneys. The roof falls in an unbroken line to create the verandah. The verandah is distinguished by two breakfront gables. The façade is regular with evenly spaced timber framed windows and doors. The row of terrace housing contributes to the Echuca East Precinct.

| 128-130 Sturt Street, Echuca (Church of Christ)                                     | Place Type          | Church                          |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


**Place Description** - 128 – 130 Sturt Street is a distinctive Interwar ecclesiastic building. It is constructed from timber and has a timber weatherboard dado with the upper section of the wall clad with cement sheeting. The windows are paired with a rectangular form. The roof is a large gable corrugated metal roof with the ridge line punctuated by metal vents. The façade is distinguished at either end by projecting gable fronts. The church contributes to the Echuca East Precinct. The hall located at the rear of the Church building does not demonstrate the same cultural values as the Church due to its significant modifications, particularly the projected




## Heritage Review – Part B Heritage Precincts

addition, the connecting wing and the brink front wall and porch, which have all reduced the buildings integrity as well as having a negative visual and physical impact on the church. Consequently the hall building is not significant to the place.


### 4.6.4. Hovell Street

| 112 Hovell Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description - 112 Hovell Street is one of the early vernacular cottages that were typically built as labourers cottages (either for sawmillers or workers associated with port activities). It is relatively diminutive in scale and displays all the characteristics associated with vernacular workers' cottages from the 19<sup>th</sup> century. It has a corrugated metal gable roof with a bullnosed verandah and a centralized door with windows on either side. The timber picket fence complements the historic character of this building. The setback provides scope for a complementary garden setting. The cottage contributes to the Echuca East Precinct.


| 116 Hovell Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description - 116 Hovell Street is one of the early vernacular cottages that are found in the East Echuca precinct. It displays all the characteristics associated with a vernacular cottage from the 19<sup>th</sup> century. It has a corrugated metal hipped roof with a convex verandah and a centralized door with windows on either side. The timber picket fence complements the historic character of this building. The setback provides scope for a complementary garden setting. The cottage contributes to the Echuca East Precinct.


| 118 Hovell Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

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**Place Description** - 118 Hovell Street is one of the early vernacular cottages that were typically built as labourers cottages (either for sawmillers or workers associated with port activities). It is relatively diminutive in scale and displays all the characteristics associated with vernacular workers' cottages from the 19<sup>th</sup> century. It has a corrugated metal gable roof with a straight verandah with a timber frieze and a centralized door with windows on either side. The timber picket fence complements the historic character of this building. The setback provides scope for a complementary garden setting. The cottage contributes to the Echuca East Precinct.


| 119 Hovell Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 119 Hovell Street is one of the early vernacular cottages that were typically built as labourers cottages (either for sawmillers or workers associated with port activities). It is relatively diminutive in scale and displays all the characteristics associated with vernacular workers' cottages from the 19<sup>th</sup> century. It has a corrugated metal gable roof with a brick chimney. The verandah has a straight profile. It is constructed from brick with quoining to the openings and it has timber fret work to the barge boards. The façade is characterized by a centralized door with windows on either side. The timber picket fence complements the historic character of this building. The setback provides scope for a complementary garden setting. The cottage contributes to the Echuca East Precinct.


| 121 Hovell Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 121 Hovell Street is one of the early vernacular cottages that were typically built as labourers cottages (either for sawmillers or workers associated with port activities). It is relatively diminutive in scale and displays all the characteristics associated with vernacular workers' cottages from the 19<sup>th</sup> century. It has a corrugated metal gable roof with a brick chimney. The verandah has a straight profile with decorative brackets to the verandah posts. It is constructed from brick with quoining to the openings and it has timber fret work to the barge boards. The façade is characterized by a centralized door with windows on either side. The setback provides scope for a complementary garden setting. The cottage contributes to the Echuca East Precinct.


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| 130 Hovell Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description - 130 Hovell Street is one of the early vernacular cottages that were typically built as labourers cottages (either for sawmillers or workers associated with port activities). It is relatively diminutive in scale and displays all the characteristics associated with vernacular workers' cottages from the 19<sup>th</sup> century. It has a corrugated metal gable roof with a straight verandah with a timber frieze and a centralized door with windows on either side. The setback provides scope for a complementary garden setting. The cottage contributes to the Echuca East Precinct.


| 131 Hovell Street, Echuca  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |
|  |                     |                                 |

Place Description - 131 Hovell Street is a vernacular cottage and displays most of the characteristics associated with vernacular workers' cottages from the 19<sup>th</sup> century. It has a corrugated metal gable roof with a bullnosed verandah with timber posts. The centralized door with windows on either side reinforce the symmetrical character of this cottage. The timber picket fence complements the historic character of this building. The setback provides scope for a complementary garden setting. The cottage contributes to the Echuca East Precinct.

| 133 Hovell Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |


Place Description - 133 Hovell Street is a vernacular cottage and displays most of the characteristics associated with vernacular workers' cottages from the 19<sup>th</sup> century. It has a corrugated metal gable roof with a bullnosed verandah with timber posts. The centralized door with windows on either side reinforce the symmetrical character of this cottage. The setback provides scope for a complementary garden setting. The cottage contributes to the Echuca East Precinct.

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| 134 Hovell Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 134 Hovell Street is a vernacular cottage and displays most of the characteristics associated with vernacular workers' cottages from the 19<sup>th</sup> century. It has a corrugated metal gable roof with a straight profile verandah with timber posts and a decorative frieze and brackets. The centralized door with windows on either side reinforce the symmetrical character of this cottage. The timber picket fence complements the historic character of this building. The setback provides scope for a complementary garden setting. The cottage contributes to the Echuca East Precinct.

### 4.6.5. Hume Street

| 132 Hume Street, Echuca  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |


Place Description - 132 Hume Street is a vernacular cottage and displays most of the characteristics associated with vernacular workers' cottages from the 19<sup>th</sup> century. It has a corrugated metal hipped roof with a bullnosed verandah with timber posts. The centralized door with windows on either side reinforce the symmetrical character of this cottage. The setback provides scope for a complementary garden setting. The cottage contributes to the Echuca East Precinct.

| 136 Hume Street, Echuca   | Place Type          | Dwelling                           |
|---|---------------------|------------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A, D & F |
|   | Individual Status   | No                                 |


Place Description - 136 Hume Street is an important vernacular cottage within the Echuca East Precinct. It is constructed from timber with some early building techniques including the use of timber slabs. Stylistically it displays most of the characteristics associated with vernacular workers' cottages from the 19<sup>th</sup> century. It has a corrugated metal gable roof with a verandah with timber posts. It has an asymmetrical façade. The setback provides scope for a complementary garden setting. The cottage contributes to the Echuca East Precinct.



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|   |                     |                                 |
|---|---------------------|---------------------------------|
| 140 Hume Street, Echuca   | Place Type          | Dwelling                        |
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | Yes (H058)                      |

Place Description – a small gable roofed timber house of vertical red gum board and batten construction at least to the front and side walls and with a weatherboard clad lean-to section at the rear. The front elevation has a low timber posted verandah with chamfered posts and the windows have six paned sashes without horns.

|  |                     |                                 |
|--|---------------------|---------------------------------|
| 141 Hume Street, Echuca  | Place Type          | Dwelling                        |
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

Place Description - 141 Hume Street is an Interwar house weatherboard house with a corrugated metal roof with a gablet vent. The roof falls to form the verandah which has timber posts with a timber frieze. It has a symmetrical façade and the verandah has decorative cast iron frieze.

## 5. ECHUCA NORTH RESIDENTIAL PRECINCT (HO 87)

### 5.1. Study details

The sources for this statement of significance can be found in the *Shire of Campaspe Heritage Review 2014*

### 5.2. Map



HO87 Echuca North Residential Precinct

### 5.3. Historic Context

The Echuca North Residential Precinct area developed in conjunction with the Port of Echuca. The earliest settlement in this area occurred when Henry Hopwood established a punt in the 1850s. This was followed by the introduction of steamboats in 1853. The discovery of gold in the early 1850s saw the port and the settlement grow and it became the main crossing point between the Riverina, the Bendigo goldfields and Melbourne. Development continued with the

opening of the Melbourne, Mount Alexander and Echuca Railway (1864) and the first inter-colonial bridge over the Murray River in 1878). The port was serviced by direct rail access with the construction of railway sidings. The development of the Echuca North precinct was contemporaneous with the development of the river trade and associated industries.

In 1854 Philip Chauncy surveyed an area for the township of Echuca and the precinct area is included in this survey. The sale of the surveyed blocks meant that Echuca's most prosperous citizens could build fine 19th century villas and houses. This is particularly evident in Dickson Street where there are a number of substantial villas.

The pattern of subdivision has evolved since 1854 as a consequence of the gradual subdivision of the original allotments. This is evident at the northern end of Watson and Dickson Street where the subdivision has created blocks in Watson Street and Dickson Street. A laneway runs to the rear of the lots. Of note are the few remaining large lots in Dickson Street, which have also retained their Watson Street frontage. A consequence of the gradual intensification of settlement is that throughout the precinct there is a diversity of architectural styles and scale of development.

The wide streets provide vantage points for views to the Murray and Campaspe Rivers and the port area this is important as it reinforces the relationship of this area to the waterways. The relatively uniform low building heights, low front fences and/or transparent fences and spacious gardens with generous front and side setbacks support this sense of openness. Most of the houses have mature ornamental private gardens and these are complemented by the avenues of street trees and street tree groups found throughout the precinct.

The survival of a large number of buildings and places that are associated with the development of Echuca as the largest inland port gives this heritage precinct a high degree of integrity and intactness.

Source

City of Echuca Heritage Conservation Study, Vol One, Andrew C Ward 1992

### 5.4. Statement of Significance

#### What is Significant?

The Echuca North Precinct area developed in conjunction with the river trade and the port of Echuca. The precinct area is included in the 1854 Philip Chauncy survey for the township of Echuca.

This precinct is largely residential with the exception of the Brigidine Catholic complex (21 – 31 Dickson Street). Further subdivision has resulted in a diversity of architectural styles from different periods and differing scale of development. The largely single storey character of this gracious 19th and early 20th century precinct with its generous setbacks, open garden settings, low front fences has maintained a sense of the 19th century spatial qualities.

Most of the houses have mature ornamental private gardens and these are complemented by the avenues of street trees and street tree groups found throughout the precinct. The survival of a large number of buildings and places that are associated with the development of Echuca as the largest inland port gives this heritage precinct a high degree of integrity and intactness.

From within the wide streets there are a number of vantage points for views to the Murray and Campaspe Rivers and the port area.

Contributory places:

Bolton Street: 16, 18,

Connelly Street: 1, 3, 5, 9, 11 (Etan House), 15, 16, 18, 20,

Dickson Street: 10, 13, 15, 16, 17, 18, 19, 20, 21-31 (Brigidine Convent / St Joseph's), 24, 28, 30, 33, 35,

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Law Court Place: 2,  
Watson Street: 21, 27, 31, 33.

### **How is it Significant?**

It is of local historic, social, and aesthetic cultural heritage significance to the Campaspe Shire.

### **Why is it Significant?**

It is of historic significance as it provides tangible physical evidence of the character of residential development of early Echuca and in particular the economic impact of the port. This can be identified by the extent, type and period of the infill that occurred after the initial survey. It also assists in demonstrating the role of religious orders and the provision of places of worship and education in the region. (HERCON criteria A)

The precinct is of social significance for its association with events, development and cultural phases which have had a significant role in the occupation and evolution of the community. (HERCON criteria G)

It is of aesthetic significance for the number of fine 19th century villas and houses many of which demonstrate regional characteristics and the influence of a number of regional architects such as Vahland and Getzschmann; E J Henderson and A A Fritsch. The diversity of architecture that is found within the precinct contributes to a strong sense of place and region. The proximity to the Campaspe and the Murray Rivers and the visual links with the waterways and the port are of aesthetic significance. This precinct area is rendered attractive not only by Victoria Park and the Campaspe and Murray River banks but by its proximity to the early town centre. (HERCON criteria D & E)



## 5.5. Controls

Proposed controls for precinct:


| Control  | External paint controls | Tree controls  | Incorporated document                                       |
|----------|-------------------------|--|---|
| Applies? | Yes                     | Yes<br>Greater than 5 metres in height; or<br>Greater than 2 metres circumference. | Yes<br>Heritage Precincts Incorporated Plan, September 2014 |

## 5.6. Places that contribute


Some of the contributory places may also be of Individual Significance and have their own Heritage Overlay. These places are indicated on the precinct mapping with a red line. Refer to their individual citations for their cultural heritage significance.

Places that contribute to the significance of the precinct include:

### 5.6.1. Bolton Street

| 16 Bolton Street, Echuca  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


Place Description - 16 Bolton Street is a modest Interwar Bungalow. It is clad with weatherboards and has a corrugated metal roof. The façade has a paired timber window and the porch is formed by an overhang of the gable roof. The porch entry is distinguished by the timber fretwork. The setback provides scope for a garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.

| 18 Bolton Street, Echuca  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


Place Description - 18 Bolton Street is a late Victorian period styled cottage. It is clad with weatherboards and has a corrugated metal roof with a masonry chimney. The façade is symmetrical with a central door flanked on either side by timber framed windows. The verandah has a straight profile with timber posts and a timber fretwork frieze. It contributes to the historic and aesthetic significance of the Echuca North Precinct.

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## 5.6.2. Connolly Street

| 1 Connolly Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 1 Connolly Street is a late Victorian period styled house. It is clad with weatherboards and has a steeply pitched hipped roof clad with corrugated metal. The façade is symmetrical with a central door flanked on either side by timber framed windows. The verandah has a straight profile that returns to one side. It contributes to the historic and aesthetic significance of the Echuca North Precinct.


| 3 Connolly Street, Echuca  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

Place Description - 3 Connolly Street is a rendered masonry Interwar Bungalow. It has a hipped and gable roof form with gablets and is clad with corrugated metal. The brick chimneys are features of the design. The porch which is the dominant feature of the façade contains the entrance. The porch has masonry columns. The windows are banded and timber framed and there is a bay window to the projecting front. The set-back provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.


| 5 Connolly Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description - 5 Connolly Street is a late Victorian period styled house. It is clad with weatherboards and has a hipped roof clad with corrugated metal. The façade is symmetrical with a central door flanked on either side by timber framed windows. The verandah has a bull nosed profile. It contributes to the historic and aesthetic significance of the Echuca North Precinct.


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| 9 Connelly Street, Echuca   |                     | Place Type                      | Dwelling |
|---|---------------------|---------------------------------|----------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |          |
|   | Individual Status   | No                              |          |

Place Description - 9 Connelly Street is a weatherboard clad Interwar Bungalow. It has a transverse gable roof form with an opposing gable front. The roof is clad with corrugated metal. The façade is distinguished by unusual masonry plinths with pyramidal capping. The porch contains the entrance. The windows are banded and timber framed and there is a bay window to the projecting front. The set-back provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.

| 11 Connelly Street, Echuca (Etan House)  |                     | Place Type                      | Dwelling |
|--|---------------------|---------------------------------|----------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |          |
|  | Individual Status   | Yes (HO11)                      |          |


Place Description - 11 Connelly Street is a late Victorian period house. It is constructed from masonry and this has been painted. The roof is a gable with timber finials and is clad with corrugated metal. There is a central brick chimney. The verandah has a straight profile that returns to both sides. The façade is asymmetrical and has timber framed windows. The entrance is to one side. It contributes to the historic and aesthetic significance of the Echuca North Precinct.

| 15 Connelly Street, Echuca  |                     | Place Type                      | Dwelling |
|---|---------------------|---------------------------------|----------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |          |
|   | Individual Status   | No                              |          |


Place Description - 15 Connelly Street is a late Victorian cottage. It is constructed from masonry with quoining to the front edges of the façade. The roof is a corrugated metal hip roof and there is a straight profile verandah with a decorative cast iron frieze with cast iron brackets to the verandah posts. It displays many of the characteristics from the period and this includes the central door with French doors to either side. The setback provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.




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| 16 Connelly Street, Echuca  |  | Place Type          | Dwelling                        |
|---|--|---------------------|---------------------------------|
|  |  | Contributory Status | Satisfies HERCON Criteria A & D |
|   |  | Individual Status   | No                              |

Place Description - 16 Connelly Street is a turn of the century house and demonstrates many picturesque qualities. It is clad with weatherboards and there are two steeply pitched corrugated metal roofs. The façade is distinguished by many ornate features and this includes the highly decorative gothic inspired barge boards and the ornate breakfront entrance. The windows and doors are typical for the period with their side lights. Of note are the oculus vents with trefoils. The setback provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.

| 18 Connelly Street, Echuca   |  | Place Type          | Dwelling                        |
|--|--|---------------------|---------------------------------|
|  |  | Contributory Status | Satisfies HERCON Criteria A & D |
|  |  | Individual Status   | No                              |

Place Description - 18 Connelly Street is an Interwar house with bungalow elements. It is constructed from rendered masonry and has a multi hipped (with gable) corrugated metal roof. The façade has projecting front with curved band of triplet windows. The entrance is recessed and flanked on one side by a masonry plinth and a band of triple windows. The set-back provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.


| 20 Connelly Street, Echuca  |  | Place Type          | Dwelling                        |
|---|--|---------------------|---------------------------------|
|  |  | Contributory Status | Satisfies HERCON Criteria A & D |
|   |  | Individual Status   | No                              |

Place Description - 20 Connelly Street is an Interwar house with bungalow elements. It is constructed from rendered masonry and has a multi hipped (with gable) corrugated metal roof. The façade has projecting front with a bay window. The porch has masonry plinths and a low masonry wall. The entrance is off the porch. The set-back provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.




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## 5.6.3. Dickson Street

| 10 Dickson Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |
|   |                     |                                 |

**Place Description** - 10 Dickson Street is a late Victorian period house. It is constructed from face red brick and has a hipped slate roof with a distinctive masonry chimney. The convex verandah is distinguished by the fine cast iron frieze and cast iron brackets. The timber windows are full height and have side and high lights. The later addition is recessive allowing the historic building to be dominant. The set-back provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.

| 13 Dickson Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |


**Place Description** – 13 Dickson Street is a stylish Interwar Bungalow. It is constructed from rendered masonry and the roof is clad with corrugated metal. There are two main gable roofs with an opposing gable roof to the porch area. The gable fronts are atypical both for their scale and their design. The windows are in bands and are timber framed. The porch has masonry plinths with timber posts. The set-back provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct. It is a small bungalow styled residence, incorporating the former Masonic Hall in its present structure which now includes a projecting wing, pierced verandah and later roof to the hall.

| 15 Dickson Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |


**Place Description** - 15 Dickson Street is a rendered masonry Interwar Bungalow. It has a hipped and gable roof form with gablets and is clad with corrugated metal. The brick chimneys are features of the design. The porch which is the dominant feature of the façade contains the entrance. The porch has masonry plinths and columns and a low masonry wall. The windows are in bands and

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timber framed and the projecting front has a bay window. The front fence contributes to the aesthetic significance. The set-back provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.

| 16 Dickson Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

**Place Description** - 16 Dickson Street is an Interwar Bungalow. It is clad with weatherboards and has a tiled gable roof. The opposing gable front includes the entrance. This bungalow demonstrates many of the features associated with the bungalow style albeit simplified. This includes the paired timber posts to the porch. The set-back provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.

| 17 Dickson Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

**Place Description** - is a late Victorian period styled house. It is clad with weatherboards and has a hipped roof clad with corrugated metal. The verandah has a bull nosed profile with decorative timber frieze and timber brackets to the verandah posts. The façade has a central door flanked on either side by timber framed windows. A later modification has extended the verandah to include a carport. The metal palisade fence is a later addition. The set-back provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.

| 18 Dickson Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

**Place Description** - 18 Dickson Street is a late Victorian period styled house. It is clad with weatherboards and has a hipped roof clad with corrugated metal. The verandah has a bull nosed profile that returns to one side. The façade is symmetrical with a central door flanked on either side by timber framed windows. The doors and windows have sidelights. The set-back provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.



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## 19 Dickson Street, Echuca



### Place Type

Dwelling

### Contributory Status

Satisfies HERCON Criteria A & D

### Individual Status

No

**Place Description** – is a late Victorian period styled house. It is clad with weatherboards and has a hipped roof clad with corrugated metal. The verandah has a bull nosed profile with decorative timber fretwork frieze and timber brackets to the verandah posts. The façade has a central door flanked on either side by timber framed windows. The set-back provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.

## 20 Dickson Street, Echuca



### Place Type

Dwelling

### Contributory Status

Satisfies HERCON Criteria A & D

### Individual Status

No

**Place Description** – 20 Dickson Street is a modified late Victorian period house. It is constructed from masonry and this has been painted. The roof is hipped and clad with corrugated metal there are two distinctive face brick chimneys. The façade is largely symmetrical with a central door with side and top highlights. The windows have been altered but are located on either side of entrance. The front fence is a later addition. The set-back provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.

## 21-31 Dickson Street, Echuca



### Place Type

Brigidine Convent / St Joseph's School

### Contributory Status


Satisfies HERCON Criteria A & E

### Individual Status


Yes (HO14)

**Place Description** – a very large complex of late Victorian public buildings incorporating the fabric of Hopwood's "Apsley House" in its south wing. Generally L shaped on plan, the main elevation of the convent (1888) faces the Dickson Street Gardens, adopting a symmetrical form with central loggia flanked by pavilions, the front door being surmounted by a parapet and cross with "Brigidine Convent AD 1888" in cast cement. To the north, an attached chapel (1899) has neo-gothic treatment with lancet openings complementing the single point segmental openings characteristic of the main building. "Apsley House" is distinguished by its front stuccoed bay, now overpainted to simulate tuckpointed brickwork and by the decorated barge, remaining also at the rear. Additions to the west (1894 and 1940) are sympathetic with the architecture of the main building.


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| 24 Dickson Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 24 Dickson Street is an Interwar Bungalow and its design is similar in form to those designed by the State Savings Bank. It is clad with weatherboards and the gable roofs are clad with corrugated metal. The projecting front gable has timber strapping to the gable area. The roof of the transverse gable falls to create the porch roof. This roof extends across the whole front façade. The entrance door has side and high lights and is located off the recessed porch area. The porch posts have a masonry plinth with paired timber posts. The timber picket fence is complementary. The set-back provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.

| 28 Dickson Street, Echuca  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |


**Place Description** – 28 Dickson Street is an Interwar Bungalow. It is clad with weatherboards and the gable roofs are clad with corrugated metal. The projecting front gable has timber shingles to the gable area and a fine bay window. The roof of the transverse gable falls to create the porch roof. The porch roof is distinguished by the breakfront and the masonry piers with timber posts. The porch returns to one side. The timber and woven wire fence is complementary. The set-back provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.

| 30 Dickson Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


**Place Description** – 30 Dickson Street is a rendered masonry Interwar Bungalow. It has a transverse gable with the opposing gable (with its timber shingle cladding) creating a large entrance and porch area. The porch which is the dominant feature of the façade contains the entrance. The porch has unusually high masonry plinths and columns. The bands of diamond pane windows and the timber shingling to the external walls contributes to the aesthetic significance. The set-back provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.



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| 33 Dickson Street, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |

**Place Description** - 33 Dickson Street is a large early 20<sup>th</sup> century house. It is clad with weatherboards with elements of contrasting external cladding. The roof has a steeply pitched pyramidal roof with dormer windows. The projecting gable with its diminutive bay and rendered and strapped gable adds to the picturesque character of the building. The hipped roof falls in an unbroken line to form the verandah and the return. The entrance is from the verandah and the door has side and high lights. The triple bands of windows complement the aesthetic character. The set-back provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.

| 35 Dickson Street, Echuca  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|  | Individual Status   | No                              |

**Place Description** - 35 Dickson Street is a large Victorian styled house. It is constructed from face red brick work and has a hipped slate roof. The verandah has a straight profile that returns to one side. The cast iron frieze is particularly fine and the cast iron columns complement the design. The façade is symmetrical with a central door flanked on either side by two sets of double hung windows. The scale and setbacks for this house give it a prominence in the streetscape. The set-back provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.


### 5.6.4. Law Court Place

| 2 Law Court Place, Echuca   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


**Place Description** - 2 Law Court Place is a modified Federation Bungalow. It is clad with weatherboards and has a corrugated metal roof. The roof is complex with gables, gablet vents and dormers. Some of which are later modifications. The entrance is from the corner and this diagonal approach is typical for the period. The verandah is to both sides. The windows are in bands and contribute to the architectural significance. The set-back provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.

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## 5.6.5. Watson Street

| 21 Watson Street, Echuca  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description - 21 Watson Street is a typical Interwar house. It is clad with weatherboards and has a gable and hipped roof (with gable vents) clad with corrugated metal. The hip roof falls in an unbroken line to create the porch. The projecting gable front has a decorative scalloped board and timber lattice to the apex and paired timber windows. The entrance is off the recessed porch. There are a triple band of timber framed windows. The set-back provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.


| 27 Watson Street, Echuca   | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

Place Description - 27 Watson Street is a modified Interwar house. It is clad with timber weatherboards and has a corrugated metal hipped roof. The projecting section with its hipped roof has a band of three windows and the same type of window is found on the recessed area with porch. The distinctive cut out metal decorations are later additions. The set-back provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.

| 31 Watson Street, Echuca  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description - 31 Watson Street is a late Victorian period styled house. It is clad with weatherboards and has a hipped roof clad with corrugated metal. The verandah has a bull nosed profile with returns. The façade is symmetrical with a central door flanked on either side by modified windows. The upper deck is a later modification. The set-back provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.

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| 33 Watson Street, Echuca  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description - 33 Watson Street is late Victorian period styled house. It is clad with weatherboards and has a hipped roof clad with corrugated metal. The verandah has a straight profile. It has a decorative cast iron frieze with cast iron brackets to the verandah posts. The façade is symmetrical with a central door flanked on either side by timber framed windows. The doors and windows have sidelights. The set-back provides scope for a complementary garden setting. It contributes to the historic and aesthetic significance of the Echuca North Precinct.

## 6. KYABRAM COMMERCIAL PRECINCT (HO 127)

### 6.1. Study details

The sources for this statement of significance can be found in the *Shire of Campaspe Heritage Review 2014*

### 6.2. Map



HO127 Kyabram Commercial Precinct

### 6.3. Historic Context

Under the 1869 Land Act, a township site was reserved for the west Goulburn Valley. The village of Kyabram, derived from the parish name, was surveyed by Henry Moorhouse in September 1875. The boundaries of the village were present-day Church Street, Allan Street, Albion Street and Edis Street. Moorhouse also surveyed Bradley Street and Church Street. Kyabram was gazetted on 14 February 1876, and the first blocks sold in that month at Echuca. The second sale of land in the Kyabram was held at Rushworth on 9 May 1876. The Victorian Gazetteer reported in 1879 'as yet little building has been done.' Sales of building allotments on the south side of Allan Street between Church and Albion Streets took place in 1885. At this time the only commercial premises operating on the north side of Allan Street in these blocks were the post office, a store, the Albion Hotel and butchery.<sup>2</sup>

With the building of the railway line through Kyabram from Echuca in 1887, Kyabram experienced consolidated growth. The Kyabram Water Trust was formed in 1887 and water was connected to Allan Street in 1895. The Kyabram Mechanics' Institute and Hall was built in 1891 and additions made in 1907. By then Kyabram had four churches (Anglican, Methodist, Catholic and Presbyterian), three hotels, cordial and coach factories and several stores. Street trees were planted in the 1890s.

<sup>2</sup> J. Murray, "Plan of Allotments in the Rising Township of Kyabram," (1885).



On 27 November 1896, Kyabram was proclaimed a township and the boundaries were extended to form a concentric rectangle around the original village survey. Another triangular extension to the southeast was proclaimed on 3 August 1904.

Prosperity in orcharding was patchy in the 1890s, with rail transport costs occasionally exceeding wholesale prices paid to growers. The industry experienced improved yields when water was supplied to the area from Waranga Basin in 1902-9. Electricity was connected in 1912 and the Kyabram Butter Factory opened in the same year. Water to the town was supplied in 1914. From the end of World War One into the 1920s, Kyabram experienced an increase in population. Soldier settlers took up orchards after 1918 and an abundance of fruit led to the formation of the Kyabram Cooperative fruit cannery in 1922. Services to the town received a boost in the 1920s and 1930s: a cinema opened in 1927, State-generated electricity for the butter factory connected in 1926, and a Council stock saleyard built in 1937.

By 1945, the population of Kyabram had reached 1700 and at the end of World War Two was increased by the arrival of returned soldiers and Italian migrants and war internees who settled on farms in the district. The Town of Kyabram was severed from the Rodney Shire, proclaimed a borough in April 1954, and raised to a 'town' in July 1973.<sup>3</sup> The former mechanics' institute hall in Kyabram was renamed the Town Hall in 1954.

### 6.4. Statement of Significance

#### What is Significant?

The Kyabram Commercial Precinct demonstrates the three major population increases in Kyabram.

The first in 1885 when sales of building allotments on the south side of Allan Street between Church and Albion Streets took place.

The second occurred from the end of the First World War and into the 1920s and with the arrival of many soldier settlers.

The third increase occurred at the end of World War II which was associated with the arrival of returned soldiers and Italian migrants in the district.

The precinct is dominated by buildings and structures from the 19th and 20th century with several examples from each of the main periods of development.

Contributory places:

Allan Street: 133 & 135, 139 (former post office), 141, 143, 145, 147 & 149, 156-160, 170-172, 174-176, 176-185, 188-192, 194-196, 193-197, 198 & 200, 199-207 (Mechanics Institute), 204, 214, 217-231 (Hurley's Hotel), 222-232 (Richards Building), 241 (Plaza Theatre).

#### How is it Significant?

The Kyabram Commercial Precinct is of local historic, social and aesthetic cultural heritage significance to the Campaspe Shire.

#### Why is it Significant?

The Kyabram Commercial Precinct is of historic significance as it provides tangible evidence of the three main periods of development during the 19th and 20th century.

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<sup>3</sup> Coulson, *Echuca-Moama: On the Murray*, 103-4.

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The variety of building types demonstrates the character and extent of development of Kyabram during periods of expansion. The diversity of architectural periods is important as it contributes to an understanding of the historical development of the township.

The retention of the integrity of the majority of these places contributes to the significance of the precinct. (HERCON criteria A)

The precinct is recognised by the community as having public value for its associations with the whole of the community and district, whose history is interwoven with the history of the place, particularly the Mechanics Institute from 1891. It is important for its association with events, development and cultural phases which have had a significant role in the occupation and evolution of the community. (HERCON criteria G)

It has aesthetic and architectural significance as it demonstrates many original and early design qualities associated with the commercial development of Allan Street, between the 1880s and the 1950s. Stylistically it is a mix of Victorian, Federation and Interwar architectural styles. The architectural values are also found in the predominantly brick wall construction, hipped or gabled galvanised corrugated iron roof forms, one storey and some two storey heights, decorative parapets, posted verandahs and some cantilevered verandahs from the Interwar period.

The diversity of the architecture contributes to the streetscape values. The area is enhanced by several architecturally fine buildings such as the former Mechanics Institute, The Kyabram Hotel, and Richards Buildings. The picturesque skylines created by the pitched rooflines and parapets, and accented by a backdrop of sky contribute to the aesthetics of the streetscape. (HERCON criteria D & E)

### 6.5. Controls

Proposed controls for precinct:


| Control  | External paint controls | Tree controls | Incorporated document |
|----------|-------------------------|---------------|-----------------------|
| Applies? | Yes                     | No            | No                    |

### 6.6. Places that contribute

Some of the contributory places may also be of Individual Significance and have their own Heritage Overlay. These places are indicated on the precinct mapping with a red line. Refer to their individual citations for their cultural heritage significance.

Places that contribute to the significance of the precinct include:


#### 6.6.1. Allan Street

| 133 & 135 Allan Street, Kyabram   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


Place Description – a pair of late Victorian shopfronts constructed from rendered masonry. The shop fronts are distinguished by their pedimented parapets with acroteria and console brackets. The pilasters are topped with urns and have vermiculated impost styled

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blocks. There is a strong cornice line and the windows have decorative moulded surrounds. The glazed shop fronts have been modified. The shop fronts contribute to the historic and architectural character of the commercial precinct.


| 139 Allan Street, Kyabram   | Place Type          | Former post office (current Café) |
|---|---------------------|-----------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D   |
|   | Individual Status   | No                                |
|   |                     |                                   |

Place Description – the former post office demonstrates Public Works Department post office architecture from the early 20<sup>th</sup> century. It is constructed from face red brickwork and it has opposing corrugated metal gable roofs. The projecting gable front has decorative timber fret work and a band of three timber framed sash windows. The former Post Office contributes to the historic and architectural character of the commercial precinct.


| 141 Allan Street, Kyabram  | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |
|  |                     |                                 |

Place Description – 141 Allan Street demonstrates typical Interwar shopfront architectural characteristics. These are found in the parapet with its squared central area and its curved sides falling to capped pilasters. There is a cantilevered canopy and the glazed shop fronts have been modified. The shop front contributes to the historic and architectural character of the commercial precinct.


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| 143 Allan Street, Kyabram   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 143 Allan Street Kyabram has a restrained rectangular rendered parapet and a glazed ground floor shopfront. The shop front contributes to the historic and architectural character of the commercial precinct.

| 145 Allan Street, Kyabram  | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |


Place Description – The Interwar shopfront at 145 Allan Street Kyabram has a squared rectangular rendered parapet with a pair of windows. The parapet has paired and capped pilasters at either end of the parapet. The cantilevered canopy is a later modification and the glazed shopfront is not original. The shop front contributes to the historic and architectural character of the commercial precinct.

| 147 & 149 Allan Street, Kyabram   | Place Type          | Commercial (& current walkway)  |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


Place Description – 147 & 149 Allan Street Kyabram is an altered double shop front. One ground floor shop front has been removed and is a thoroughfare. The second shop front has an altered glazed ground floor. The rendered balustrade parapet extends along the full length of the two shop fronts. The balustrade is bisected by a pier and there are piers at either end. The cantilevered canopy is a later addition. The shop fronts contribute to the historic and architectural character of the commercial precinct.




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| 156-160 Allan Street, Kyabram   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 156-160 Allan Street is an early 20<sup>th</sup> century shop front with a distinctive parapet. The parapet has a centralised rectangular section in the style of a pediment – albeit flat - with a strong cornice line. It is flanked with a balustrade parapet with piers on either end that rise up and are surmounted by masonry orbs. The cantilevered canopy is a later addition. The shop fronts contribute to the historic and architectural character of the commercial precinct.


| 170-172 Allan Street, Kyabram  | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

**Place Description** – 170-172 Allan Street Kyabram is an Interwar double shopfront. The masonry parapet over each individual shop front has a centralised stepped section. The glazed shop fronts have been modified. The cantilevered canopy is a later addition. The shop fronts contribute to the historic and architectural character of the commercial precinct.


| 174-176 Allan Street, Kyabram   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – The double shopfront at 174-176 Allan Street is a simple Interwar building. At its centre there is a stepped parapet with pronounced capping. Much of the parapet is obscured by the deep fascia of the canopy. At either end there are capped piers. The glazed shop fronts have been modified. The cantilevered canopy is a later addition. The shop front contributes to the historic and architectural character of the commercial precinct.


# Heritage Review – Part B Heritage Precincts

| 179-185 Allan Street, Kyabram   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – The large corner commercial building at 179-185 Allan Street is a simple Interwar building with Art Deco styling. The parapet is a plain rendered parapet to both sides of the shop. The corner is addressed with horizontal banding continues around to both sides and rises to a peak at the corner. The canopy is cantilevered. This corner shopfront contributes to the historic and architectural character of the commercial precinct.


| 188-192 Allan Street, Kyabram  | Place Type          | Hotel                           |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|  | Individual Status   | No                              |

**Place Description** – 188 - 192 Allan Street is a large two storey rendered masonry commercial building. It is highly decorative and this includes the contrasting finishes such as tooled ashlar masonry and smooth render. The parapet is distinguished by the corner pediment as well as the pediments to the bays at the each end. The windows are regularly placed across the facade and this is accentuated by the pilasters. The cornice line is a dominant horizontal feature within the composition of the facade. It contributes to the historic and aesthetic significance of the Kyabram Commercial Precinct.


| 193-197 Allan Street, Kyabram   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |

**Place Description** – The commercial building at 193–197 Allan Street includes three shops. The parapet is symmetrical with a centralised pediment. The flanking parapets have curved pediment like features with capped pilasters. The cement rendered mouldings are a feature of this parapet. Of note is the lantern these features were once common and were a natural source of light and ventilation prior to mechanical means. The glazed shop fronts are a later modification although the splayed entryways have been retained. The canopy is cantilevered and a later addition. These three shopfront contribute to the historic and architectural character of the commercial precinct.


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| 194-196 Allan Street, Kyabram   | Place Type          | Commercial (Kyabram Post Office),  |
|---|---------------------|------------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A, E & G |
|   | Individual Status   | No                                 |

**Place Description** – The commercial building at 194–196 Allan Street is a distinctive addition at this prominent intersection. The decorative elements are essentially an Arts And Crafts synthesis of architectural features from Art Nouveau, Romanesque and to a lesser degree Queen Anne. There is no overall evocation of any specific style. The projecting corner tower with its metal spire and the curved rendered parapet are fine examples from this period. The indented features to the full extent of the parapet create a subtle but distinctive pattern within the rendered finish. The canopy is cantilevered and a later addition. The glazed shop fronts are not original. This corner shopfront contributes to the historic and architectural character of the commercial precinct.

| 198 & 200 Allan Street, Kyabram  | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |


**Place Description** – The commercial building at 198 & 200 Allan Street are typical examples of shop fronts from the Interwar Period. The curvilinear parapet feature is emphasised by the projecting cornice and the central projecting moulding. The capped pilasters to either side of the parapet are subtle additions. 198 Allan Street has been painted but it is of particular note that 200 Allan Street has retained its original cement render finish. This is a rare surviving example of an original finish in the Kyabram Commercial Precinct. The canopy is cantilevered and a later addition. The glazed shop fronts are not original. These two shop fronts contribute to the historic and architectural character of the commercial precinct.

| 199-207 Allan Street, Kyabram   | Place Type          | Mechanics Institute                |
|---|---------------------|------------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A, E & G |
|   | Individual Status   | No                                 |


**Place Description** –The Kyabram Mechanics Institute has a classical styled symmetrical façade with a central clock tower with flanking pavilions. Its features and use of materials such as red brick and cement render demonstrates many of the features associated with the Federation era of public building. This is a striking building and the contrast of cement rendered mouldings, pediment to the entry

## Heritage Review – Part B Heritage Precincts


doorway and the Diocletian windows contribute to its architectural presence. It has retained a high degree of integrity. It contributes to the historic and architectural character of the commercial precinct.

| 204 Allan Street, Kyabram   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – The commercial building at 204 Allan Street has a simplified Art Deco styling. The parapet has a shallow stepped façade with a band of horizontal glazing its base (light and ventilation for the shop). The canopy is cantilevered. The glazed shop front appears to have retained some of its original fabric and appearance. It contributes to the historic and architectural character of the commercial precinct.

| 214 Allan Street, Kyabram  | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |


**Place Description** – The commercial building at 214 Allan Street has a restrained red face brick parapet. The parapet has a shallow step with a capping of contrasting cream soldier course. The canopy is cantilevered and a later addition. The glazed shop fronts have been modified. It contributes to the historic and architectural character of the commercial precinct.

| 217-231 Allan Street, Kyabram (Hurley's Hotel)                                      | Place Type          | Hotel                           |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


**Place Description**- The hotel at 217-231 Allan Street was formerly a face brick building but has been rendered. A number of the original architectural characteristics have been retained and its original architecture is discernable. The horizontal banding and the bracketed cornice contribute to the architectural character of this building. The symmetry of the façade and the stylised central panel is an elemental feature and is supported by the architectural detailing. It contributes to the historic and architectural character of the commercial precinct.



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| 222-232 Allan Street, Kyabram (Richards Building)                                 | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | Yes (HO102)                     |
|   |                     |                                 |

Place Description – 222-232 is a symmetrical group of single storey shops built in 1907. The façade is symmetrical and the central panel with its console brackets (at the top of the panel) and the capped columns on either side of the panel is very distinctive. On either side of the central panel is an unusual cast iron balustrade. The verandah is bullnosed and there is a decorative cast iron frieze with brackets to the metal verandah posts. The shop front has been modified with some retaining more original features than others. It contributes to the historic and architectural character of the commercial precinct.

| 241 Allan Street, Kyabram (Plaza Theatre Complex)                                  | Place Type          | Theatre                            |
|--|---------------------|------------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A, E & G |
|  | Individual Status   | Yes (HO138)                        |
|  |                     |                                    |

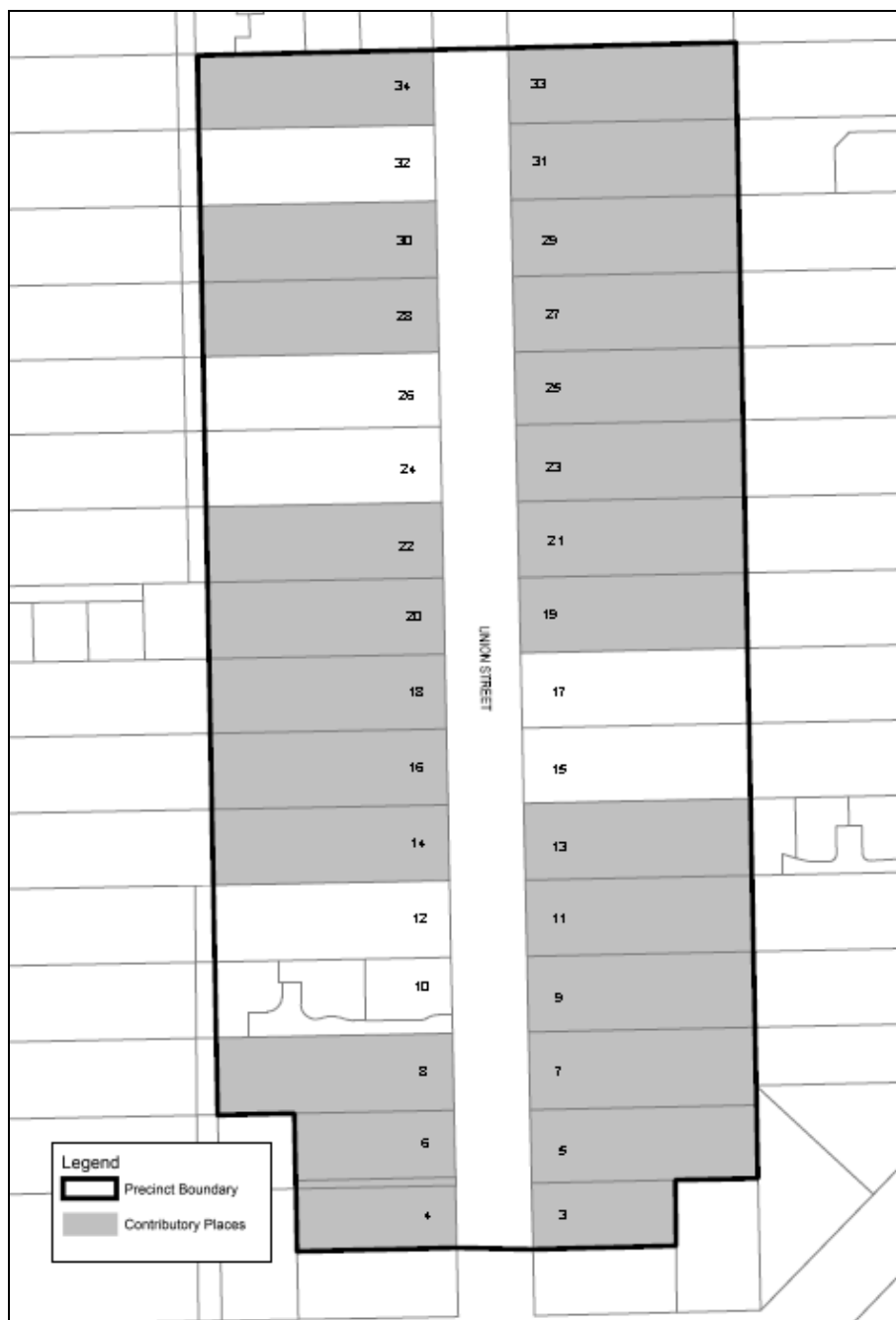
Place Description – The theatre was built in 1929 from load bearing brickwork. The two storey front façade is rendered and the arched and multi paned windows provide a pleasing contrast to the smooth walls. The canopy to the entrance is at a higher level than the canopy to either side. The entrance is recessed. It contributes to the historic and architectural character of the commercial precinct.

## 7. KYABRAM UNION STREET PRECINCT (HO 128)

### 7.1. Study details

The sources for this statement of significance can be found in the *Shire of Campaspe Heritage Review 2014*

### 7.2. Map



HO128 Kyabram Union Street Precinct

### 7.3. Historic Context

Under the 1869 Land Act, a township site was reserved for the west Goulburn Valley. With the building of the railway line through Kyabram from Echuca in 1887, Kyabram experienced consolidated growth. On 27 November 1896, Kyabram was proclaimed a township and the boundaries were extended to form a concentric rectangle around the original village survey. Another triangular extension to the southeast was proclaimed on 3 August 1904. Physical expansion of the township reflected general population growth in the area, which relied on industry centred on agriculture, horticulture and dairying.

From the end of World War One into the 1920s, Kyabram experienced an increase in population. Soldier settlers took up orchards after 1918 and an abundance of fruit led to the formation of the Kyabram Cooperative fruit cannery in 1922. Additional residential allotments in the township were surveyed to cater for the increase in residents; many who had moved to Kyabram to take up work in the cannery. In 1923 surveying of building blocks south of Fenaughty Street took place (in the area of Fischer, Union and Park Streets).

The Kyabram Union Street Precinct is a residential area that largely developed during two major population increases. The first increase occurred from the end of the First World War and into the 1920s with the arrival of many soldier settlers and the establishment the Kyabram Co-operative Cannery. This population surge resulted in the subdivision of Union Street in 1923.

By 1945, the population of Kyabram had reached 1700 and at the end of World War II was increased by the arrival of returned soldiers and Italian migrants and war internees who settled on farms in the district. This resulted in a number of houses being constructed in Union Street. The precinct is comprised of houses that predominantly date from the 1920s and 1930s with some from the late 1940s and 1950s.

The precinct is notable for its homogeneous character, which is determined by a predominant mix of Interwar American Bungalow and mid 20th century bungalows. The houses are of a similar scale and the architectural features share similar proportions. The consistent character of the precinct is supported by all the houses being freestanding single storey houses, with similar setbacks (front and side), side driveways and all having a pleasing suburban garden setting with low front fences.

The retention of the integrity of the majority of these places contributes to the significance of the precinct.

### 7.4. Statement of Significance

#### What is Significant?

The Kyabram Union Street Precinct is a residential area that largely developed during two major population increases.

The precinct is comprised of houses that predominantly date from the 1920s and 1930s with some from the late 1940s and 1950s.

The precinct is notable for its homogeneous character which is determined by a predominant mix of Interwar American Bungalow and mid-20th century bungalows. The houses are of a similar scale and the architectural features share similar proportions. Most of the houses are constructed from similar materials with weatherboard being a dominant feature.

The consistent character of the precinct is supported by all the houses being freestanding single storey houses, with similar setbacks (front and side), side driveways and all having a pleasing suburban garden setting with low front fences.

The retention of the integrity of the majority of these places contributes to the significance of the precinct.

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Contributory places:

Union Street: 3, 4, 5, 6, 7, 8, 9, 11, 13, 14, 16, 18, 19, 20, 21, 22, 23, 25, 27, 28, 29, 30, 31, 33, 34

### **How is it Significant?**

It is of local historic, social and aesthetic cultural heritage significance to the Shire of Campaspe.

### **Why is it Significant?**

The Kyabram Union Street Precinct is of historic significance as it provides tangible evidence of the impact of two of the major population increases in Kyabram during the 20th century.

The first increase occurred from the end of the First World War and into the 1920s with the arrival of many soldier settlers and the establishment the Kyabram Co-operative Cannery. This population surge resulted in the subdivision of Union Street in 1923.

The second period of growth followed World War II and was associated with the arrival of returned soldiers and Italian migrants in the district. This resulted in a number of houses being constructed in Union Street.

It is important for its association with events, development and cultural phases which have had a significant role in the occupation and evolution of the community. (HERCON criteria A & G)

It is of architectural and aesthetic significance as it demonstrates many original and early design qualities associated with the residential development in Union Street, between the 1920s and 1950s. It is a stylistic mix of predominantly Interwar American Bungalow and mid twentieth century Bungalow houses. The asymmetrical presentation of the bungalows, with their porches, eave lines, timber detailing and picturesque skylines created by the pitched rooflines and chimneys and garden setting contribute to the aesthetic significance of the streetscape. (HERCON criteria D)



## 7.5. Controls

Proposed controls for precinct:


| Control  | External paint controls | Tree controls | Incorporated document   |
|----------|-------------------------|---------------|---|
| Applies? | No                      | No            | Yes<br>Heritage Precincts<br>Incorporated Plan, September<br>2014 |

## 7.6. Places that contribute


Some of the contributory places may also be of Individual Significance and have their own Heritage Overlay. These places are indicated on the precinct mapping with a red line. Refer to their individual citations for their cultural heritage significance.

Places that contribute to the significance of the precinct include:

### 7.6.1. Union Street


| 3 Union Street, Kyabram  |                     | Place Type | Dwelling                        |
|--|---------------------|------------|---------------------------------|
|  | Contributory Status |            | Satisfies HERCON Criteria A & D |
|  | Individual Status   |            | No                              |

Place Description – 3 Union Street is a typical timber Interwar Bungalow with a corrugated metal roof. The design is typical for a State Savings Bank design. It has a projecting gable roofed section with a recessive transverse gable. The façade is distinguished by the gable end with its decorative timber strapping. The verandah posts are squat masonry plinths with columns. The paired timber framed windows are double hung. The chimneys are tall and slender brick chimneys with a subtle brick capping. It contributes to the architectural character of Union Street Kyabram.


| 4 Union Street, Kyabram   |                     | Place Type | Dwelling                        |
|---|---------------------|------------|---------------------------------|
|  | Contributory Status |            | Satisfies HERCON Criteria A & D |
|   | Individual Status   |            | No                              |

Place Description – 4 Union Street is a face brick building with two hipped and terracotta tiled roofs. The facade is triple fronted and has a distinctive curved brick entrance porch. Of note is the contrasting brick work and this is found on the brick sills and the brick porch (upper and lower levels). The windows are in band of three and are timber framed. It contributes to the architectural character of Union Street Kyabram.


## Heritage Review – Part B Heritage Precincts

| 5 Union Street, Kyabram   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 5 Union Street is a good representative example of a timber Interwar Bungalow with a corrugated metal roof. The roof line is a combination of gable roofs and a hipped roof falling in a contiguous line to create the porch roof. The gable end has decorative timber shingles to the apex of the gable. The recessive section has a porch with distinctive masonry plinths and paired columns. The entrance has a side light with small panes of glass and there is a triple band of timber framed windows with small panes of glass to the upper sash. The segmented bay window is of particular note. There are two brick chimneys. It contributes to the architectural character of Union Street Kyabram.


| 6 Union Street, Kyabram  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

Place Description – 6 Union Street is a timber weatherboard villa with a double hipped roof clad with corrugated metal. The façade consists of paired timber windows and a recessed porch with paired timber posts. It contributes to the architectural character of Union Street Kyabram.


| 7 Union Street, Kyabram   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 7 Union Street is a face brick building with two hipped and terracotta tiled roofs. The facade is distinguished by the large brick chimney (constructed from a contrasting coloured brick) with contrasting cream brick horizontal strips. The entrance porch has a curved canopy. It contributes to the architectural character of Union Street Kyabram.


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| 8 Union Street, Kyabram   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 8 Union Street is a representative timber Interwar Bungalow with a corrugated metal roof. It has two corrugated metal gable roofs with the smaller gable roofed section to the front and the larger to the rear. The gable fronts have decorative timber strapping. The verandah posts consist of a masonry plinth and posts. The windows are not original. It contributes to the architectural character of Union Street Kyabram.


| 9 Union Street, Kyabram  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

Place Description – 9 Union Street is a representative timber Interwar Bungalow – albeit with some modifications to the original structure. The corrugated metal roof line is a combination of gable roofs and a hipped roof falling in a contiguous line to create the porch roof. The gable end has decorative timber fretwork. It contributes to the architectural character of Union Street Kyabram.


| 11 Union Street, Kyabram  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 11 Union Street is a good representative example of a timber Interwar Bungalow – albeit with some later modifications. The original design is typical for a State Savings Bank design. The corrugated metal roof line is a combination of gable roof and a hipped roof falling in a contiguous line to create the porch roof. The projecting gable roofed section has decorative timber shingles to the apex of the gable. The recessive section has a porch with distinctive masonry plinths and paired columns. The facade consists of two pairs of double hung timber framed sash windows. It contributes to the architectural character of Union Street Kyabram.


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| 13 Union Street, Kyabram  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 13 Union Street is a good representative example of a timber Interwar Bungalow. The corrugated metal gable roofs contribute to its character. The front of the gable has decorative timber strapping to the apex of the gable. The recessive section has a porch with distinctive masonry plinths and paired timber columns. It contributes to the architectural character of Union Street Kyabram.

| 14 Union Street, Kyabram   | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |


Place Description – 14 Union Street is a good representative example of an Interwar Bungalow –albeit modified. The modifications consist of faux brick cladding and the aluminium framed windows. The opposing gable roofs contribute to its character. The recessive section has a porch with later metal posts. It contributes to the architectural character of Union Street Kyabram.

| 16 Union Street, Kyabram  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


Place Description – 16 Union Street is a good representative example of a timber Interwar Bungalow. The design is typical of a standard State Savings Bank design. The corrugated metal gable roofs contribute to its character. The front of the gable has decorative timber shingles to the apex of the gable. The porch has distinctive masonry plinths and paired timber columns. It contributes to the architectural character of Union Street Kyabram.




## Heritage Review – Part B Heritage Precincts

| 18 Union Street, Kyabram  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 18 Union Street is a good representative example of an Interwar Bungalow –albeit modified. The modifications include changes to the original windows, the gable front and the porch. The opposing gable roofs contribute to its character. The recessive section has a porch with later posts. It contributes to the architectural character of Union Street Kyabram.


| 19 Union Street, Kyabram   | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

Place Description – 19 Union Street is an atypical example of an Interwar Bungalow. It has a symmetrical façade with a pronounced hipped roof porch with classically inspired columns. The main roof is a single hipped corrugated metal roof. The windows have been modified. It contributes to the architectural character of Union Street Kyabram.


| 20 Union Street, Kyabram  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 20 Union Street is a representative example of an Interwar Bungalow – albeit modified. It is constructed from masonry and timber and has a corrugated metal roof. The façade is asymmetrical and it has a distinctive masonry porch. The ground floor windows are in bands of three and are timber framed sash windows. It contributes to the architectural character of Union Street Kyabram.


## Heritage Review – Part B Heritage Precincts

| 21 Union Street, Kyabram  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

**Place Description** – 21 Union Street is a good representative example of an Interwar Bungalow. It has been clad with a faux brick cladding. The design is typical for a State Savings Bank standard design. The roof line is a combination of gable roof and a hipped roof falling in a contiguous line to create the porch roof. The recessive section has a porch with distinctive masonry plinths and paired masonry classically styled columns.. The segmented bay window is of particular note. There is one brick chimney. It contributes to the architectural character of Union Street Kyabram.


| 22 Union Street, Kyabram   | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |
|  |                     |                                 |

**Place Description** – 22 Union Street is a distinctive modern styled post war house. It is clad with ship lap weatherboards and has a relatively flat pitched corrugated metal hip roof. It has a symmetrical façade with a recessed front entrance and paired corner windows. Despite its modernist features the timber framed windows have small brackets to the sill. These windows are possibly recycled windows from an Interwar house. The use of recycled building materials was common during the immediate post war period as there was rationing of building materials.


| 23 Union Street, Kyabram  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

**Place Description** – 23 Union Street is a good representative example of a timber Interwar Bungalow. The design is typical for a State Savings Bank design. The corrugated metal roof line is a combination of gable roof and a hipped roof falling in a contiguous line to create the porch roof. The projecting gable roofed section has decorative timber shingles to the apex of the gable. The recessive section has a porch with masonry plinths and paired columns. The facade consists of two pairs of double hung timber framed sash windows... It contributes to the architectural character of Union Street Kyabram.


## Heritage Review – Part B Heritage Precincts

| 25 Union Street, Kyabram  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 25 Union Street is a representative example of an Interwar Bungalow – albeit modified. It has two hipped corrugated metal roofs. The façade is asymmetrical and the porch has posts constructed from masonry plinths with masonry columns. The windows are not original. It contributes to the architectural character of Union Street Kyabram.


| 27 Union Street, Kyabram   | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

Place Description – 27 Union Street is a good representative example of an Interwar Bungalow. The design is typical for a State Savings Bank standard design. The roof line is a combination of gable roofs and a hipped roof falling in a contiguous line to create the porch roof. The gable front has a timber strap with timber brackets. The recessive section has a porch with distinctive masonry plinths and paired timber posts. It contributes to the architectural character of Union Street Kyabram.


| 28 Union Street, Kyabram  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 28 Union Street is a typical Interwar Bungalow. The design is typical for a State Savings Bank standard design. It has a projecting gable roofed section with a recessive transverse gable. The façade is distinguished by the gable end with its decorative timber shingles and timber brackets. The verandah posts are squat masonry plinths with paired timber columns. The paired timber framed windows are double hung and the upper sash is divided into six small panes. It contributes to the architectural character of Union Street Kyabram.


## Heritage Review – Part B Heritage Precincts

| 29 Union Street, Kyabram  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 29 Union Street is a typical Interwar Bungalow. The design is typical for a State Savings Bank standard design. It has a projecting gable roofed section that includes the entrance and porch area. There is a rear transverse gable section. The façade is distinguished by the gable roofed porch. The verandah posts are masonry columns. The windows are not original. It contributes to the architectural character of Union Street Kyabram.

| 30 Union Street, Kyabram   | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |


Place Description – 30 Union Street is a distinctive modern styled post war house. It is constructed from face red brick and it has a double hipped roof with terracotta tiles. The façade is distinguished by the curved canopy with classically styled columns. The windows are horizontal in proportion and complement the styling of the building. It contributes to the architectural character of Union Street Kyabram.

| 31 Union Street, Kyabram  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

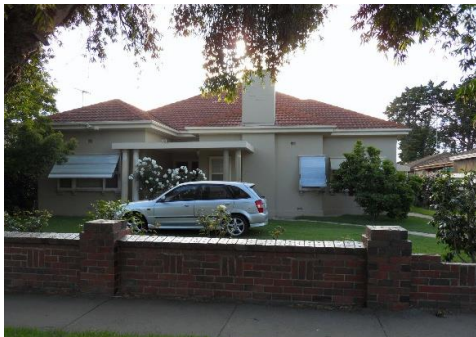
Place Description – 31 Union Street is a good representative example of an Interwar Bungalow – albeit modified. The roof line is a combination of hipped roofs with the main hipped roof falling in a contiguous line to create the recessed entrance. The façade features paired timber sash windows with the upper panes divided into four small panes. It contributes to the architectural character of Union Street Kyabram.



## Heritage Review – Part B Heritage Precincts

| 33 Union Street, Kyabram  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description – 33 Union Street has an asymmetrical façade and porch area. It is a rendered masonry façade and a double hipped terracotta roof. It contributes to the architectural character of Union Street Kyabram.

| 34 Union Street, Kyabram   | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |
|  |                     |                                 |

Place Description – 34 Union Street is a distinctive modern styled house. It is constructed from rendered masonry and it has a triple hipped roof clad with terracotta tiles. The façade is distinguished by the rectangular canopy with columns. The windows are timber framed in bands of three and complement the styling of the building. It contributes to the architectural character of Union Street Kyabram.

## 8. ROCHESTER PRECINCT (HO 203)

### 8.1. Study details

The sources for this statement of significance can be found in the *Shire of Campaspe Heritage Review 2014*

### 8.2. Map



HO203 Rochester Precinct

### 8.3. Historic Context

The first settlement was originally located near a place known as Rowe's Camp. Dr John Pearson Rowe set up accommodation for the many drovers and prospectors passing through the district near the Campaspe River. The township soon boasted Seward's Hotel, shops, industries, residences and a school. Governor Hotham on a visit renamed it Rowecheester (chester being Latin for camp). Rochester was proclaimed a town in the Victorian Government Gazette on the 26 September 1855. The spelling was later changed to Rochester, by a cartographer who thought that it had been misspelt. The first land sales of the Rochester township blocks were held in December 1855.

## Heritage Review – Part B Heritage Precincts

With the mooted building of the Melbourne-Echuca railway line to the west of the river, Thomas Seward proposed the building of a bridge, to be paid for by himself, so that train travellers could reach his hotel. In 1863 the Riverine Herald described the Rochester township thus:

*there is a post office and a hotel replete with every elegance and comfort of the day...A bridge over the Campaspe is about to be erected...There is one store...and another is in course of erection.*<sup>4</sup>

The railway line between Melbourne and Echuca was constructed in 1864. The rail was extended from Bendigo to Echuca to capture the Murray and Riverina trade. The township moved from the east bank to the west bank and nearer to the railway line. The town expanded, and by 1865 there was a hotel, a post office, a general store, a baker, a butcher, other shops and a common school.

Changes to the *Land Acts* meant that land became available and from the 1860s and large areas of Victoria were opened up for selection. In 1865 60,703 ha of land in the Echuca district were declared open for selection and over the next ten years more land was made available. Selection saw the town grow and become an important service centre for this regional area.

A substantial flourmill was erected c1868. The decades of the 1870s and 1880s saw consolidated growth of the township and a shift of focus from east of the river to the west. The Express newspaper commenced publication in 1873. By 1882, eleven hotels were in operation. Hart's foundry began business in 1873, several brick kilns were established, and the present post office was built in 1889. In 1881, Rochester's population had reached 599.<sup>5</sup>

On the 26 May 1871 the area was named the Shire of Echuca with Rochester as its centre. The administrative headquarters were at Rochester and council meetings were held alternately at Rochester and Shepparton for some years. Later, alternate meetings were held at Rochester and the Commercial Hotel in Echuca. As settlement increased the area of this large shire was reduced and new, smaller, shires were created. Rochester Shire was created on 27 October 1909.

In 1881 the Water Conservation Act was passed. The first trust to be set up under the Act was the *United Echuca and Waranga Waterworks Trust* with a district of over 236,333 ha between the Goulburn and Campaspe Rivers. The Waranga Western channel (finished in 1909) brought water from the Goulburn River for irrigation in the Rochester district. Irrigation helped change the character of farming in the district.

When closer settlement was linked with irrigation schemes administered from 1905 by the State Rivers and Water Supply Commission, intense farming of smaller blocks in the Rochester area began. After the building of the Waranga Basin reservoir in 1905 the State Rivers and Water Supply Commission extended irrigation northwards. Beginning in 1910 large farms around Rochester were subdivided into smaller areas under the direction of the Closer Settlement Board. Irrigation was integral to the creation of small lots and intensive agricultural industries such as dairying. The increase in dairying led to the establishment of associated industries such as the formation of the Rochester Co-operative Butter and Canning Co Ltd in 1913. The small farmer added greatly to the prosperity of Rochester.

The immediate post war period was a time of good seasonal conditions. The Rochester Co-operative Butter and Canning Co Ltd had built a cheese factory in 1940 and in 1946 they established a milk depot to serve the Bendigo, Rochester Echuca and Elmore area. This was followed in 1950 with the construction of a modern plant for the processing of dried skim milk. At the end of the war tomatoes began to be grown in this district under contract to H J Heinz Pty Ltd.

The different periods of prosperity and development can be clearly identified within the township of Rochester. There are a number of buildings that date from the late 19th century and up to the mid 20th century. However, the period from 1890s

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<sup>4</sup> Sue Thomas, *"Covered with Dust and Troubled with Mud": History of Rochester and District* (Rochester, Vic.: Rochester Shire Council, 1979), 16.

<sup>5</sup> Ibid., passim.

to 1920s was clearly a time of rapid growth and the essential character of the town was established during this period. Buildings such as: a number of the hotels and in particular the Shamrock Hotel, the banks and the Shire Hall define the architectural and aesthetic character that is found within the precinct area.

### Sources

K Cole *A History of the Diocese of Bendigo* 1902 "C 1976, Bendigo, 1991

S Thomas *Covered with Dust and Troubled with Mud, History of Rochester and District*, 1979

The Rochester Centenary Celebrations Committee:

*Live and Prosper, A Record of Progress in Rochester and District during the Period 1854 to 1954*, Rochester, 1954

## 8.4. Statement of Significance

### What is Significant?

The Rochester Precinct is of local cultural heritage significance as it contributes to an understanding of the historic development of the township. The precinct consists of a variety of building types from different periods of development and these assist in the demonstrating the impact of the Land Selection Acts, Closer Settlement and the development of irrigation.

### Contributory places:

|                 |  |
|-----------------|--|
| Gillies Street: | 5- 9, 10-20, 11-23, 22, 25, 27, 28, Bull Saleyard ring, basalt gutters, roadside avenue of elm trees,  |
| Moore Street:   | 32-34, 31-33, 35 (Bank), 38 (Rochester Post Office), 39 (Hotel Rochester), 40, 41, 42, 43, 44, 45, 46, 47, 49 (Commercial Hotel), 55 (Shamrock Hotel), the park and that includes the palm trees; the palm trees to the roadside; the peppercorn tree to the railway station forecourt, railway station, |
| Mackay Street:  | 45 (Rochester Shire Hall), 49 (Criterion Hotel), 50-54, 55, 56, 58, 68, 72, 74, 78, 80,  |

### How is it Significant?

It is of local historic, social and aesthetic cultural heritage significance to the Campaspe Shire.

### Why is it Significant?

The Rochester Precinct is of historic significance as it provides tangible physical evidence of the evolution of the township during the 19th century and up to the 1950s. (HERCON criteria A)

It is of historic and social significance as it demonstrates the impact that a number of government policies had on the development of the physical fabric of Rochester. These include policies such as the: Land Selection Acts, Closer Settlement Policies and Irrigation Trusts. These changes led to an intensification of agriculture and an increasing local prosperity which stimulated development in Rochester.

It is of historic and social significance as it illustrates the impact of the railway. After the railway was constructed development moved from the east (near the Campaspe River) to the west. The railway was important as it facilitated economic diversity and prosperity. (HERCON criteria A & G)

The number of large and fine commercial and public buildings (including the Shire Hall) within the precinct are of historic significance as they demonstrate the extent of economic vitality and prosperity during different period. The concentration of built fabric from the late 19th through to the Interwar period is of historic significance. This period of development is associated with the intensification of agriculture. This period has defined the historic and aesthetic character of the



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township. The basalt gutters in Gillies Street are of historic significance as they demonstrate the type of gutters that were constructed in the township during its establishment. (HERCON criteria A)

The 1950s commercial development at 50 -54 Mackay Street is of historic and aesthetic significance as it provides a representative example of the impact that post war prosperity had on Rochester. It is of aesthetic significance for its utilitarian architecture and the use of cream face brickwork. (HERCON criteria A & D)

The precinct is of aesthetic significance for its concentration of fine Federation and Inter War buildings. (HERCON criteria E)

The palm trees that line the west side of Moore Street are of historic and aesthetic significance. (HERCON criteria A & E)

The elm trees in Gillies Street are of historic and aesthetic significance. (HERCON criteria A & D)

The built character of Moore Street with its collection of architecturally diverse two storey buildings is of aesthetic significance. The predominantly single storey character of Gillies and Mackay Streets provides an aesthetic and architectural counterpoint to the Moore Street. The early 20th century metal parapets to a number of shop fronts are of aesthetic significance for the utilitarian character and adaptation of an earlier masonry aesthetic. (HERCON criteria D)

### 8.5. Controls

Proposed controls for precinct:


| Control  | External paint controls | Tree controls  | Incorporated document |
|----------|-------------------------|--|-----------------------|
| Applies? | Yes                     | Yes<br>Greater than 5 metres in height; or<br>Greater than 2 metres circumference. | No                    |

### 8.6. Places that contribute

Some of the contributory places may also be of Individual Significance and have their own Heritage Overlay. These places are indicated on the precinct mapping with a red line. Refer to their individual citations for their cultural heritage significance.


Places that contribute to the significance of the precinct include:

#### 8.6.1. Gillies Street

| 5-9 Gillies Street, Rochester   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | Yes (part of HO206)             |


Place Description – The shop front at 5-9 Gillies Street Rochester is a good representative example of early 20th century commercial architecture. The rendered masonry parapet demonstrates typical features and these include the centralised arch with capped pilasters to either side. The straight verandah has a decorative cast iron frieze with brackets to the verandah posts. The shop front has retained its integrity and is relatively intact. The architectural character contributes to the streetscape.

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| 10-20 Gillies Street, Rochester   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – The shop fronts at 10-20 Gillies Street Rochester demonstrate a number of historic characteristics typical of commercial architecture. There are two parapets one has a central arch and the other has a rectangular centralised pediment. The verandah has metal verandah posts. The shop front has been substantially altered and this includes changes to the shopfront windows/walls and changes to the parapet. The architectural character contributes to the streetscape.


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| 11-23 Gillies Street, Rochester   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – The shop front at 11-23 Gillies Street Rochester demonstrates a number of historic characteristics typical of commercial architecture from the Interwar period. The rendered masonry parapet is distinguished by the capped pilasters at either end. The glazed shop front has been substantially altered. The verandah has metal verandah posts. The shop front contributes to the historic character of the streetscape.


| 22 Gillies Street, Rochester   | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

**Place Description** – The shop front at 22 Gillies Street Rochester demonstrates a number of historic characteristics typical of commercial architecture. The parapet has a central arch and the verandah has metal posts. The shop front has been substantially altered and this includes changes to the shopfront windows/walls and changes to the parapet. The architectural character contributes to the streetscape.


| 25 Gillies Street, Rochester  | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – The shop front at 25 Gillies Street Rochester demonstrates a number of historic characteristics typical of commercial architecture. The parapet has an atypical pediment – it is a pointed parapet with a stepped design. The shop front has been substantially altered and this includes changes to the shopfront windows/walls and changes to the parapet. The architectural character contributes to the streetscape.


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| 27 Gillies Street, Rochester  | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 27 Gillies Street demonstrates many architectural characteristics typical of the 19th century and the region. It is a relatively large single storey masonry building that is located on a corner. The building is wedge shaped and both facades would have had a similar prominence. The string coursing is a continuation of the drip mould to the top of the arched openings. The parapet consists of a simple rectangular section with regular divisions created by pilasters. The cornice is distinguished by the bracketing. Only one facade has retained the regularly placed arched openings typical of the period and style. Other modifications include: the construction of large glazed shopfronts; the building in of some of the original openings; the construction of a flat verandah with metal posts and the painting of the original face brickwork.

| 28 Gillies Street, Rochester   | Place Type          | Bank                            |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|  | Individual Status   | No                              |

**Place Description** – 28 Gillies Street is a very fine example of bank architecture from the 19th century. It is a large rendered masonry building with classically inspired features. This includes the three bay division of the façade. The centralised entrance with has a large arched opening and this is flanked by paired arched windows. The window sill continues across the front of the building and the underside of the windows is coffered and there is a rusticated stone plinth. The division of floors is marked by a stylised cornice. The upper floor largely replicates the design of the ground floor with a centralised shallow breakfront. The façade has been designed to address the change of hierarchy between the commercial front entrance and the residential side entrance. The main commercial façade with the public access is quite decorative and detailed. This is in contrast to the side residential entrance with its simpler façade and decreased scale. This building is notable for its integrity including the retention of the original timber hoods for the external blinds.


| Bull Saleyard Ring, Gillies Street, Rochester                                       | Place Type          | Live stock saleyard             |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | Yes (HO216)                     |

**Place Description** – The construction and layout of the bull saleyard ring is typical for this type of use. It is a timber framed structure with an expressed structural system with vertical timber posts with diagonal timber bracing. The sides of the structure have timber rails.




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The interior still retains its raked timber seating. This structure has retained a high degree of integrity and it is relatively intact. This is a rare surviving structure of its type and use.


| Basalt gutters, Gillies Street, Rochester   | Place Type          | Gutters                         |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – The gutters have been constructed from basalt (bluestone) pitches. Basalt was plentiful, relatively easy to work with and stronger than many other materials available during the 19th and 20th century. Large amounts of the stone were quarried in Melbourne and surrounding areas. The stones for these gutters were most likely railed to Rochester. The gutters have been laid in a typical manner with a single stone for the back of the gutter and a raked bed for drainage.

| Roadside avenue of elm trees Gillies Street, Rochester                              | Place Type          | Row of trees                    |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


**Place Description** – The elm trees provide an important historic landscape feature. Elm trees were traditionally planted as street trees in most of Victoria's 19th century townships. These trees are important for their scale and plant type and for their shady canopies in summer and their bare branches in winter.

### 8.6.2. Moore Street


| 31-33 Moore Street, Rochester   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – The integrity of this building at 31 – 33 Moore Street Rochester has been compromised with the modifications to the front façade. The side façade demonstrates the original architecture with the regularly spaced windows and the decorative brickwork to the upper brick walling. The brickwork has been painted.


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| 32-34 Moore Street, Rochester   | Place Type          | Commercial (Senior Citizens Opp Shop) |
|---|---------------------|---------------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D       |
|   | Individual Status   | No                                    |

**Place Description** – The double shop front at 32 – 34 Moore Street Rochester demonstrates a number of historic characteristics typical of commercial architecture from the late 19th/early 20th century. The parapet is divided into two to reflect the double shop front and there is an identical stepped pediment with an arched cap. The straight verandah has timber verandah posts and a deep fascia. The architectural character contributes to the streetscape.


| 35 Moore Street, Rochester (ANZ Bank)  | Place Type          | Bank                            |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|  | Individual Status   | No                              |

**Place Description** – The bank building at 35 Moore Street Rochester is a large two storey face brick building. The façade is distinguished by a centralised archway entrance and this is flanked on either side by three narrow arch headed windows. The upper floor has a central recessed porch and is flanked by two hipped roofed sections with rectangular windows. The roof is tiled with terracotta tiles. The face brick has contrasting cement dressings. The chimneys provide further architectural features. The architectural character contributes to the streetscape.


| 38 Moore Street, Rochester (Post Office)  | Place Type          | Post Office                     |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – This Post Office building at 38 Moore Street Rochester is typical post office design from the Public Works Office during the Interwar Period. The design is asymmetrical with a varied façade and roof configurations. It is constructed from face brickwork with contrasting cement rendered details. The façade is broken up into three sections with post boxes located on one section, a formalised central panel with paired windows and the third section has a pillared entrance to the post office. This building has retained its integrity and intactness. The architectural character contributes to the streetscape.


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| 39 Moore Street, Rochester (Hotel Rochester)                                      | Place Type          | Hotel                           |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – The Hotel Rochester at 39 Moore Street Rochester is a good representative example of a late 19th/early 20th century two storey hotel. It is constructed from masonry and this has been painted. The parapet is a rectangular section and the signage is a feature of the façade. The storey verandah is a quintessential feature and is a significant architectural element. This building has largely retained its integrity and intactness. The architectural character contributes to the streetscape.


| 40 Moore Street, Rochester   | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

**Place Description** – 40 Moore Street is a good representative example of a simple timber vernacular shop front. It has a stepped metal clad parapet with a straight profile verandah. The glazed shop front has a recessed splay walled entry. This building has largely retained its integrity and intactness. The architectural character contributes to the streetscape.


| 41 Moore Street, Rochester  | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 41 Moore Street is a large two storey commercial building. The ground floor has a modern glazed shop front with a cantilevered canopy. The upper floor has a metal infill panelling. The original rendered cornice and parapet is extant. This building has retained its integrity and intactness. The architectural character contributes to the streetscape.


## Heritage Review – Part B Heritage Precincts

| 42 Moore Street, Rochester  | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 42 Moore Street is a good representative example of a simple timber vernacular shop front. It has a stepped and arched timber clad parapet with a straight profile verandah. The glazed shop has a recessed splay walled entry. This building has largely retained its integrity and intactness. The architectural character contributes to the streetscape.

| 43 Moore Street, Rochester   | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|  | Individual Status   | No                              |


Place Description – 43 Moore Street is fine example of a two storey Interwar commercial building. The façade is classically styled and demonstrates some fine architectural features. The central front bay is rendered and is flanked by stylised ashlar pilasters, reeded pilasters and this door surround is surmounted by a moulded archway. The upper floor continues with this thematic composition – albeit simplified and rises up through the parapet. Other features of this façade include a finely detailed cornice with dentil mouldings; rendered window panels and render and brick chimneys with rendered cornices. This building has retained its integrity and intactness. The architectural character contributes to the streetscape.

| 44 Moore Street, Rochester  | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


Place Description – 44 Moore Street is a large shop complex. The glazed shop front includes recessed entrances the parapet is a stepped parapet and is lined with metal sheeting. The verandah has a straight profile and a deep timber fascia. This building has largely retained its integrity and intactness. The architectural character contributes to the streetscape.




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| 45 Moore Street, Rochester  | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 45 Moore Street is a single storey commercial building. Its architecture is typical of the Interwar period. It has a large glazed shop front with a cantilevered canopy. The parapet has a central rectangular feature with a recessed panel with a decorative curved top. This curvature is echoed on the parapet. The parapet has four capped pilasters. This building has retained its integrity and intactness – albeit with an inappropriate colours scheme. This building has largely retained its integrity and intactness. The architectural character contributes to the streetscape.


| 46 Moore Street, Rochester   | Place Type          | Commercial (café)               |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

**Place Description** – 46 Moore Street is a good representative example of a simple timber vernacular shop front. It has a stepped parapet with a straight profile verandah. The glazed shop has a recessed entry. There is a verandah to the side of the building. This building has largely retained its integrity and intactness. The architectural character contributes to the streetscape.


| 47 Moore Street, Rochester  | Place Type          | Bank                            |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |

**Place Description** – 47 Moore Street is a very fine example of bank architecture from the 19th century. It is a large rendered masonry building with classically inspired features. This includes the three bay division of the façade. The centralised section has three arches and this is flanked on either side by an arched window/doorway. The upper floor largely replicates the design of the ground floor but instead of three arches to the central portion there is a loggia with columns and balustrade. The cornice is a fine feature and this includes the dentil mouldings. The parapet includes decorative urns. This building has retained its integrity and intactness. The architectural character contributes to the streetscape.


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| 49 Moore Street, Rochester (Commercial Hotel)                                     | Place Type          | Hotel                           |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | Yes (HO207)                     |
|   |                     |                                 |

**Place Description** – 49 Moore Street is a particularly fine two storey Federation era hotel. It is constructed from red face brick and has contrasting cement rendered mouldings. The parapet is of particular note for its Federation inspired architectural detailing. This includes the pediment with its paired columns, arched detailing and the acroteria. The contrasting horizontal cement banding is often referred to as 'blood and bandages.' The ground floor has arched openings with cement rendered detailing and the upper floor has rectangular window openings with flat lintel banding. The two storey verandah has decorative cast iron balustrading and a cast iron frieze with cast iron brackets to both levels. This building has retained its integrity and intactness. The architectural character contributes to the streetscape.


| 55 Moore Street, Rochester (Shamrock building)                                      | Place Type          | Hotel & shops                   |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | Yes (HO206)                     |
|   |                     |                                 |

**Place Description** – 55 Moore Street is a very fine face brick Federation era hotel. It is distinguished by its scale and its degree of decorative details. Its distinctive architecture dominates this main intersection of Rochester. Its styling is informed by its parapet detailing with pediments, oculus, arched pediments and capped pilasters. The two storey verandah is elaborate with its cast iron balustrading, cast iron frieze and brackets and bullnosed verandah. This building has retained its integrity and intactness. The architectural character contributes to the streetscape.


| Park & Palm Trees, Moore Street, Rochester  | Place Type          | Recreation/park                 |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | Yes (HO215)                     |
|   |                     |                                 |

**Place Description** – The park provides some pleasing landscape features and this include the grassed areas, the distinctive palm trees and the rotunda. It contributes to the historic character of Rochester.


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| <b>Road side Palm Trees, Moore Street, Rochester</b><br> | Place Type          | Row of mature palm trees        |
|---|---------------------|---------------------------------|
|   | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – The palm trees on both sides of Moore Street provide a striking landscape feature to the entrance of Rochester. These trees contribute to the historic character and aesthetic character of Rochester.

| <b>Peppercorn Tree to the railway station forecourt, Moore Street, Rochester</b><br> | Place Type          | Peppercorn tree                 |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | Yes (part of HO2010)            |


**Place Description** – This large historic peppercorn tree is a typical survivor from the early years of Rochester and provides an important historic character. It contributes to the historic character and aesthetic character of Rochester.

| <b>Railway Station, Moore Street, Rochester</b><br> | Place Type          | Railway Station                 |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | Yes (HO210)                     |


**Place Description** – The face red brick station building is a typical building for the Echuca – Bendigo rail line. It has a recessed entrance flanked on either side by two brick pavilion like buildings. Its layout is largely symmetrical and this is reflected in the symmetry of the elevations. This building has largely retained its integrity and intactness. The architectural character contributes to the streetscape.

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## 8.6.3. Mackay Street

| 45 Mackay Street, Rochester, (Rochester Shire Hall)                               | Place Type          | Former Shire Hall               |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | Yes (HO206)                     |

Place Description – 45 Mackay Street Rochester (former Shire Hall) is a two-storey symmetrical brick building erected in 1892 with coupled windows with gothic style characteristics. The gothic styling is complimented by the contrasting rendered features. The slate roof has a widow's walk on the ridge line. This building has retained its integrity and intactness. The architectural character contributes to the streetscape.

| 49 Mackay Street, Rochester (Criterion Hotel)                                       | Place Type          | Hotel                           |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


Place Description – 49 Mackay Street is a single storey corner hotel. It demonstrates the principal characteristics of the period and the building type and this includes the verandah to both sides of the building and the simple parapet with its arched pediments. This building has largely retained its integrity and intactness. The architectural character contributes to the streetscape.

| 50-54 Mackay Street, Rochester  | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 50 – 54 Mackay Street has a simple post-war parapet and shop front. It is constructed from face cream brick and has a cantilevered canopy. This building has largely retained its integrity and intactness. The architectural character contributes to the streetscape.




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| 55 Mackay Street, Rochester   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 55 Mackay Street is a commercial shop front from the Interwar period. The parapet is divided into three sections by capped pilasters. The profile of the parapet is concave. The glazed shop front has been modified. . This building has retained most of its integrity and intactness. The architectural character contributes to the streetscape.


| 56 Mackay Street, Rochester  | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

Place Description – The former saddler shop at 56 Mackay Street Rochester is an early 20th century building and is distinguished by the design of the rendered parapet which is divided into three bays by the pilasters surmounted by globes. It has a straight profile verandah with a deep fascia and verandah posts. The entrance door is recessed. This building has largely retained its integrity and intactness. The architectural character contributes to the streetscape.


| 58 Mackay Street, Rochester   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 58 Mackay Street is a simple vernacular shop front. It has a rectangular parapet with a straight profile verandah and a deep timber fascia. The shop front is glazed and is a later addition. This building has largely retained its integrity and intactness. The architectural character contributes to the streetscape.


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| 68 Mackay Street, Rochester   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 68 Mackay Street is a simple vernacular shop front. The shop front is glazed and is a later addition. This building has retained much of its integrity and intactness. The architectural character contributes to the streetscape.


| 72 Mackay Street, Rochester  | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

Place Description – 72 Mackay Street has a masonry shop front. It has a rectangular parapet with capping and capped pilasters. The verandah has a bullnose and a deep timber fascia. The shop front is glazed. This building has largely retained its integrity and intactness. The architectural character contributes to the streetscape.


| 74 Mackay Street, Rochester   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 74 Mackay Street has a masonry shop front. It has a balustrade parapet with a solid central section. The parapet has capped pilasters. The verandah has a bullnose and a timber fascia. The shop front is glazed and has a splayed recessed entrance. This building has largely retained its integrity and intactness. The architectural character contributes to the streetscape.

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| 78 Mackay Street, Rochester   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 78 Mackay Street is a gable fronted shop with a straight profile verandah. The shop front is glazed and it has a recessed entry. This building has largely retained its integrity and intactness. The architectural character contributes to the streetscape.

| 80 Mackay Street, Rochester  | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

Place Description – 80 Mackay Street is a masonry commercial building. It has an arched and stepped parapet and a straight profile verandah and a timber fascia. The street frontage has a recessed entrance with windows to either side of the doorway. This building has largely retained its integrity and intactness. The architectural character contributes to the streetscape.

## 9. RUSHWORTH PRECINCT (HO 301)

### 9.1. Study details

The sources for this statement of significance can be found in the *Shire of Campaspe Heritage Review 2014*

### 9.2. Map



HO301 Rushworth Precinct



### 9.3. Historic Context

Rushworth became a stopping place in the early 1850s for those travelling between the Bendigo and Beechworth diggings. Gold was discovered near the future town site in August 1853. The first settlement, established near present day Rushworth, was known as Nuggetty Gully. There were soon hundreds of tents and slab huts, stores, wine shanties, dams, puddling machines and crushing machines.

Businesses moved to an area north-west (now High Street) from 1853. A township survey was conducted in 1854, the same year the police camp was laid out. By 1858 there was a timber courthouse, five hotels, two breweries, a school, seven large stores, twenty tradesmen's shops and two banks. In the neighbourhood of Rushworth, Waranga Roads Board rate books noted in 1863 the existence of 102 huts, 35 puddling machines and huts, three hotels, two dairies, eighteen cottages, and four quartz crushing machines.<sup>6</sup> The first local newspaper, the Waranga Echo, started in 1868. A Catholic church opened c1875, an Anglican church c1869, the United Methodist Church in 1868, and a Presbyterian church in 1892. Rushworth State School No. 1057 opened in 1872. Rushworth experienced a boom in goldmining in the 1880s.

The principal shops and public buildings lined High Street or were clustered around the intersection of High Street and Moora Road. Many of these faced onto the Three Chain Road surveyed by the district surveyor Phillip Chauncy.<sup>7</sup> The arrival of the railway in 1890 moved the focus of the township away from the southern end of High Street to Moora Street. The estimated population of Rushworth in the 1880s was 2000.

Mining began to decline in the 1870s, however, the town continued to prosper as timber cutting and milling became a major local industry with at least seven sawmills operating at one stage.

With closer settlement on the Goulburn-Waranga plains from 1910, many of Rushworth's timber miners' cottages were moved to closer settlement blocks to the north and east. A new mechanic's institute was erected in 1914. Rushworth Higher Elementary School was established in 1921, a new primary school opened in 1963, and Rushworth High School opened in 1968.<sup>8</sup>

### 9.4. Statement of Significance

#### What is Significant?

Rushworth is a 19th century gold rush town. The settlement pattern is distinctive with the contrast of an organic layout of the streets compared to the grand and over scaled central High Street.

The gold rush has left Rushworth with a legacy of fine buildings and places and this includes the Courthouse, Town Hall, Post Office, Banks, Churches, the central reserve and the remains of the former railway.

The retention of the integrity of the majority of these places contributes to the significance of the precinct.

Contributory places:

Esmonde Street: 5, 11, 13, 15, 18, 19, 20, 26, 28, 29, 30, 31, 36, 38, Geyle Reserve

Heily Street: Rushworth Cemetery, 49-65 (Rushworth Primary School),

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<sup>6</sup> Forster, *Waranga 1865-1965: A Shire History*, 24-5.

<sup>7</sup> Butler, "Waranga Conservation Study, Volume Two, Environmental History," 39-41.

<sup>8</sup> Shewan, *Rushworth Centenary Souvenir, 100 Years 1853-1953: A Cavalcade of Important Events Covering the History of Rushworth from Birth to Maturity*, passim. and Rita Spence, *Memoirs of Bye Gone Days of Rushworth* (Rushworth, Vic.: R. Spence, 1992?), 14.

## Heritage Review – Part B Heritage Precincts

|                    |  |
|--------------------|--|
| High Street:       | 1, 2-4 (Mechanics Institute), 6, 7, 8, 15, 17 (former Rushworth Chronicle), 18, 19- 21, 25, 26, 27, 29-31, 30-32 (former Bank of Victoria), 34-36 (former Commercial Bank), 35, 38 (former Imperial Hotel), 40, 41-47, 53, 59 (Criterion Hotel), 63(Miller Homes), 67, 69, 71(Rushworth Shire Hall), 77 (Rushworth Courthouse), The former railway reserves, Rotunda, Central Reserve, |
| Horne Street:      | 10, 12, 14, 17,  |
| Moora Road:        | 3, 5, 6 (post office), 7, 9, 11 (CFA), 13, 14-16, 15 (Hotel), 18, 22 & 22A, 23, 25, 26 (Masonic Lodge), 29, 33,  |
| Nuggety Hill Road: | St Pauls Anglican Church,  |
| Phillips Street:   | 1, 3, 5, 9, 11, 12, 13-15 (church & house), 17, 18, 19, 20, 21, 23,  |
| School Street:     | 2,   |
| Simpson Street:    | 7  |
| Wigg Street:       | Stone gutters  |
| Whistle Post       |  |

### How is it Significant?

The Rushworth Precinct is of local historic, social and aesthetic cultural heritage significance to the Campaspe Shire.

### Why is it Significant?

The Rushworth Precinct is of historic and social significance as it provides tangible physical evidence of the impact of the discovery of alluvial gold in the region and the establishment of reef mining. The richness of this gold field is illustrated by the stature of the surviving 19th century and early 20th century buildings.

The pattern of settlement is of historic significance. The irregularity of some of the residential streets assist in an appreciation of how the town originally developed along the routes to the alluvial gold fields. The pattern of settlement imposed by the township survey is associated with an urban vision not found in other regional gold rush towns. The scale of the central commercial area (High Street) and the notable buildings which line both sides of the street, demonstrates the unfulfilled 19th century vision for Rushworth as a gracious and vital township.

The impact of Closer Settlement policies, the construction of the Waranga Basin and the development of irrigation schemes can be identified in a number of early 20th century buildings or modifications to existing 19th century buildings. Of particular note are the Glasgow Buildings which are a product of the early 20th century economic activities. The variety of architecture found in the precinct is of historic significance as it provides tangible physical evidence for a number of historic themes such as the discovery of gold, Land Selection, Closer Settlement and the two eras of railway-building activity. (HERCON criteria A)

The precinct is of social significance for its association with events, development and cultural phases which have had a significant role in the occupation and evolution of the community. (HERCON criteria G)

It is of aesthetic significance for the number of substantial 19th and early 20th century civic buildings, commercial buildings and houses.

It is of aesthetic significance for the representation of a regional vernacular found in some of the smaller houses and commercial premises.

It is of aesthetic significance for the diversity of architecture that is found within the precinct.

Many of the architectural features have a regional character and this contributes to a strong sense of place and region.

## Heritage Review – Part B Heritage Precincts

As a streetscape, the dominance of red bricks both in religious, civic and commercial buildings is a cohesive factor. Other typical regional characteristics such as the parapeted facades and the wide-verandahed commercial area of High and Moora Streets provide a pleasing historic streetscape. The surviving granite guttering in Wigg Street, adjacent to the Criterion Hotel is significant as it contributes to the aesthetic significance of the urban environment. (HERCON criteria D & E)

### 9.5. Controls

Proposed controls for precinct:

| Control  | External paint controls | Tree controls  | Incorporated document                                       |
|----------|-------------------------|--|---|
| Applies? | Yes                     | Yes<br>Greater than 5 metres in height; or<br>Greater than 2 metres circumference. | Yes<br>Heritage Precincts Incorporated Plan, September 2014 |


### 9.6. Places that contribute

Some of the contributory places may also be of Individual Significance and have their own Heritage Overlay. These places are indicated on the precinct mapping with a red line. Refer to their individual citations for their cultural heritage significance.


Places that contribute to the significance of the precinct include:

# Heritage Review – Part B Heritage Precincts


## 9.6.1. Esmonde Street

| 5 Esmonde Street, Rushworth   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description - 5 Esmonde Street is a single storey miner's cottage with a corrugated galvanised hipped roof with roll top ridge cappings. There is a straight profile verandah to the full extent of the front facade. The front door is located to one side with two timber sash windows to the other side. The house has retained much of its 19th century character. The design of this house with a door to one side is not typical for Rushworth. This cottage is potentially one of the earliest surviving cottages in Rushworth.

| 11 Esmonde Street, Rushworth   | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |


Place Description - 11 Esmonde Street is a single storey Edwardian Villa with a hipped roof clad in corrugated galvanised metal and a return verandah terminated by a projecting gabled bay. The hipped roof has gablet with a timber louvred vent. The gable front has vent to the gable and timber strapping. This contributory place is atypical representative example for its scale, era and region.

| 13 Esmonde Street, Rushworth  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


Place Description - 13 Esmonde Street is a single storey weatherboard clad cottage with a corrugated galvanised hipped roof with roll top ridge cappings. A bull nosed verandah extends across the front facade. The facade is symmetrical with a central front door flanked on either side by timber sash windows. Its design is typical for the 19th century and can be considered a vernacular response to local conditions. On the gold fields these cottages are often referred to as miner's cottages and this type of domestic architecture contributes to the quintessential 19th century mining character of Rushworth.




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| 15 Esmonde Street, Rushworth  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description - 15 Esmonde Street is a single storey Interwar Bungalow with Arts and Crafts derived timber detailing. The design is asymmetric and the main body of the house has a large gable roof with a smaller projecting gable to the front. Each gable has stylised timber shingle cladding with a timber trellis to the apex of the gable. The gable fronts have paired timber brackets to the full extent of the gable base. The windows have a stylised splayed timber detail - which was a typical detail found on door and window surrounds c1920s. The front porch has brick half columns with slender timber posts that taper off as they approach the porch roof. Each of the timber posts have a timber support and this detail contributes to the decorative timber work found on the facade. The extent and types of decorative timber detailing is typical for the Arts And Crafts movement and demonstrates the move away from the Victorian cast iron detailing.

| 18 Esmonde Street, Rushworth  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


Place Description – 18 Esmonde Street is a weatherboard Interwar Bungalow with an entry porch. Its architectural character is informed by its asymmetry; timber weatherboards, simple group of timber framed triple windows. The roof is a hipped corrugated galvanised metal roof with a projecting gable front with a Jurkinhead gable.

| 19 Esmonde Street, Rushworth  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


Place Description – 19 Esmonde Street is a single storey weatherboard clad cottage with a corrugated galvanised gable roof with roll top ridge cappings. A straight profile verandah extends across the front facade. The brick chimney contributes to the 19th century character and is a typical feature for this type of cottage. The facade is symmetrical with a central front door flanked on either side by timber sash windows. The verandah posts are not original. The front fence, hedging and gate complement the architecture of this house. Its design is typical for the 19th century and can be considered a vernacular response to local conditions. On the gold fields

## Heritage Review – Part B Heritage Precincts

these cottages are often referred to as miner's cottages and this type of domestic architecture contributes to the quintessential 19th century mining character of Rushworth.


| 20 Esmonde Street, Rushworth  |                     | Place Type                      | Dwelling |
|---|---------------------|---------------------------------|----------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |          |
|   | Individual Status   | No                              |          |

Place Description – 20 Esmonde Street displays many of the characteristics associated with wartime and the immediate post war period architecture. It is a brick house with smooth rendered walling and decorative face brick detailing such as the corbelled face brickwork to the gable ends. The textural qualities of the face brickwork are echoed in the terracotta tiled roofing. The asymmetry of the design with the projecting gable front and recessed hipped roof body of the house is typical for the period.


| 26 Esmonde Street, Rushworth  |                     | Place Type                      | Dwelling |
|---|---------------------|---------------------------------|----------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |          |
|   | Individual Status   | No                              |          |

Place Description – 26 Esmonde Street is a single storey face red brick cottage with a corrugated galvanised gable roof with roll top ridge cappings and a bullnosed verandah that extends across the front facade. The brick chimney contributes to the 19th century character and is a typical feature for this type of cottage. The facade is symmetrical with a central front door flanked on either side by timber sash windows. The verandah posts have timber 'capitals' and these are not original. Its overall design is typical for the 19th century and can be considered a vernacular response to local conditions. Its use of face brick gives this building additional stature as most of the cottages in Rushworth and of this scale tend to be constructed from timber with timber weatherboards. On the gold fields these cottages are often referred to as miner's cottages and this type of domestic architecture contributes to the quintessential 19th century mining character of Rushworth.


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| 28 Esmonde Street, Rushworth  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 28 Esmonde Street is a single storey weatherboard clad cottage with a corrugated galvanised gable roof with roll top ridge cappings. A straight profile verandah extends across the front facade. The brick chimney contributes to the 19th century character and is a typical feature for this type of cottage. The facade is symmetrical with a central front door flanked on either side by timber sash windows. The verandah posts are not original. The front fence, hedging and gate complement the architecture of this house. Its design is typical for the 19th century and can be considered a vernacular response to local conditions. On the gold fields these cottages are often referred to as miner's cottages and this type of domestic architecture contributes to the quintessential 19th century mining character of Rushworth.

| 29 Esmonde Street, Rushworth  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


**Place Description** – 29 Esmonde Street is a stylish weatherboard Edwardian villa with a corrugated galvanised metal hipped roof with a return verandah terminated on one side by a projecting gable bay and on the other side it returns to the side of the house. The gable has decorative timber strapping and timber brackets to its base. The return verandah has timber fretwork frieze and brackets. The windows and front door have decorative side lights. The window to the gable has decorative hood.

| 30 Esmonde Street, Rushworth  | Place Type          | Rushworth Dairy                 |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 30 Esmonde Street is a utilitarian rectangular brick building with a gable roof clad with corrugated galvanised metal. The façade has a double garage door with a metal grille clad door. The gable is clad with metal sheeting and there is evidence of the former signage. The side panel was corrugated metal but this has been replaced by Rushworth Iron bark (*Eucalyptus sideroxylon*).




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| 31 Esmonde Street, Rushworth  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 31 Esmonde Street occupies a corner site and is a feature of the streetscape. It is a large weatherboard house with hipped roofs, brick chimneys and timber framed double hung windows. The front door has highlights and sidelights and there is a bank of windows adjacent to the entrance. The timber picket fence and wrought cyclone gate complements the architecture.

The style is typical for a regional Federation/Edwardian era house. It addresses the corner with a splayed breakfront to the verandah with a side entrance. This use of diagonals (splayed breakfront, side entry) is a feature of architecture from this period. Other decorative features that contribute to its architecture include the turned timber verandah posts, the timber fretwork and the fine detailing found within the arched fretwork to the break front. This detail is reminiscent of Desbrowe-Anneer's 1903 house and is a stylish embellishment and contributes to the overall finesse of this building.

| 36 Esmonde Street, Rushworth  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 36 Esmonde Street is an Interwar Bungalow. The architecture is typical for the period and region with a large gable front/roof to the main section of the building with an entrance porch and a smaller gable front/roofed projection. Both fronts have windows that have been modified and the cladding is also not original.


| 38 Esmonde Street, Rushworth  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 38 Esmonde Street is a relatively intact Interwar Bungalow. The architecture is typical for the period and region with a large gable front/roof to the main section of the building with an entrance porch and a smaller gable front/roofed projection. The porch extends across the front of both sections and has masonry half columns with timber posts. The smaller gable front has a




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timber fretwork vent and stylised scalloped boards to the gable front. The large gable front has a timber fret work vent and radial timber battens to the gable front. There is a lean-to carport to one side.


| Geyle Reserve, Esmonde Street, Rushworth  | Place Type          | Recreation reserve/Play ground  |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description – Geyle Reserve is a recreation area with a timber and cyclone wire fence with a decorative timber frame to the main entrance. The park has a number of large trees, and grassed area with a playground.

## 9.6.2. Heily Street

| Rushworth Cemetery, Heily Street, Rushworth  | Place Type          | Cemetery                           |
|--|---------------------|------------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A, D & G |
|  | Individual Status   | No                                 |
|  |                     |                                    |

Place Description – Rushworth Cemetery is located on a hillside overlooking Rushworth and surrounding bushland. It has a large number of 19th and 20th century burial areas with some having substantial headstones. The rotundas and shelter sheds add to the picturesque character of the place. The front gates are a 20th century addition with brick plinths and wrought iron gates. There are a number of significant trees within the site. The gravelled paths contribute to its character.

| Rushworth Primary School, 49-65 Heily Street, Rushworth                             | Place Type          | School                          |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | Yes (HO302)                     |
|   |                     |                                 |


Place Description – The Rushworth Primary School is a very fine 19th century Victorian school building. It is a large brick building with a prominent projecting façade.

The brick work is polychromatic with cream and black contrasts to the face redbrick. The roof is galvanised corrugated metal with gable vents and has a Jurkinhead roof to each roof end. The arched windows with their group of small panes and the cupola roofed


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belltower contribute to the overall picturesque character of this building. The setbacks and garden setting contribute to its pre-eminence. The integrity of this building is high.

### 9.6.3. High Street

| 1 High Street, Rushworth  | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


Place Description – 1 High Street is a typical splayed shop front with glazed shop windows and a parapet with a cornice top. The verandah posts are not original as they are painted galvanised pipes.

| 2-4 High Street, Rushworth  | Place Type          | Mechanics Institute (current museum) |
|---|---------------------|--------------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E      |
|   | Individual Status   | No                                   |


Place Description – The Mechanics Institute is a fine early 20th building. The foundation stone of the Rushworth Mechanics Institute was laid by William Gunn Esq the President in July 1913. The architect was A J Inches and the builder, D Brothers. The façade has many elements of the Baroque revival.

The face brickwork is cleverly contrasted against, boldly formed stucco ornament in the form of voussoirs. Exaggerated keystones, oxbow arched main portal and flanking piers to the façade raised above the parapet show its similarity in period to shops opposite. A high Dutch hipped roof rises above the parapet with a quaint roof vent placed central to it. The chimneys are tapered and ribbed. The lettering on the building is a fine example of font from the period. The timber entrance doors have bolection mouldings to the panels and there is a glazed highlight.


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| 6 High Street, Rushworth  | Place Type          | Former State Savings & then Commonwealth Bank (current dwelling) |
|---|---------------------|--|
|  | Contributory Status | Satisfies HERCON Criteria A & D                                  |
|   | Individual Status   | No   |
|   |                     |  |

**Place Description** – Former State Savings Bank (SSB) dates from c1920. Built in face red brickwork with stucco mouldings in the style of the Baroque revival as illustrated by the flanking pilasters that rise up above the parapet and the cantilevered arched canopy. The door has been replaced and glazing altered. The roof is clad with Marseilles pattern terra cotta. The horizontal lines of the rendered parapet are echoed with a group of three double hung windows. To the rear of the former bank building there is a residence with a recessed side entrance which is visible from High Street. The design is typical for SSB country branches c1920.

| 7 High Street, Rushworth   | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |
|  |                     |                                 |


**Place Description** – This simple shop front demonstrates many of the characteristics associated with 19<sup>th</sup> and early 20<sup>th</sup> century regional commercial architecture. The parapet has a centralised arch which relieves the relative utility of the façade. The posted verandah has a vertical signage board which is possibly not original but it is a typical feature from the period. The shop front has large glazed panels with segmented highlights.

| 8 High Street, Rushworth  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |


**Place Description** – 8 High Street Rushworth has a symmetrical facade with a central front door flanked on either side by timber sash windows. It has a hipped roof and convex profile verandah. Its design is typical for the 19th century and can be considered a vernacular response to local conditions. On the gold fields these cottages are often referred to as miner's cottages and this type of

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domestic architecture contributes to the quintessential 19th century mining character of Rushworth. The verandah has a decorative cast iron frieze and brackets and this adds to the distinction of the place as befits its location in High Street.

| 15 High Street, Rushworth   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

**Place Description** – This simple shop front demonstrates many of the characteristics associated with 19<sup>th</sup> and early 20<sup>th</sup> century regional commercial architecture. The gable roof of the shop protrudes above the rectangular parapet and acts as a defacto pediment. The large glazed shop fronts are typical if somewhat altered. The posted verandah contributes to the historic character of this building.

| 17 High Street, Rushworth   | Place Type          | Former Rushworth Chronicle Steam Printing Office |
|---|---------------------|--|
|  | Contributory Status | Satisfies HERCON Criteria A & D                  |
|   | Individual Status   | Yes (HO310)                                      |
|   | Other controls      | Victorian Heritage Register<br>(Ref No H941)     |
|   |                     |  |


**Place Description** – The Rushworth Chronicle Steam Printing was built in 1888 to house the new steam powered presses, this intact simple double brick office and dwelling was built to a Cornish design popular on the Burra copper fields. The façade; is distinguished by the string course, the cornice line and arched pediment to the parapet with raised lettering. The relatively intact interior together with the unusual cooling design through the ventilated hollow brick piers, the water pipes under the floor, the overhead belting system and collection of printing equipment related to this small town printery all combine to make this building notable.

| 18 High Street, Rushworth   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |


**Place Description** – The shop front at 18 High Street demonstrates many of the characteristics associated with 19<sup>th</sup> and early 20<sup>th</sup> century regional commercial architecture. The cornice to the parapet contributes to its historic architectural character. The large glazed shop fronts are typical. The posted verandah with the timber fascia (used for signage) contributes to the historic character of this building. The later addition is sympathetic to the historic and aesthetic significance of this building.




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| 19-21 High Street, Rushworth  | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – These two simple shop fronts demonstrates many of the characteristics associated with 20<sup>th</sup> century regional commercial architecture. Both of the sheet metal clad parapets have centralised rectangular pediments. The posted verandahs and glazed shop fronts contribute to the historic character of these shops. The metal clad parapets are an important feature of these shops as it demonstrates the changing fortunes of Rushworth.


| 25 High Street, Rushworth  | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

**Place Description** – The shop front at 25 High Street demonstrates many of the characteristics associated with 19<sup>th</sup> and early 20<sup>th</sup> century regional commercial architecture. The cornice to the parapet contributes to its historic architectural character. The large glazed shop fronts are typical. The posted verandah while not original does contribute to the historic character of this building. The façade has been modified and is constructed from 20<sup>th</sup> century brickwork.


| 26 High Street, Rushworth   | Place Type          | Former Cracknell's Bakery Shop and Residence |
|---|---------------------|--|
|  | Contributory Status | Satisfies HERCON Criteria A, E & F           |
|   | Individual Status   | No   |

**Place Description** – A simple gabled weatherboarded former baker's shop and residence, with a timber ashlar pattern facade and remnant verandah showing scalloped fascia. The shop front has an arcaded timber glazed shop window, four-panelled doors and 12 pane windows (possibly Crown Glass).


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| 27 High Street, Rushworth   |                     | Place Type                      | Commercial |
|---|---------------------|---------------------------------|------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |            |
|   | Individual Status   | No                              |            |
|   |                     |                                 |            |

Place Description – Large double-fronted shop with generous glazed shopfront windows and glazed entry doors. There is a high stepped parapet with austere pediment at the centre. There are parapet urns to the tall piers at either end and the verandah has a bullnosed profile.


| 29-31 High Street, Rushworth   |                     | Place Type                      | Commercial |
|--|---------------------|---------------------------------|------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |            |
|  | Individual Status   | No                              |            |
|  |                     |                                 |            |

Place Description – Brick shop and office (and residence) with original shopfront tiling and verandah. The shop front has an asymmetric design with irregularly spaced doors and one large glazed shopfront window. The parapet with its face brick high segmented arch (now painted) contributes to the distinctive profile.


| 30-32 High Street, Rushworth  |                     | Place Type                      | Former Bank of Victoria |
|---|---------------------|---------------------------------|-------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |                         |
|   | Individual Status   | No                              |                         |
|   |                     |                                 |                         |

Place Description – 30 – 32 High Street is a brick and render commercial building with a parapeted and rendered main façade. The styling is Renaissance Revival and is similar to the work of the 19<sup>th</sup> century Melbourne architect Leonard Terry. It has a dentilated cornice line and arcuated facade. There are subtle impost mouldings that link with the arched window and these are panelled beneath the sills to imply the arcade principle. Two entrance doors (5- panelled pairs) have arched high lights. The render finish is ruled as for ashlar masonry and the footings are of stone with basalt steps to each door. The side yard has an exotic garden.


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| 34-36, High Street, Rushworth   | Place Type          | Former Commercial Bank          |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |

Place Description – Distinctive former Bank of Victoria owes much to the Renaissance Revival. The breakfront has a tooled and rusticated render with a pediment and double four-panel entrance doors with a bisected top light and flanking (altered) windows set between pilasters in the aedicule format above which is a delicate palmette pattern. Other details includes acroterion at the parapet corners and pediment apices plus subtle scrolling at the raised entablature central to the parapet where the bank name can still be distinguished.


| 35 High Street, Rushworth  | Place Type          | Former welfare centre           |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

Place Description – Former office from the early 20<sup>th</sup> century with panelled door entrance, double hung sash windows with side lights and a typical parapet from the 1910-15 era with rough-cast stucco infill.


| 38 High Street, Rushworth (Imperial Hotel)  | Place Type          | Hotel                           |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | Yes (HO306)                     |

Place Description – The former Imperial Hotel has a straight profile verandah to the full extent of its façade. The building has a parapet running along the High Street façade with distinctive dog-tooth frieze and/ or brick course under. Similar dog-tooth occurs at the chimney cornices. The brickwork has been painted with the quoining picked out in a contrasting colour. The windows are timber framed double hung sash windows. The verandah appears to be new and at least one door is not original.


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| 40 High Street, Rushworth   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description – 40 High Street is a single storey cottage with a corrugated galvanised hipped roof with roll top ridge cappings. A straight profile verandah extends across the front façade. The facade is symmetrical. The front fence, hedging and gate complement the architecture of this house. Its design is typical for the 19th century and can be considered a vernacular response to local conditions. On the gold fields these cottages are often referred to as miner's cottages and this type of domestic architecture contributes to the quintessential 19th century mining character of Rushworth.

| 41-47 High Street, Rushworth (Glasgow Buildings)                                   | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|  | Individual Status   | Yes (HO309)                     |
|  |                     |                                 |

Place Description - the Glasgow Shops are an impressive trio of shops. They were formerly of face red brickwork but now the pediment is painted. The shops possess a fine bull-nosed verandah with stout timber columns and high stuccoed parapets with dividing piers and orbs. The parapet has a guilloche pattern balustrade and a severe squared raised entablature on the flanking bays to the central arched parapet which bears the name Glasgow Buildings 1880. The shops are from c1911 and have relative unaltered interiors.


| 53 High Street, Rushworth   | Place Type          | Shop and Residence              |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description – Shop and residence with shop verandah and convex profile house verandah adjoining. Residential section has a typically hipped roof form with now painted face brickwork. The verandah frieze slatting and are c1910. The adjoining shop is parapeted with panels set into the brickwork using applied stucco above the cornice line. The parapet scrolls down to the house




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roofline facing Wigg Street, providing a picturesque assembly of forms at the corner. The chimney type and house form indicate late 19th century.

| 59 High Street, Rushworth (Criterion Hotel)                                       | Place Type          | Hotel                           |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | Yes (HO305)                     |

**Place Description** – The Criterion Hotel(1890 is a two storey brick and stucco parapeted corner hotel with splayed corner form, arched entryway to the bar at the corner and residential section in High Street. The design is austere with paired windows and recessed bays providing a punctuation to the facade. An adjoining single storey section appears to have been augmented with a parapet extension but otherwise the hotel is generally externally original except for painted brickwork, the demolished verandah. There is a stable block at the rear.


| 63 Miller Homes, High Street, Rushworth   | Place Type          | Set of Dwellings                |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |

**Place Description** – The Alexander Miller Homes were constructed to provide philanthropic accommodation. The bungalows are constructed from red face brickwork with a gable roof clad with Marseilles pattern, terra cotta tiles; timber framed double hung windows and timber doors, brick verandah piers with concrete cappings, low brick balustrades flanking the entry steps and stuccoed chimney stacks central to each bungalow. The bungalows are located in a generous garden setting with a number of mature trees. There were a number of these types of Miller Homes in regional Victoria but many have been either demolished or are significantly altered.


| 67 High Street, Rushworth (Community House)   | Place Type          | Commercial/office               |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

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**Place Description** – 67 High Street is a large red brick parapeted building with what appears to be altered shopfronts either side of entrance door. The parapet is austere and built from render with a segment arch, raised entablature and subtle scrolling to either end. This pediment has remain unpainted and demonstrates an original finish – which is now rare. The footings are stone.

| 69 High Street, Rushworth   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

**Place Description** – 69 High Street is an Interwar Bungalow. It designed with a dominant gable front and a transverse gable the roof is clad with terra cotta roof tiles. The projecting gable front has a deep porch with paired timber columns and this feature contributes strongly to the architectural character of the bungalow.


| 71 High Street, Rushworth (Rushworth Shire Hall)                                    | Place Type          | Former Shire Hall               |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | Yes (HO307)                     |
|   |                     |                                 |

**Place Description** – The former Shire Hall was designed by Vahland and Getzschman and built by T P Price of local Rushworth brick. The Hall was opened in 1869. Extensions were completed in 1883 to the west and south sides. The foundation stone was stolen immediately after laying on 25th July, 1868, and never seen again.


The facade is constructed from brick and divided with stucco pilasters and horizontal cornices. The public entrance is through two arched doorways at High Street under a low pediment with oculus. Above this entrance block the main hall rises as a raised entablature and pediment above a simple gabled form with large round roof vent and oculus and encircling cement architrave with an exaggerated keystone.

Two four panelled doors provide a side entrance to the court room and adjoin a brick pilastrade extending under the verandah. Above the verandah are unusual cement blocks with quatrefoil or acorn pattern pressings in each. The block frieze that encircles under most of the cornices is another distinctive element as are the chimney cornices. At the rear are related outbuildings.


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| 77 High Street, Rushworth   | Place Type          | Rushworth Courthouse                          |
|---|---------------------|---|
|  | Contributory Status | Satisfies HERCON Criteria A & E               |
|   | Individual Status   | Yes (HO308)                                   |
|   | Other controls      | Victorian Heritage Register<br>(Ref No H1483) |

**Place Description** – The original Court House was built on this site in 1853 but became inadequate for the requirements of the district so the court, along with its furniture and fittings was moved into the nearby Shire Hall (built in 1869). Erected in the late 1870s the extant Court house is a single storey but lofty Court House. It has a gable front with slim lancet like windows and an austere central arched entry via a set of basalt steps. The central entrance leads in to a single volume court room containing panelled magistrate's bench, clerk's and jury docks and arcaded bench seat barriers. Located high above the court room on the northern and southern walls are four double hung sash windows. King post trusses support a timber lined gable ceiling. A transverse skillion addition at the rear was constructed in a similar design to the main court following the demolition of the 1857 structure prior to the construction of the first police station and contains magistrate's and clerk's rooms.


| Rail Reserve, High Street, Rushworth  | Place Type          | Former railway                     |
|---|---------------------|------------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A, D & F |
|   | Individual Status   | No                                 |

**Place Description** – The railway corridor has a number of surviving infrastructure elements and these include track, and remnants of platforms/sidings. A number of the gates have been reconstructed in High Street and these provide valuable interpretation.

| Rotunda, High Street, Rushworth   | Place Type          | Rotunda                         |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | Yes (HO304)                     |


**Place Description** – The rotunda was constructed to commemorate Federation and the Commonwealth of Australia (1901). It is an octagonal polychromatic brick band stand set on a stuccoed plinth (store) with cast iron super structure ornamented with friezes and brackets and a concave roof surmounted at its peak with an orb and flagpole. The red face brickwork has contrasting cream brick with a diaper pattern and quoining to the edges.

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| Central Reserve, High Street, Rushworth   |                     | Place Type | Central road reserve            |
|---|---------------------|------------|---------------------------------|
|  | Contributory Status |            | Satisfies HERCON Criteria A & E |
|   | Individual Status   |            | No                              |
|   |                     |            |                                 |

**Place Description** – The character and significance of the town is largely a function of its landscape setting and in particular the generous width of High Street which provides a formalised urban space that is unprecedented in other town within the Campaspe Shire or the region in general. The central reserve includes a number of historic items including the rotunda, lamp post, drinking fountain, war memorial, palm trees and other landscape features.

## 9.6.4. Horne Street

| 10 Horne Street, Rushworth   |                     | Place Type | Dwelling                        |
|--|---------------------|------------|---------------------------------|
|  | Contributory Status |            | Satisfies HERCON Criteria A & D |
|  | Individual Status   |            | No                              |
|  |                     |            |                                 |

**Place Description** – 10 Horne Street is a single storey weatherboard cottage with a corrugated galvanised hipped roof with roll top ridge cappings and a straight profile verandah that extends across the front facade. The prominent corbelled brick chimneys contribute to the 19th century character and are a typical feature for this type of cottage. The facade is symmetrical with a central front door flanked on either side by timber sash windows. Its overall design is typical for the 19th century and can be considered a vernacular response to local conditions. On the gold fields these cottages are often referred to as miner's cottages and this type of domestic architecture contributes to the quintessential 19th century mining character of Rushworth.


| 12 Horne Street, Rushworth  |                     | Place Type | Dwelling                        |
|---|---------------------|------------|---------------------------------|
|  | Contributory Status |            | Satisfies HERCON Criteria A & D |
|   | Individual Status   |            | No                              |
|   |                     |            |                                 |

**Place Description** – 12 Horne Street is a single storey cottage with a corrugated galvanised hipped roof with roll top ridge cappings and a straight profile verandah that extends across the front facade. The cast iron frieze and capitals contribute to the architectural presentation of this cottage. The prominent brick chimneys contribute to the 19th century character and are a typical feature for this type of cottage. The facade is symmetrical with a central front door flanked on either side by timber sash windows. Its overall design is typical for the 19th century and can be considered a vernacular response to local conditions. On the gold fields these cottages are




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often referred to as miner's cottages and this type of domestic architecture contributes to the quintessential 19th century mining character of Rushworth.

| 14 Horne Street, Rushworth  |                     | Place Type                      | Dwelling |
|---|---------------------|---------------------------------|----------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |          |
|   | Individual Status   | No                              |          |


**Place Description** – 14 Horne Street is a single storey weatherboard cottage with a corrugated galvanised hipped roof with roll top ridge cappings and a straight profile verandah that extends across the front facade. The relatively steep pitch of the roof is of note and is often associated with an earlier timber shingle cladding. The prominent brick chimney contributes to the 19th century character and is a typical feature for this type of cottage. The facade is symmetrical with a central front door flanked on either side by timber sash windows. Its overall design is typical for the 19th century and can be considered a vernacular response to local conditions. On the gold fields these cottages are often referred to as miner's cottages and this type of domestic architecture contributes to the quintessential 19th century mining character of Rushworth.

| 17 Horne Street, Rushworth  |                     | Place Type                      | Dwelling |
|---|---------------------|---------------------------------|----------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |          |
|   | Individual Status   | No                              |          |


**Place Description** – 17 Horne Street is a single storey weatherboard cottage with a corrugated galvanised hipped roof with roll top ridge cappings and a straight profile verandah that extends across the front facade. The cast iron frieze and capitals contribute to the architectural presentation of this cottage. The prominent brick (painted) chimney contributes to the 19th century character and is a typical feature for this type of cottage. The facade is symmetrical with a central front door flanked on either side by windows (not original windows). Its overall design is typical for the 19th century and can be considered a vernacular response to local conditions. On the gold fields these cottages are often referred to as miner's cottages and this type of domestic architecture contributes to the quintessential 19th century mining character of Rushworth.

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## 9.6.5. Moora Road

| 3 Moora Road, Rushworth   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 3 Moora Road is an unusual architectural example for Rushworth. Its form is bungalow in scale and presentation but the architectural features hint at other more exotic sources with a mixture of Tudor arches to the entrance porch and stylised paired and single columns with a version of an Ionic capital. This is complemented by the colour and textural variation found between the smooth render finish to the upper walls and the lower 'rough' brick base walls. The windows are in groups of three (double hung timber sash windows). The fence is later and typical for the 1950s – with cream brick pillars and decorative wrought iron panels.

| 5 Moora Road, Rushworth   | Place Type          | Former doctor's surgery & Dwelling |
|---|---------------------|------------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D    |
|   | Individual Status   | No                                 |


Place Description – 5 Moora Road is a double gabled house with a return verandah with a straight profile and the timber posts are stop chamfered. The overall form is typical of early colonial house forms and the metopes in the eaves are characteristic of that period – although the use of a bi-chrome colour scheme for the brickwork (evidence of this is found around the openings) would place it as being constructed during the establishment of Rushworth c1860/70.

| 6 Moora Road, Rushworth   | Place Type          | Rushworth Post office           |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


Place Description – The Rushworth Post Office (c1886) is constructed from polychromatic brickwork with bands of cream brickwork contrasted against red face brickwork. There is a trussed timber gable on both elevations of the L- shaped plan. Ribbed chimneys

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with corbelled cornices provide further detail extending down the north facade. The former verandah has been bricked in a sympathetic manner and other alterations have been carried out including additional window hoods. The building is prominent at the corner of High and Station Street and relates to the red brick buildings that extend to the south down High Street.

| 7 Moora Road, Rushworth   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |
|   |                     |                                 |

**Place Description** - 7 Moora Road is a typical asymmetrical Italianate house of late 19th century, with a projecting faceted room bay and matching window hood in the form of a cantilevered verandah. The verandah proper has a decorative cast iron frieze with brackets. The eaves are bracketed and chimney cornices are further ornamentation along with the polychromatic brickwork.

| 9 Moora Road, Rushworth   | Place Type          | Church                          |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |
|   |                     |                                 |


**Place Description** - St Andrews Presbyterian Church dates from c1892. It demonstrates the principles of primitive Gothic Revival architecture – a simple stripped Gothic interpretation. The main gable front has with a large central pointed arch with narrow pointed arches on either side. There are also decorative roof vents and a gabled roof porch. The timber finials provide further decorative features. The red brick residence to the rear demonstrates many of the architectural characteristics associated with the Edwardian era.

| 11 Moora Road, Rushworth  | Place Type          | CFA station                     |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |


**Place Description** – The station has three bays with large doors either side of a central office section which is gabled. The cladding consists of asbestos sheet with a weatherboard dado - typical of this period. The windows are bands of small paned windows – which run across the three bays. The transverse roofs are clad with corrugated metal. Country Fire Authority Station: opened

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24/2/1939 by Councillor W H Taylor, the past president, assisted by E A Coyle, MLA, who was also a member and officer of the brigade for some 20 years. The brigade was established in 1894: the chief officer of 1939 being A McPherson, Captain J Collard and the secretary, L C Coyle.

| 13 Moora Road, Rushworth  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description – 13 Moora Road Rushworth is a single storey weatherboard cottage with a corrugated galvanised hipped roof with roll top ridge cappings and a straight profile verandah that extends across the front facade. The facade is symmetrical with a central front door flanked on either side by windows (not original windows). Its overall design is typical for the 19th century and can be considered a vernacular response to local conditions. On the gold fields these cottages are often referred to as miner's cottages and this type of domestic architecture contributes to the quintessential 19th century mining character of Rushworth.

| 14-16 Moora Road, Rushworth   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |


Place Description - Weatherboarded shops and residences have retained a large proportion of the original shopfronts and some doors including verandah remnants although posts have been replaced. The sheet metal parapets appear to have been modified this century.

| 15 Moora Road, Rushworth  | Place Type          | Hotel                           |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |


Place Description - The Rushworth Hotel appears to have been modified early in the 20<sup>th</sup> century. The face brickwork has been painted and new openings placed on the ground level. The wide street verandah seems to be mainly original but much of the detail and some of the form has been altered. .




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| 18 Moora Road, Rushworth  | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 18 Moora Road shopfronts have been redeveloped a number of times but they still retain limited original features. The glazed shop fronts are sympathetic to the other shopfronts found within Rushworth. The low parapet and straight profile verandah with modern verandah posts provide an eclectic mixture of new and old and this character is complementary to the Moora Road shopfronts.


| 22A Moora Road, Rushworth  | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

Place Description – This row of timber shops has undergone redevelopment but they still possess a number of original features. This includes: original shopfronts, panelled timber stall boards, original four panel doors and some verandah details in the form of scalloped end boards. The verandah posts have been removed and replaced and the parapets have been altered on the western end. The timber boarded parapets indicate the original form.


| 22 Moora Road, Rushworth  | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description - This timber shop has been modified but still retains fabric that is significant. The dwelling dates from the 19th century along with the original shop fronts, four panelled main entry doors and verandah remnants. The parapet has been modified, the walls re-clad with sheeting and the verandah post replaced together with a modification of what were perhaps the original shopfront on the west end.


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| 23 Moora Road, Rushworth  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – This villa displays a number of features from two different stylistic periods: the Edwardian villa and the Interwar Bungalow (c1920s). The villa is constructed from face red brickwork and with render details to the gable and on the tapered verandah posts. The verandah turns the bayed corner with a gabled entry, showing typical Edwardian asymmetry and picturesque qualities.


| 25 Moora Road, Rushworth   | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|  | Individual Status   | No                              |

**Place Description** -25 Moora Road is a large Italianate picturesque villa face red brick villa with a gable and hipped corrugated metal roof. The chimneys contribute to the picturesque character. It has a projecting bay window with an ogee profile roof and with flat arches to the windows openings. The porch has a decorative cast iron frieze. The eaves have bracketed. Of note are the unpainted vermiculate quoins. The garden setting is integral to the picturesque character.


| 26 Moora Road, Rushworth  | Place Type          | Masonic Lodge                   |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |

**Place Description** - The Masonic Hall (189) possesses a parapeted roofline with balustraded detail and raised entablature topped by a vermiculated pediment and vermiculated piers terminate the balustrading and brass bracketing supports the raised entablature. The finish is ruled render and the footings are stone. There are four panelled timber doors and these provide entry through archway which is strangely asymmetrical - combining with three sets of paired windows with unusual architrave detailing. At the rear is a large gabled face brick section.

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| 29 Moora Road, Rushworth  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description – A stylish Federation era weatherboard house with half-timbering to the gable. There is atypical half –timbering to the front wall – in the style of Queensland half-timbered buildings. There is a return straight profile concave verandah with subtle cast iron ornamentation. The roof has other interesting details in the form of vents and metal crestings.

| 33 Moora Road, Rushworth   | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |
|  |                     |                                 |

Place description – A simple gable roofed building with a pair of horizontal proportioned windows. There is a small addition to the east and this consists of a flat roofed building with a door and relatively large glazed window.

### 9.6.6. Nuggety Hill Road


| St Pauls Anglican Church, Nuggety Hill Road, Rushworth                              | Place Type          | Church                          |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | Yes (HO303)                     |
|   |                     |                                 |

Place Description –St. Paul's Anglican Church is a face red brick building with rendered dressings. It is a Gothic revival church, set high on hill with an impressive central bell tower with cemented spire and orb and cross placed at its tip. Four spirelets surround the bell tower on each corner pier, each is adorned with gablets and linked by a battlement frieze. Below the louvred bell openings, corner buttressing and corbelled brickwork together with the arcading around the haunches of the upper tower provide structure borne ornamentation below a three-light traceried window possessing coloured glass with border contrasts, the whole being built up with timber to simulate stone. A simple pointed archway and gabled porch is the lowest point on this progression of forms and detail that rises to the steeple. The church rests on a stone plinth, has a simple gabled form with four buttress bays running down the knave and the same number of gabled roof vents. Picturesque chapel and vestry forms adorn the rear of the church. It was dedicated in 1870. Note that at the rear of the church, there are two picturesque chapel or vestry forms.


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There is a later hall which is also designed in the Gothic Revival. It has simple features such as buttresses, pointed windows and a cross to the apex of the gable.


### 9.6.7. Phillips Street

| 1 Phillips Street, Rushworth  |                     | Place Type                      | Dwelling |
|---|---------------------|---------------------------------|----------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |          |
|   | Individual Status   | No                              |          |

Place Description - 1 Phillips Street is a bungalow type house with unusual attic form gable protruding from a broad gabled main roof. It has rough -cast stucco tapered piers that support similarly tapered timber columns and leaded glass is typical of the era (1925c). The fence is original as is the pergola and vine at the gateway. It is well oriented to its corner site.

| 3 Phillips Street, Rushworth   |                     | Place Type                      | Dwelling |
|--|---------------------|---------------------------------|----------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |          |
|  | Individual Status   | No                              |          |


Place Description - 3 Phillips Street is a weatherboard bungalow and with a protruding gable above the main roof line. The wire fabric fence is original but the bungalow appears to have been a later addition.

| 5 Phillips Street, Rushworth  |                     | Place Type                      | Dwelling |
|---|---------------------|---------------------------------|----------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |          |
|   | Individual Status   | No                              |          |


Place Description - 5 Phillips Street is a single storey weatherboard clad cottage with a corrugated galvanised hipped roof with roll top ridge cappings. A straight profile verandah extends across the front facade. The brick chimneys contributes to the 19th century character and are a typical features for this type of cottage. The facade is symmetrical with a central front door flanked on either side by timber sash windows. On the gold fields these cottages are often referred to as miner's cottages and this type of domestic architecture contributes to the quintessential 19th century mining character of Rushworth.




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| 9 Phillips Street, Rushworth  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description – 9 Phillips Street is a single storey weatherboard clad cottage with a corrugated galvanised hipped roof with roll top ridge cappings. A straight profile verandah extends across the front facade. The timber posts are turned timber posts which are more typical for the early 20<sup>th</sup> century. The brick chimneys contribute to the 19th century character and are a typical feature for this type of cottage. The facade is symmetrical with a central front door flanked on either side by timber sash windows. The doors and windows have side lights and the door has a highlight. The eaves have paired timber brackets. On the gold fields these cottages are often referred to as miner's cottages and this type of domestic architecture contributes to the quintessential 19th century mining character of Rushworth.


| 11 Phillips Street, Rushworth   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description - A hipped roof asymmetrically planned timber house from 1900c with return cast iron ornamented verandah.


| 12 Phillips Street, Rushworth   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description – 12 Phillips Street is a single storey weatherboard clad cottage with a corrugated hipped roof. A bullnosed verandah extends across the front facade. The verandah with its cast iron frieze is a decorative feature. The brick chimneys contribute to the 19th century character and are a typical feature for this type of cottage. The facade is symmetrical with a central front door flanked on either side by timber sash windows. The eaves have paired timber brackets. On the gold fields these cottages are often referred to as miner's cottages and this type of domestic architecture contributes to the quintessential 19th century mining character of Rushworth.


# Heritage Review – Part B Heritage Precincts

| 13-15 Phillips Street, Rushworth  | Place Type          | Church                          |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description – The church is red face brick and rendered gabled Gothic revival church in the manner typical of Catholic parish churches. Construction began on this church in September 1896 when the V. Rev. T J O'Connell laid the foundation stone. The sides are buttressed. The windows leaded, some in intricate designs. The rear has a picturesque series of gabled porches, vestries.


| 13-15 Phillips Street, Rushworth   | Place Type          | Dwelling associated with church |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|  | Individual Status   | No                              |
|  |                     |                                 |

Place Description – 13 – 15 Philips Street is a large rectangular masonry terracotta hipped roof manse constructed in the style of a bungalow but with overtones of religious architecture. It has a gabled vents to the roof with crosses at the apex. There is a distinctive masonry walled verandah with slender columns. The flight of stairs from the verandah are finished with masonry piers.


| 17 Phillips Street, Rushworth   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description – 17 Phillips Street is a double fronted weatherboarded hipped roof house with attached front verandah which is ornamented with cast iron brackets and frieze work. The verandah has a breakfront with additional decorative features. The brick chimneys are a feature of the architectural style.


## Heritage Review – Part B Heritage Precincts

| 18 Phillips Street, Rushworth   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 18 Phillips Street is a typical Edwardian/Federation era bungalow with an asymmetrical plan. The projecting gable front has timber finials and a flat bay window. The recessed hip roofed structure with the entry porch has a decorative frieze and bracket.


| 19 Phillips Street, Rushworth  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

**Place Description** – 19 Phillips Street is an asymmetrically planned weatherboarded and gabled roof house from the early 20<sup>th</sup> century. It has a panellled cast iron detail to the verandah. A double gable facing the north is a distinctive element of this house. Other details include the gabled trussing and the window hoods.


| 20 Phillips Street, Rushworth   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 20 Phillips Street is a block-fronted, gabled and hipped roof Edwardian period house with a bull nose verandah, timber slatted frieze and distinctive fan brackets. The balustrading has been removed but the scalloped boarding and rough cast stucco of the gable along with the trussing survive.

## Heritage Review – Part B Heritage Precincts


| 21 Phillips Street, Rushworth   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description – 21 Phillips Street has a high hipped corrugated metal roof. This pitch and style is typical of an early period. The cottage displays many characteristics from its date of construction – albeit modified. It has a symmetrical front façade with a verandah to the full extent.

| 23 Phillips Street, Rushworth  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|  | Individual Status   | No                              |
|  |                     |                                 |

Place Description - 23 Phillips Street is an Edwardian villa styled house in a transitional mode to bungalow period with distinguished fretted balustrading on part of the balcony. There are unusual verandah brackets and the rough cast stucco to the gables is a typical feature from the Edwardian period. The Chimneys and roof forms and verandahs add a picturesque note to the house.

### 9.6.8. School Street


| 2 School Street Rushworth   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description – These two vernacular structures demonstrate a utilitarian design and make-do character. The west structure has a gable roof with a corrugated metal roof. The windows are irregular and the door is rudimentary. The structure to the east has a high parapet with a corrugated metal gable roof forming a de facto pediment. The openings are rudimentary with a glazed window and a large door opening.




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## 9.6.9. Simpson Street

| 7 Simpson Street, Rushworth   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |


Place Description – 7 Simpson Street is a large face-brick house composed of two gabled wings with scalloped barges and finials as abutments to a hip-roofed main section with encircling return verandah. Chimney cornices have dog-toothed courses and corbelled cappings but the verandah detail appears to be missing except for capitals to the columns. The house is large and austere and relies upon its luminous quality of its brickwork complimented by its red brick and a cream trim.

## 9.6.10. Wigg Street

| Stone gutters, Wigg Street, Rushworth   | Place Type          | Stone gutters                   |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description – the deep stone lined gutters contribute to the 19th century character of Rushworth. The colour of the stones evoke the surrounding landscape and the gold fields nearby. The regularity of the stonework is fine and displays a finesse not often found.

## 9.6.11. Rushworth Nagambie Road

| Whistle Post, Rushworth, Rushworth Nagambie Road                                    | Place Type          | Former traffic warning whistle post |
|---|---------------------|-------------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A, D & F  |
|   | Individual Status   | Yes (HO311)                         |
|   |                     |                                     |

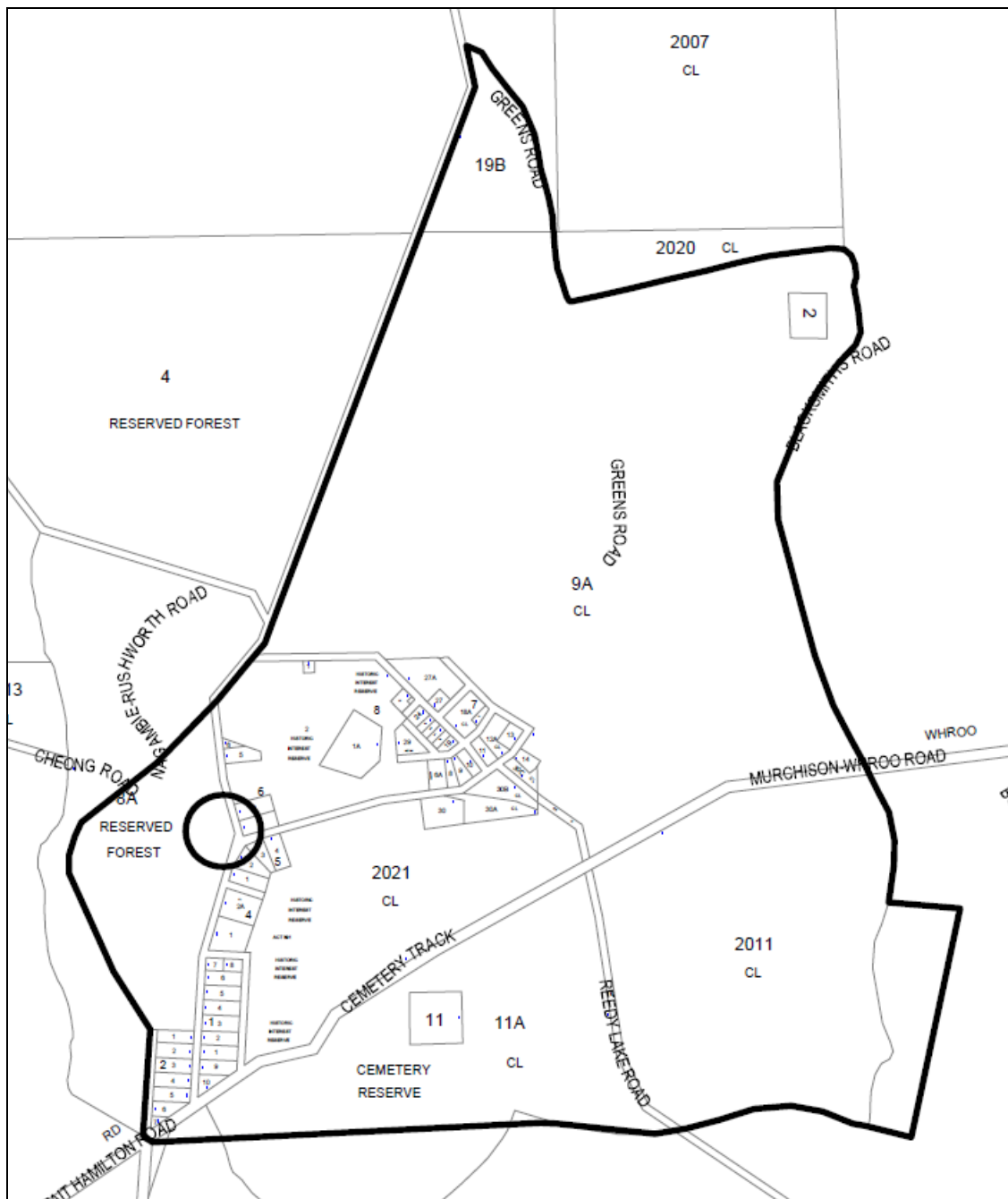
Place Description – the Whistle Post is a simple timber post with a sign attached. It has been painted white and has black writing. It is a simple icon in the landscape.

## 10. BALACLAVA HILL OPEN CUT MINE AND WHROO TOWNSHIP SITE (HO 312)

### 10.1. Study details

The sources for this statement of significance can be found in the *Shire of Campaspe Heritage Review 2014*

### 10.2. Map



HO 312 Balaclava Hill Open Cut Mine and Whroo Township Site

### 10.3. Historic Context

A party of miners travelling between Bendigo and Beechworth in 1853 is said to have been the first to find gold near today's Rushworth. On hearing news of the discovery, diggers from Bendigo rushed to the Whroo and Rushworth area. The *Argus* on June 16th, 1853, carried this news item:

Seymour - A goldfield has been discovered in the vicinity of the Goulburn River, about 40 miles from this township on the station of Messers McGarvit & Co., late Wilson Holker (Waranga) and about 2000 men are now at work on this new discovery.<sup>9</sup>

The Waranga goldfield, as it became known, was divided into four different camps, each with its own Commissioner - the Old and New Main Gullies (later Rushworth), the Fenced-in Water-holes, Waranga (near the swamp on Waranga Run), and Whroo.<sup>10</sup>

The availability of water played a key role in the activities on the fields. Whroo and Rushworth became known respectively as the 'wet diggings' and the 'dry diggings'. The first alluvial mining centred on shallow shafts and puddling machines where wash dirt had to be carted considerable distances to the Waranga lagoon and the Goulburn River. This lack of water for drinking and mining led to diggers leaving the area. By early 1857 at Whroo, five thousand diggers were at work; by the end of the year this number had reduced to 344.<sup>11</sup> The news of other reefs being discovered brought large numbers back to the area in the following year.

Chinese prospectors were amongst those seeking their fortune with Chinese camps existing at Nuggety Hill and Whroo.. In 1863 they operated four puddling wheels around Rushworth and eight at Whroo and in 1867 instigated a rush to Mongolian Reef. Relations between European and Chinese miners were often tense, resulting in fights and protest meetings.<sup>12</sup>

In the mid-1850s quartz reef mining began and was consolidated in the 1860s by company mining. The most outstanding of these ventures was the Balaclava Hill mine at Whroo. Between 1853 and 1900 over 26 large mining ventures operated in the Rushworth area. Mines at Rushworth and Whroo produced some rich finds with better paying ore than on many other fields,<sup>13</sup> however for the most part mining in the area was carried out by small partnerships who discovered the precarious nature of mining and the unpredictability of its returns. William Nicholas, Mining Surveyor for North Waranga, reported in 1877 that the division may be truly termed a poor man's diggings, for the alluvial sinking is rarely deeper than 40 feet, the greater part of it less than 20 feet deep in depth, and a living can be made almost anywhere in and near the old workings.<sup>14</sup>

Material reminders of the gold era exist today at Balaclava Hill, Whroo, in the buildings of Rushworth, and various gold sites scattered throughout the Box-Ironbark forest around Rushworth and Whroo.<sup>15</sup> Poignant links to those who mined the landscape can be found at graves in local cemeteries which mark the lives of European and Chinese residents. Names given to gullies and reefs recall those that once lived and worked there.

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<sup>9</sup> Allison Elizabeth Stanley, *A Brief History of Whroo* (1998 [cited 5 May 2004]); available from <http://www.geocities.com/Athens/Parthenon/2486/rushywhroo/index.html>.

<sup>10</sup> Stanley, *A Brief History of Whroo* ([cited]).

<sup>11</sup> Butler, "Waranga Conservation Study, Volume Two, Environmental History," 5.

<sup>12</sup> Butler, "Waranga Conservation Study, Volume Two, Environmental History," 8.

<sup>13</sup> Butler, "Waranga Conservation Study, Volume Two, Environmental History," 10.

<sup>14</sup> Harley W. Forster, *Waranga 1865-1965: A Shire History* (Melbourne: F. W. Cheshire, 1965), 20.

<sup>15</sup> These have been well documented in David Bannear, "Historic Mining Sites in the Rushworth (Waranga North) Mining Division," (Bendigo, Vic.: Dept. of Conservation and Natural Resources, North West Area, 1993). Many have been listed on the Heritage Inventory managed by Heritage Victoria.

### 10.4. Statement of Significance

#### What is Significant?

The Balaclava Hill Open Cut Mine, associated mining remains and the Whroo Township Site area.

Substantial remains of the old town survive including the stone guttering, avenue of trees, exotic planting remnants, footings and chimney bases. More substantial and more visible however are the cemetery and the all-pervading gold workings (alluvial and particularly the quartz) also the valuable elements such as the puddling mill, dams and cyanide vats. The most important of these elements and almost the reason for the growth of the town itself is the Balaclava mine complex.

#### How is it Significant?

It is of local historic, social and aesthetic cultural heritage significance to the Shire of Campaspe.

#### Why is significant?

It is of historic significance as it provides tangible physical evidence of a relatively unaltered gold era character and native forest setting and this provides a clear expression of the early primitive nature of the gold fields. (HERCON criteria A)

Contributory Buildings:

White Hills Gold Field - sites 262-263, & 274-277.

Balaclava Mine, former Whroo township and related sites - sites 213-217

Cheong house, farm and dam – site 261

### 10.5. Controls

Proposed controls for precinct:

| Control  | External paint controls | Tree controls | Incorporated document |
|----------|-------------------------|---------------|-----------------------|
| Applies? | Yes                     | Yes           | No                    |



## 11. LOCKINGTON PRECINCT (HO 401)

### 11.1. Study details

The sources for this statement of significance can be found in the *Shire of Campaspe Heritage Review 2014*

### 11.2. Map



HO 401 Lockington Precinct

### 11.3. Historic Context

Three of the blocks on which Lockington is built were originally known as Archibalds. The fourth block, on which the railway station is situated was originally known as Peardons and later known as Joyces. Before irrigation, Lockington and district was a wheat growing area, and was then known as Bamawm.

Bamawm was declared an irrigation area in 1910<sup>16</sup> and opened up for closer settlement with farms averaging 50-100 acres<sup>17</sup> with dairying and fruit-growing being the primary industries.

A township site was surveyed in 1915 by Robert Nankervis for the State Rivers and Water Supply Commission as a railway town on the Cohuna-Elmore railway line. It was first surveyed around the irrigation channel, which had opened in 1911, which runs west through the township between Singer Road and Deakin Street, and north along Hopetoun Street to finish at Echuca-Serpentine Road. It is flanked by a plantation reserve where it runs through Lockington. The survey was based on a traditional grid pattern with four lots positioned on a crescent set aside for public purposes.

A general store opened in 1914. The Elmore-Cohuna railway opened in 1915 and the township was named Bamawm Railway Station. Bamawm Railway Station School No. 3951 (later Lockington State School) opened in 1917. In 1921 the name of the railway station was changed from Bamawm to Lockington. In the same year, the first government subdivision sale of town allotments was held, and subsequent allotments of the Joyce and Archibald estates were sold in 1923. Several businesses were established on the subdivided allotments. The Soldiers' Memorial Hall was finished in 1922 and the Masonic Lodge of Stability No. 352 was built in 1923-4. The Bamawm Citrus Association built a packing shed in Lockington in 1925. A Bank of New South Wales and the post office opened in 1928. Church services were held in the hall until St Augustine's Roman Catholic Church was built in 1925, St Mary's Church of England in 1930, and St James' Presbyterian Church in 1938.

In 1945, the State Rivers and Water Supply Commission embarked on a post-war construction expansion. Lockington's first hotel opened in 1947 and electricity arrived in the same year. The Lockington Consolidated School was established in 1952. In 1954 the population of Lockington was approximately 240 and the main industry of the area was dairying. St Canice's Catholic Church replaced the former timber St Augustine's building in 1958. The Lockington and District Bush Nursing Centre opened in 1959.

By the 1960s irrigation waters were supplied to 490 square kilometres of farmland in the Shire from the Waranga, Eildon (Goulburn River), and Eppalock (Campaspe River) storages. A new hall and community centre opened in 1980.

### 11.4. Statement of Significance

#### What is Significant?

Lockington was first surveyed in 1915 by the State Rivers and Water Supply Commission. The survey was based on a traditional grid pattern with four lots positioned on a crescent set aside for public purposes. Lockington is located on the Cohuna-Elmore railway line which provided a rail link to the Melbourne markets and ports.

The 1920s was a time of regional growth and this is associated with the development of irrigation, Closer Settlement and the intensification of agriculture. The irrigation channel at Lockington was opened in 1911. The channel ran west through the township between Singer Road and Deakin Street, and north along Hopetoun Street to finish at the Echuca-Serpentine Road. It is flanked by a plantation reserve where it runs through Lockington.

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<sup>16</sup> Stevens, *Then...The Water Wheel Turned: A History of Lockington and District 1867-1967*, 31-33.

<sup>17</sup> *Ibid.*, 37.

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A number of public buildings, commercial premises and residential areas were established in Lockington during this period and this has defined the historic character of the township. The commercial area is notable for the retention of much of the original shopfront architecture and sheet metal parapets. The precinct has maintained an appreciable sense of its original character dating to its establishment. Post World War Two was also a time of regional growth and there a number of buildings from this period. The historic places in the precinct have largely retained a high degree of integrity and intactness.

Contributory places:

Barton Street: 2, 4, 6, 8, 10, 12, 14, 15 (Masonic Hall)

Deakin Street: 2, 4,

Hopetoun Street: 5, 7, 9, 11, 13, 15, The Lockington Wall of Remembrance,

McColl Street: 1,

Lockington Road and Hopetoun Street: the open reserve areas,

Hopetoun Street, Shakespeare Court, McColl Street and Barton Street: Public and Civic reserve.

### How is it Significant?

It is of local historic, social and aesthetic cultural heritage significance to the Campaspe Shire Council.

### Why is it Significant?

It is of historic significance as it provides tangible physical evidence of the development of Lockington from 1915 to the post World War II period. (HERCON criteria A)

It demonstrates the principles of urban planning as espoused by the State Government and the State Rivers and Water Supply Commission. (HERCON criteria A & D)

The township was largely developed in direct response to the introduction of irrigation through the construction of the Waranga Basin (1905) and was a railway town on the Cohuna-Elmore rail line. (HERCON criteria A)

It assists in demonstrating concerted government efforts through the Closer Settlement Acts aimed at settling families on irrigation blocks. In response to Closer Settlement policies a number of families were recruited from Britain and other parts of Australia to the Bamawn Estate - a large estate near Lockington. There they were encouraged to grow fruit on their irrigated blocks which averaged 20 - 40 ha. (HERCON criteria A)

The mid twentieth century buildings assist in demonstrating that the post-World War II period was a time of growth and prosperity for Lockington and region. (HERCON criteria A)

The precinct is of social significance important for its association with events, development and cultural phases which have had a significant role in the occupation and evolution of the community. (HERCON criteria G)

It is of historic and aesthetic significance for its settlement pattern. (HERCON criteria A & D)

It is of aesthetic and architectural significance as it demonstrates many of the original built characteristics associated with the earliest part of the civic and commercial centre of Lockington. (HERCON criteria D)

It is of aesthetic and architectural significance for the stylistic mix of predominantly Interwar bungalows and mid twentieth century housing. They demonstrate a regional character and response to settlement during the two main periods of growth. They illustrate qualities that include hipped or gabled galvanised corrugated iron or tiled roof forms, one storey heights, brick chimneys, timber framed double hung windows and wide eaves. (HERCON criteria D)

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Of historic and aesthetic significance are the metal sheet clad parapets in the commercial areas as they demonstrate a utilitarian character while also observing contemporaneous stylistic aesthetics. (HERCON criteria A & D)

The residential areas contribute to the aesthetic significance through their picturesque skylines created by the pitched rooflines and chimneys and are accented by a backdrop of sky and trees, and gardens visible over low fences. The aesthetic values are also enhanced by views from many directions of the irrigation channel, plantation, the sweeping crescent with palm trees and War Memorial, the prominent 1980s public hall and the view down McColl Street to the church and tower. (HERCON criteria D)

## 11.5. Controls

Proposed controls for precinct:


| Control  | External paint controls | Tree controls | Incorporated document   |
|----------|-------------------------|---------------|---|
| Applies? | Yes                     | No            | Yes<br>Heritage Precincts<br>Incorporated Plan, September<br>2014 |

## 11.6. Places that contribute

Some of the contributory places may also be of Individual Significance and have their own Heritage Overlay. These places are indicated on the precinct mapping with a red line. Refer to their individual citations for their cultural heritage significance.

Places that contribute to the significance of the precinct include:


### 11.6.1. Barton Street

| 2 Barton Street, Lockington   |                     | Place Type                      | Dwelling |
|---|---------------------|---------------------------------|----------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |          |
|   | Individual Status   | No                              |          |


Place Description – 2 Barton Street is an early 20th century house timber house – with features associated with the Edwardian villa. It is an asymmetrical building with a recessed and return verandah. The roof is clad with corrugated metal. The front facade has a pair of timber framed windows and the verandah has timber posts with timber brackets. It has retained much of its integrity and intactness. It contributes to the architectural character of Lockington.




## Heritage Review – Part B Heritage Precincts

| 4 Barton Street, Lockington   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

**Place Description** – 4 Barton Street illustrates many of the architectural characteristics associated with the Interwar Bungalow. This includes the gable roofs, gable vents and gablet vents; the masonry piers with paired timber columns and the patterned glazing bars – in this instance diamond patterned. The rectangular window bay with its triplet windows is also a feature from this period.


| 6 Barton Street, Lockington  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |
|  |                     |                                 |

**Place Description** – 6 Barton Street is an early 20th century house timber house – with features associated with the Edwardian villa. It is an asymmetrical building with a recessed and return verandah. The roof is clad with corrugated metal. The façade has a centralised front door and this is flanked on either side by timber framed double hung sash windows. The verandah has timber posts with cast iron brackets (not original). It has retained much of its integrity and intactness. It contributes to the architectural character of Lockington.


| 8 Barton Street, Lockington   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

**Place Description** – 8 Barton Street is an early 20th century house. It is a timber framed and timber weatherboard clad asymmetrical villa. It has a projecting front with timber strapping to the gable and timber brackets to the gable infill. The front façade has timber framed double hung windows with a scalloped timber detail under the sill. The recessed section has the same details to the gable and a small porch to the front door. It has retained much of its integrity and intactness. It contributes to the architectural character of Lockington.


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| 10 Barton Street, Lockington  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description – 10 Barton Street demonstrates typical architectural styling from the post war period. The house is a brick veneer with a double hipped and tiled roof. The windows are in groups of three and timber framed. The pergola/porch is a later addition. It has retained much of its integrity and intactness. It contributes to the architectural character of Lockington.


| 12 Barton Street, Lockington   | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |
|  |                     |                                 |

Place Description – 12 Barton Street is an early 20th century house timber house – with architectural features associated with the Edwardian villa. It is an asymmetrical building with a recessed and return verandah. The roof is clad with corrugated metal. The front facade has a pair of timber framed windows and the verandah has timber posts. The main gable roof has timber strapping and a timber vent. It has retained much of its integrity and intactness. It contributes to the architectural character of Lockington.

| 14 Barton Street, Lockington  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description – 14 Barton Street demonstrates typical architectural styling from the post war period. The house is a timber house clad with timber weatherboards with a double hipped and tiled roof. The windows are in groups of three and timber framed. The curved porch roof is a typical detail from this period. It has retained much of its integrity and intactness. It contributes to the architectural character of Lockington.


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| 15 Barton Street, Lockington  | Place Type          | Masonic Hall                    |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & E |
|   | Individual Status   | Yes (HO406)                     |


**Place Description** – The hall at 15 Barton Street Lockington is a purpose designed poured concrete Masonic building, where the ancient connections of Freemasonry are linked with the use of the Free Classical style of architecture. This is seen in the simplified classical pilasters set in antis around the doorway with a pronounced horizontal cornice above a plain frieze. The gable end is decorated with strap work and plain pediment.

The rendered masonry building has a hipped roof clad in corrugated iron with a timber framed lantern light and ventilators at the ridge level. A cement brick skillion roofed extension has been added to one side.

### 11.6.2. Deakin Street

| 2 Deakin Street, Lockington   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 2 Deakin Street is an early 20th century house with an asymmetrical design. It is a weatherboard clad asymmetrical villa with a corrugated metal roof. The projecting gable roofed section has a pair of timber framed double hung windows. The recessed section includes an entrance and porch (with a hipped roof verandah) and a pair of timber windows. The hipped roof has gable vents. It has retained much of its integrity and intactness. It contributes to the architectural character of Lockington.


| 4 Deakin Street, Lockington   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 4 Deakin Street demonstrates typical architectural styling from the post war period. The house is a timber house clad with timber weatherboards with a double hipped and tiled roof. The windows are in groups of three or paired. They are timber framed and double hung. It has retained much of its integrity and intactness. It contributes to the architectural character of Lockington.




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## 11.6.3. Hopetoun Street

| 5 Hopetoun Street, Lockington   |                     | Place Type                      | Commercial |
|---|---------------------|---------------------------------|------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |            |
|   | Individual Status   | No                              |            |

Place Description – 5 Hopetoun Street is a commercial shop front which has been extended. The shop front is clad with timber weatherboards and the parapet is clad with sheet metal. The original section includes the main entrance and this was flanked on either side by the glazed shop fronts. The upper glazing consists of small panes of glass – typical of the period. It has retained much of its integrity and intactness. It contributes to the architectural character of Lockington.

| 7 Hopetoun Street, Lockington  |                     | Place Type                      | Commercial |
|--|---------------------|---------------------------------|------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |            |
|  | Individual Status   | No                              |            |


Place Description – 7 Hopetoun Street is a modified building that appears to have been a shop front. It is a gable roofed building that is clad with timber weatherboards and corrugated metal roof. The shop front windows are now a continuous band of windows with a recessed and splayed entrance. The verandah has a shallow pitched straight profile with introduced cast metal frieze and brackets. It contributes to the architectural character of Lockington.

| 9 Hopetoun Street, Lockington   |                     | Place Type                      | Dwelling |
|---|---------------------|---------------------------------|----------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |          |
|   | Individual Status   | No                              |          |


Place Description – 9 Hopetoun Street is timber weatherboard cottage with a hipped corrugated metal roof with gablet vents. The verandah is contiguous with the roof and has a bull nosed profile. The façade is symmetrical with windows on either side of the central entrance. It contributes to the architectural character of Lockington.




# Heritage Review – Part B Heritage Precincts

| 11 Hopetoun Street, Lockington  | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 11 Hopetoun Street is a commercial shop front with a rectangular parapet to the full extent of the shop. The verandah roof has a shallow pitch falling to a deep fascia. It contributes to the architectural character of Lockington.


| 13 Hopetoun Street, Lockington   | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

Place Description – 13 Hopetoun Street is a commercial shop front with a glazed shopfronts to either side of the recessed splayed entrance. The parapet has a central rectangular section with sloping sides. The verandah has a shallow pitch and is supported by verandah posts with substantial plinths. It contributes to the architectural character of Lockington.

| 15 Hopetoun Street, Lockington  | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


Place Description – 15 Hopetoun Street is a large commercial shop front with a glazed shopfronts to either side of the recessed splayed entrances. The metal clad parapet has a pedimented central rectangular section falling to a step and then sloping sides. The verandah has a shallow pitch with a deep fascia and is supported by verandah posts. It contributes to the architectural character of Lockington.

## Heritage Review – Part B Heritage Precincts

| The Lockington Wall of Remembrance<br>Hopetoun Street, Lockington                 | Place Type          | Memorial                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |


Place Description – The Wall of Remembrance is a simple face brick wall with a garden bed to the front. It includes a number of plaques. It contributes to the architectural character of Lockington.

### 11.6.4. McColl Street

| 1 McColl Street, Lockington  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |
|  |                     |                                 |

Place Description – 1 McColl Street is a small vernacular timber cottage with a gable roof clad with corrugated metal. The front verandah has been partially filled in. It contributes to the architectural character of Lockington.

### 11.6.5. Reserves

| Lockington Road and Hopetoun Street, Lockington                                     | Place Type          | Open reserve areas              |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description – The reserve includes an irrigation channel with small bridges with arched metal roof. The reserve is treed and provides a pleasant treed landscaped area. It contributes to the character of Lockington.

## Heritage Review – Part B Heritage Precincts

|   |                     |                                 |
|---|---------------------|---------------------------------|
| Hopetoun Street, Shakespeare Court, McColl Street and Barton Street, Lockington   | Place Type          | Public and Civic reserve        |
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – The reserve is an open area with a number of large and significant trees.

## 12. TONGALA TOWNSHIP PRECINCT (HO 501)

### 12.1. Study details

The sources for this statement of significance can be found in the *Shire of Campaspe Heritage Review 2014*

### 12.2. Map



HO 501 Tongala Township Precinct

### 12.3. Historic Context

Tongala was the name given by Edward Curr (1820-1889) in 1841 to his station. The first Tongala settlement was originally located on the Goulburn River. However, by 1882 with the mooring of the railway survey further south the township moved. Simon Mangan in anticipation of the arrival of the railway through his land, which he had taken up in 1875 under the 1869 Land Act, seized the opportunity to subdivide part of his property for a main street and building blocks around the site of the railway station. He commenced business as grocer, baker, butcher and hotelier and only gave permission to purchasers of land who would not set up in competition to his various business enterprises. The railway line and station at Tongala opened in 1888, and consolidated settlement at this site.

Areas of the Shire of Echuca and Waranga Shire were severed to form the Shire of Deakin in 1893. The administrative centre for the Shire was based at Tongala, with the first Shire offices established in Mangan Street.



The Waranga Basin reservoir on the Goulburn River was completed in 1905 to irrigate the west Goulburn Valley, and land for irrigation districts was purchased including the Wyuna estate near Tongala. A number of new arrivals to the area, including British migrants, took up irrigation blocks.

The Tongala Irrigation District was constituted in 1912, the same year Tongala was gazetted a town and a district office of the State Rivers and Water Supply Commission established. A number of town allotments were taken up 1912-13. St Patricks Catholic Church opened in 1909, and St James Anglican Church in 1913. By 1914, in preparation for closer settlement, properties at Tongala had been subdivided into blocks between fifty and one hundred acres.<sup>18</sup> In 1916, Tongala was described by the *Victorian Municipal Gazetteer* as an agricultural township with a post and telegraph office, State school, four churches, Shire offices, bank, public hall, creamery, police station, cheese factory, district office of SRWSC, timber-yard and hotel. After World War One, further irrigation channels were established in 1919-20 and Australian and British soldier settlers took up farms for citrus, lucerne and dairying around Tongala. Further township allotments were surveyed and sold in 1917-20 and 1921-24.

The Tongala Bush Nursing Memorial Hospital opened in 1925. A post office and postmaster's quarters were built 1924-26. Offices were added to the Deakin Shire building in 1928.

In 1971, new Shire offices were built, and under statewide amalgamations 1993-1994 the Shire of Deakin became part of the Shire of Campaspe.

Tongala's population, like other regional towns, experienced fluctuations that reflected the varying fortunes of its agricultural and horticultural industries. The population of Tongala in 1894-99 was 50; it increased to 400 in 1906-8 with the supply of water from the Waranga Basin and the arrival of new settlers, decreased to 150 in the period 1908-10 because of a lack of water, and numbered 810 by 1922 with the advent of closer settlement and the taking up of blocks by soldier settlers. By 1930, the population had decreased to 250.

The 1920s was a time of growth and a number of buildings were established during this period and this has defined the historic character of the township

The retention of the integrity of the majority of these places contributes to the significance of the precinct.

### 12.4. Statement of Significance

#### What is Significant?

The Tongala Township Precinct is of cultural heritage significant as it demonstrates the 19th and early 20th century development of the township. Mangan Street is significant as the main commercial street and also for its distinctive and pleasing spatial qualities which include the open landscaped area to the south. The reserve was the site of the railway station and it is now a community area and the location of the War Memorial and an avenue honour.

Tongala was the administrative centre for the Deakin Shire with the former offices at 56 Mangan Street. It is also the product of the successes and failures of government policies such as the Irrigation Policies & Closer Settlement Policies. The built character demonstrates the changing prosperity of the region. The more substantial and/or brick buildings which were built during more prosperous times (48 Mangan Street; the former SSB Bank, the Tongala Railway Hotel, large domestic houses 41, 62 & Mangan) can be compared to the modestly constructed buildings that were the result of straitened circumstances and the Depression (80-90 Mangan Street).

The retention of the integrity of the majority of these places contributes to the significance of the precinct.

Contributory places:

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<sup>18</sup> Priestley, *The Victorians: Making Their Mark*, 196-8.

## Heritage Review – Part B Heritage Precincts

Mangan Street: 48, 50-52, 54, 56 (former Deakin Shire Offices), 62, 64, 68, 70-72 (Tongala Railway Hotel), 74 (former bank), 76 (old furniture shop), 80-90 (row of shops), 98, reserve area.

### How is it significant?

It is of historic, social and aesthetic significance to the Campaspe Shire.

### Why is it significant?

The Tongala Township Precinct is of historic and social significance as it provides tangible physical evidence of the development of Tongala and in particular the impact of the construction of the Waranga Basin and the development of irrigation in this region. The development of the town demonstrates the impact of Closer Settlement and Soldier Settlement programs and their successes and failures.

The former railway reserve and its prominence in the main commercial area is of significance as the construction of the railway station was the reason for the relocation of the township in 1888.

The historic places in the precinct have largely retained a high degree of integrity and intactness. (HERCON criteria A & G)

The precinct is of social significance important for its association with events, development and cultural phases which have had a significant role in the occupation and evolution of the community. (HERCON criteria G)

It is of aesthetic and architectural significance as the commercial, public and residential buildings illustrate a regional architectural character associated with the development of the Goulburn Valley during the early 20th century. Of note are the number of shop fronts that have retained their sheet metal parapets.

The diversity of the architecture both in scale, design and building types contributes to the streetscape values of Mangan Street.

The open landscaped reserve contributes the streetscape and is a pleasing element in the township. (HERCON D & E)

## 12.5. Controls

Proposed controls for precinct:

| Control  | External paint controls | Tree controls | Incorporated document |
|----------|-------------------------|---------------|-----------------------|
| Applies? | Yes                     | No            | No                    |


## 12.6. Places that contribute

Some of the contributory places may also be of Individual Significance and have their own Heritage Overlay. These places are indicated on the precinct mapping with a red line. Refer to their individual citations for their cultural heritage significance.


Places that contribute to the significance of the precinct include:

# Heritage Review – Part B Heritage Precincts


## 12.6.1. Mangan Street

| 48 Mangan Street, Tongala   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 48 Mangan Street is a former shop constructed from painted masonry. The parapet has typical Arts And Crafts architectural features from the Interwar period. These include a stepped parapet with capped pilasters. The shop front has retained a high degree of integrity with main changes confined to the modified canopy and metal verandah posts. The shop contributes to the historic and architectural character of the commercial precinct.


| 54 Mangan Street, Tongala  | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

Place Description – 54 Mangan Street is a shop constructed from painted masonry. The parapet is a simple stepped parapet. The verandah has a skillion profile and has metal verandah posts. The shop contributes to the historic and architectural character of the commercial precinct.


| 56 Mangan Street, Tongala   | Place Type          | Former Deakin Shire offices     |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | Yes (HO510)                     |

Place Description – The former Shire offices are constructed from face brickwork. The façade is asymmetrical as a consequence of later modifications. The entrance has a simple soldier course archway and this is replicated for the one remaining original window. The other window is a later modification and has a large rectangular metal framed window. Above the central door is a rendered plaque but there is no evidence of signage. The roof has a Jurken head and is clad with corrugated metal. The former Shire offices contribute to the historic and architectural character of the commercial precinct.


## Heritage Review – Part B Heritage Precincts

| 62 Mangan Street, Tongala   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | Yes (HO507)                     |

Place Description – 62 Mangan Street is a substantial late Victorian/early 20<sup>th</sup> century house. It is constructed from timber (weatherboards) with a hipped roof to the main body of the building and a gable roof to the rear. The roof is constructed from corrugated metal. The brick chimneys are distinctive both for their design and their height. The verandah is bullnosed and returns to both sides. The woven wire fence and metal gate complement the architecture of the house. The residence contributes to the historic and architectural character of the commercial precinct.

| 64 Mangan Street, Tongala  | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |


Place Description - 64 Mangan Street demonstrates many of the typical architectural characteristics associated with regional late 19<sup>th</sup> and early 20<sup>th</sup> century commercial architecture. This includes the splayed entry, the simple rectangular parapet and the posted skillion verandah. The shop contributes to the historic and architectural character of the Tongala Township Precinct.

| 68 Mangan Street, Tongala   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


Place Description – 68 Mangan Street demonstrates many of the typical architectural characteristics associated with regional 20<sup>th</sup> century commercial architecture. This includes the fully glazed shop front and simple rectangular parapet. The shop contributes to the historic and architectural character of the Tongala Township Precinct.




## Heritage Review – Part B Heritage Precincts

| 70-72 Mangan Street, Tongala  | Place Type          | The Tongala Railway Hotel       |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | Yes (HO508)                     |
|   |                     |                                 |

**Place Description** – The hotel occupies a primary corner position and its design with both facades having architectural presence reflects this primacy. It is constructed from masonry and has a corrugated metal roof. The architecture of the hotel is typical for its period and region. It has a hipped roof with pediments to both facades. The broken back verandah extends over the footpath. The verandah has posts to both facades. The hotel contributes to the historic and architectural character of the commercial precinct.


| 74 Mangan Street, Tongala  | Place Type          | Commercial                      |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |
|  |                     |                                 |

**Place Description** - the former State Savings Bank building has retained a high degree of integrity. Its design is restrained and typical for State Bank Buildings from the Interwar period. The façade has been divided into three bays with two sash windows per two of the bays with the final bay including one window and the entrance doorway. There is a pronounced cornice line and simple rectangular parapet. This building contributes to the historic and architectural character of the commercial precinct.


| 76 Mangan Street, Tongala   | Place Type          | Commercial                      |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

**Place Description** – these shopfronts have retained a high degree of integrity. The use of metal cladding is notable as it demonstrates a typical response to commercial building in the region during the early 20<sup>th</sup> century – a time of restricted economic activity. The parapets are dissimilar with one a plain low profile rectangular parapet while the other parapet has a high profile and is steeply stepped. One of the shop fronts demonstrates typical shop front design for the period with a splayed entry, a large glazed area with smaller glazed highlights. The second shopfront has possibly been modified as it is now one large glazed shopfront with an adjacent doorway. The verandah has a skillion profile with verandah posts. The shop fronts contributes to the historic and architectural character of the commercial precinct.

## Heritage Review – Part B Heritage Precincts

| 80-90 Mangan Street, Tongala  | Place Type          | Commercial – row of shops       |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – The row of shops is distinctive within the streetscape. The extensive use of metal clad parapets contributes to an understanding of the limited range of materials employed during periods of economic stagnation. The use of 'short' sheets of metal contributes to the character of the parapets. The diversity of the parapet profiles provides a pleasing variety to the streetscape. The shop fronts have retained varying degrees of integrity. Of note is the survival of early electricity brackets these can be found on some of the parapets. The shop fronts contributes to the historic and architectural character of the Tongala Township Precinct.

| 98 Mangan Street, Tongala  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | No                              |

Place Description – this residence is distinctive for its absolute street frontage. It is possible that this was once a shop front with a residence to the rear. The gable front has decorative timber strapping to the apex with a timber finial. The rear section has a typical hipped and corrugated metal clad roof with a return verandah with decorative cast iron frieze. The timber picket fence complements the architectural character of this residence. The residence contributes to the historic and architectural character of the Tongala Township Precinct.

## 13. TONGALA RESIDENTIAL PRECINCT (HO 514)

### 13.1. Study details

The sources for this statement of significance can be found in the *Shire of Campaspe Heritage Review 2014*

### 13.2. Map



HO 514 Tongala Residential Precinct

### 13.3. Historic Context

The first Tongala settlement was originally located on the Goulburn River. However, by 1882 with the mooring of the railway survey further south the township moved. Simon Mangan in anticipation of the arrival of the railway through his land which he had taken up in 1875 under the 1869 Land Act, seized the opportunity to subdivide part of his property for a main street and building blocks around the site of the railway station. He commenced business as grocer, baker, butcher and hotelier and only gave permission to purchasers of land who would not set up in competition to his various business enterprises. The railway line and station at Tongala opened in 1888, and consolidated settlement at this site.

The Waranga Basin reservoir on the Goulburn River was completed in 1905 to irrigate the west Goulburn Valley, and land for irrigation districts was purchased including the Wyuna estate near Tongala. A number of new arrivals to the area, including British migrants, took up irrigation blocks.

The Tongala Irrigation District was constituted in 1912, the same year Tongala was gazetted a town and a district office of the State Rivers and Water Supply Commission established. A number of town allotments were taken up 1912-13. St Patricks Catholic Church opened in 1909, and St James Anglican Church in 1913. By 1914, in preparation for closer settlement, properties at Tongala had been subdivided into blocks between fifty and one hundred acres.<sup>19</sup> Further township allotments were surveyed and sold in 1917-20 and 1921-24.

The Tongala Bush Nursing Memorial Hospital opened in 1925. A post office and postmaster's quarters were built 1924-26. Offices were added to the Deakin Shire building in 1928.

Tongala's population, like other regional towns, experienced fluctuations that reflected the varying fortunes of its agricultural and horticultural industries. The population of Tongala in 1894-99 was 50; it increased to 400 in 1906-8 with the supply of water from the Waranga Basin and the arrival of new settlers, decreased to 150 in the period 1908-10 because of a lack of water, and numbered 810 by 1922 with the advent of closer settlement and the taking up of blocks by soldier settlers. By 1930, the population had decreased to 250.

The residential precinct has a number of places, including residential properties that are typical in scale and design for the region. The mix of housing, ecclesiastic buildings, Bush Hospital is a typical type of development for a small rural settlement such as Tongala. It is representative of the peripatetic development that occurred throughout the settlement period and the integration of different building types within a residential area.

### 13.4. Statement of Significance

#### What is Significant?

The Tongala Residential Precinct is of cultural heritage significant as it demonstrates the character and scale of residential development found in Tongala during the late 19<sup>th</sup> century and the early 20<sup>th</sup> century. The housing associated with Cavell and Miller Streets is representative of the variety of residential architecture found within the township.

The different styles include: a colonial homestead type which is characterised by its steeply pitched pyramid roof and surrounding verandahs; (44 Miller Street); the Interwar Bungalows (40, 46); an Edwardian styled villa (42 Miller Street); the early 20<sup>th</sup> century villa (4 Cavell Street); an early utilitarian 20<sup>th</sup> century house which is typical in its use of materials during times of hardship. Interspersed within this residential setting is the Bush Hospital (an Interwar Bungalow styled building) and the two Gothic Revival Churches.

The retention of the integrity of the majority of these places contributes to the significance of the precinct.

Contributory places:

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<sup>19</sup> Priestley, *The Victorians: Making Their Mark*, 196-8.



## Heritage Review – Part B Heritage Precincts

Cavell Street: 2 (Post Office); 4; 6 (former Bush Hospital)  
Mangan Street: 40 (St Patrick's Church)  
Miller Street: 38, 40, 42, 44, 46

### How is it significant?

It is of historic, social and aesthetic significance to the Campaspe Shire

### Why is it significant?

Tongala Residential Precinct is of historic and social significance as it provides tangible physical evidence of the character of residential and ecclesiastic buildings that were constructed during the development of the township. The built character demonstrates the successes and failures of government policies (Irrigation, Closer Settlement and Soldier Settlement policies).

The historic places in the precinct have largely retained a high degree of integrity and intactness. (HERCON criteria A & G)

The precinct is of social significance important for its association with events, development and cultural phases which have had a significant role in the occupation and evolution of the community. (HERCON criteria G)

It is of aesthetic and architectural significance as the residential and ecclesiastic buildings demonstrate a representative regional architectural character.

The Post Office has a complementary built character and is sympathetic element within the precinct.

The diversity of the architecture contributes to the streetscape values of the precinct. (HERCON D & E)

### History

Tongala was the name given by Edward Curr (1820-1889) in 1841 to his pastoral station. A post office operated from 1876 in the area and was first known as Tongala, and later Kanyapella in 1882. The Tongala settlement moved from its original site on the Goulburn River in 1882 with the mooring of the railway survey further south.

The post office operated from 1876 and was located in the Tongala State School (further to the east of the present-day township). The railway line and station at Tongala opened in 1888, and consolidated settlement at this site. Areas of the Shire of Echuca and Waranga Shire were severed to form the Shire of Deakin in 1893. The administrative centre for the Shire was based at Tongala, with the first Shire offices established in Mangan Street.

The Waranga Basin reservoir on the Goulburn River was completed in 1905 to irrigate the west Goulburn Valley, and land for irrigation districts was purchased including the Wyuna estate near Tongala. The Tongala Irrigation District was constituted in 1912, the same year Tongala was gazetted a town and a district office of the State Rivers and Water Supply Commission established. In 1916, Tongala was described by the Victorian Municipal Gazetteer as an agricultural township with a post and telegraph office, State school, four churches, Shire offices, bank, public hall, creamery, police station, cheese factory, district office of SRWSC, timber-yard and hotel. After World War One, further irrigation channels were established in 1919-20 and Australian and British soldier settlers took up farms for citrus, lucerne and dairying around Tongala.

Most of the township was connected to electricity by 1927 but the Depression had a great impact on the township. The hardship associated with this period is demonstrated by the disconnection of electricity from the school because there were insufficient funds available to pay for it. School dances were held on the night of a full moon as the costs of lighting were too great. The Mangan Street commercial area has a number of shopfronts that are from this period and this can be identified by fabric such as the sheet metal parapets and the modest scale and design of the shop fronts. Projects such as the construction of levee banks in 1931 were undertaken by sustenance labour in response to approaches to the Local Relief Committee.

# Heritage Review – Part B Heritage Precincts

Residential development initially clustered around the commercial area (Mangan Street, Cavell Street and Miller Street). Like many small regional towns housing was intermingled with commercial buildings with many having a residence to the rear or to one side. With the immediate streets retaining this mix of residential and public/commercial buildings.

Cavell Street illustrates this type of development while Miller Street is largely residential in character.

## 13.5. Controls

Proposed controls for precinct:


| Control  | External paint controls | Tree controls | Incorporated document   |
|----------|-------------------------|---------------|---|
| Applies? | Yes                     | No            | Yes<br>Heritage Precincts<br>Incorporated Plan, September<br>2014 |

## 13.6. Places that contribute


Some of the contributory places may also be of Individual Significance and have their own Heritage Overlay. These places are indicated on the precinct mapping with a red line. Refer to their individual citations for their cultural heritage significance.

Places that contribute to the significance of the precinct include:

### 13.6.1. Cavell Street


| 2 Cavell Street, Tongala  | Place Type          | Tongala Post Office             |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

Place Description – 2 Cavell Street is an Interwar Post Office constructed from face redbrick with terracotta-tiled hip roofs. It is an asymmetrical building with the entry and post office boxes in a recessed area. The projecting front façade has been divided into three bays with pilasters and timber sash windows. A contrasting band of render at the eave line provides an area for signage. The building contributes to the historic and architectural character of the commercial precinct.

| 4 Cavell Street, Tongala  | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


## Heritage Review – Part B Heritage Precincts

Place Description – 4 Cavell Street Tongala is a residential building with two terracotta tiled hip roofs and brick chimneys. The colonnaded porch distinguishes the façade. The residence contributes to the historic and architectural character of the commercial precinct.

| 6 Cavell Street, Tongala  | Place Type          | Former Bush Hospital            |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |

Place Description – 6 Cavell Street is the former Bush Nursing Hospital. It was constructed in 1925 to commemorate the First World War and there is a foundation stone that records the unveiling of the building by Brigadier General H E Elliot in memory of the 'The Gallant Dead'. It is a masonry Federation styled bungalow with a number of additional accommodation areas. The façade is distinguished by the *port cochère* with its gable front, masonry columns and the timber finial. There is a verandah to the side. The building has undergone a number of modifications. The large expanse of garden area is an atypical feature in Cavell Street. The building contributes to the historic and architectural character of the commercial precinct.


### 13.6.2. Mangan Street

| 40 Mangan Street, Tongala   | Place Type          | St Patrick's Catholic Church    |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |
|   |                     |                                 |


Place Description – 40 Mangan Street is a gothic styled church from the Interwar period. It is constructed from red face brick and it has a steeply pitched gable roof with a corresponding pitched roof to the porch. The painted cement dressings provide a pleasing contrast to the red brick walling. The lancet windows contribute to the gothic flavour of the church. The triple band of pointed windows to the main gable adds to the decorative features. The church contributes to the historic and architectural character of the commercial precinct.

# Heritage Review – Part B Heritage Precincts


## 13.6.3. Miller Street

| 38 Miller Street, Tongala   | Place Type          | Former church - Dwelling        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 38 Miller Street is a large red face rectangular brick building with a small entry porch. The porch has a modified door with a pair of pointed windows to the front façade. The gable to the porch has timber collar tie and timber strapping. The main body of the building is distinguished by the pitch of the roof and the roof ridge ventilators. There is a bull nosed porch to the length of the building (facing the street) and this is a later addition. The building contributes to the historic and architectural character of the commercial precinct.

| 40 Miller Street, Tongala   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


**Place Description** – 40 Miller Street is timber (weatherboard) bungalow with a galvanised corrugated metal roof. The front façade has a projecting gable front (with a triple band of timber sash windows) and a verandah/porch that runs across the front facade and returns around to the side. The verandah posts are face red brick masonry plinths with paired timber posts. There is a hipped roof with gablet vent to the body of the house. The entry is from the porch and there is a window to one side. The residence contributes to the historic and architectural character of the commercial precinct.

| 41 Miller Street, Tongala   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |


**Place Description** – 41 Miller Street is a large timber house with hipped corrugated metal roof. The verandah is a bullnosed with timber verandah posts. The windows to the front façade are timber sash windows. There is a brick chimney. The residence contributes to the historic and architectural character of the commercial precinct.




## Heritage Review – Part B Heritage Precincts

| 42 Miller Street, Tongala   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 42 Miller Street is a large Federation styled timber house with hipped and gable corrugated metal roof. The main body of the house has a large hipped roof with a gablet vent and this roof falls in an unbroken line to form the verandah. The verandah has a cast iron frieze with verandah posts. On either side of the hipped roof are gable roofed wings with decorative timber work to the gable. There is slender brick chimney. There are timber sash windows to all facades. The front fence is a timber picket fence. The residence contributes to the historic and architectural character of the commercial precinct.

| 44 Miller Street, Tongala  | Place Type          | Dwelling                        |
|--|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|  | Individual Status   | Yes (HO506)                     |

**Place Description** – 44 Miller Street is a timber house with a pyramidal hipped corrugated metal roof that falls in an unbroken line to form the verandah. The verandah posts are a later modification. There have been a number of modifications to the openings. The style of this house is typical of regional areas to the north of Tongala and in particular the Riverina. The residence contributes to the historic and architectural character of the commercial precinct.

| 46 Miller Street, Tongala   | Place Type          | Dwelling                        |
|---|---------------------|---------------------------------|
|  | Contributory Status | Satisfies HERCON Criteria A & D |
|   | Individual Status   | No                              |

**Place Description** – 46 Miller Street is a distinctive bungalow. It is constructed from timber with a double gable corrugated metal roof. The 'breakfront' gable with a shallow projecting bay has timber sash windows and these distinguish the façade. The gable façade has decorative timber shingle work and timber brackets. The main gable includes a recessed porch and entry. The porch has brick and rendered masonry posts. The gable façade shares the same finish as the breakfront – timber shingles with brackets. There is a slender red brick chimney. The residence contributes to the historic and architectural character of the commercial precinct.

## Heritage Review – Part B Heritage Precincts

