

MITCHELL SHIRE STAGE TWO HERITAGE STUDY

January 2006.

VOLUME 4 of 5

HERITAGE PRECINCTS: Broadford, Emu Flat, Kilmore



Kilmore Town Hall (Café) in the Kilmore Town Centre Heritage Precinct.

Commissioned & Funded by
Mitchell Shire Council and Heritage Victoria

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EXECUTIVE SUMMARY

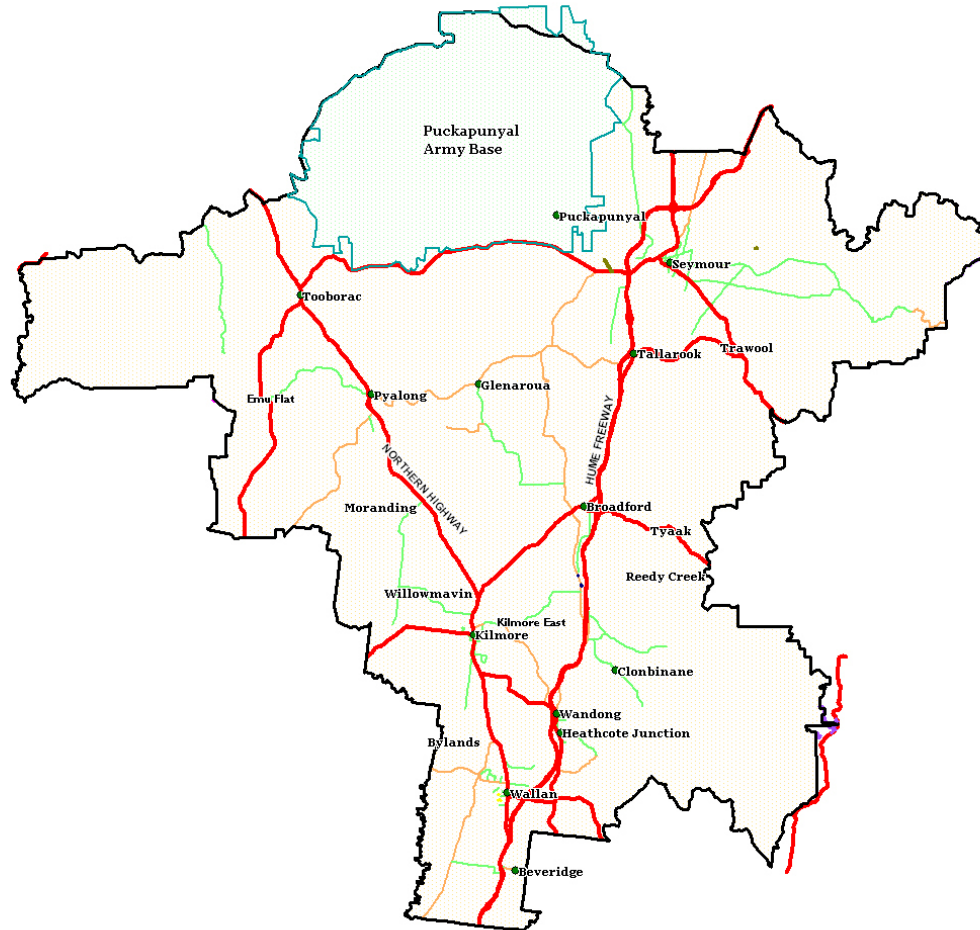


Fig. 1

**Map of the study area of Mitchell Shire
(Excluding Puckapunyal which is shown within the blue boundary line.)**

Source: Map supplied by GIS Officer, Mitchell Shire Council 2006.

EXECUTIVE SUMMARY

The Mitchell Shire Stage One and Stage Two Heritage Studies were carried out with the assistance of funds made available from the State Public Heritage Program and from Mitchell Shire Council. Several members of the Mitchell Shire Planning Department managed the project at different times, including Ian Scholes, Richard Strates, Pam Holland, Wendy Reilly, Linda Graham, Javiera Maturana, and Katie Rizutto, over the duration of the two studies. Steering committee meetings were chaired by the Mitchell Shire representatives. The committee comprised a delegate from the Department of Sustainable Environment (Heritage Victoria) Jenny Climas, Cr David McCullough JP, and later, Cr Ross Lee, Heather Knight, Kilmore Historical Society, John Jennings, Seymour and District Historical Society, Alison Tomkins, Broadford Historical Society, Gloria Cordingley, Broadford and District Family History Group and Lynne Dore, archaeologist from Wandong.

Mitchell Shire Council commissioned Lorraine Huddle, from Lorraine Huddle Pty Ltd, as the principal consultant and manager of the **Stage Two Study**, with Ian Wight of Ian Wight Planning and Heritage Strategies as a major contributor and Dr Aron Paul and Susie Zada as historians. Damien Williams, Claire McCallum and Stephanie Rose provided administration assistance. The study commenced in January 2003 with a fifteen month program. Due to unforeseen circumstances, however, outlined in the limitations of the study, it was completed in February 2006.

Mitchell Shire Council commissioned Lorraine Huddle, Lorraine Huddle Pty Ltd and Ian Wight, Ian Wight Planning and Heritage Strategies, as the principal consultants, with Aron Paul as the consultant historian for the stage one study. It commenced in September 2001 and was completed in June 2002. Lorraine Huddle managed the study and was the author of the **Stage One Report**.

The study area covers the whole of the Mitchell Shire, with the exception of the military area of Puckapunyal, which is managed by the Commonwealth Government. The area included three large towns, Kilmore, Broadford and Seymour and several smaller towns including Pyalong, Tallarook, Tooborac, Wallan, and Wandong. The Mitchell Shire also includes parts of areas that are, since amalgamation of local government, shared by adjacent shires. Thus all or part of the existing or former hamlets, and areas such as Avenel, Baynton East, Beveridge, Bylands, Clonbinane, Emu Flat, Flowerdale, Forbes, Glenaroua, Heathcote Junction, Heathcote South, High Camp, Highlands, Hildene, Kilmore East, Mangalore, Mia Mia, Moranding, Northwood, Nulla Vale, Reedy Creek, Trawool, Tyaak, Upper Plenty, Whiteheads Creek and Willowmavin are included in the study area.

PROJECT OBJECTIVES

The objectives of the stage one study were to identify and record post-colonial places of potential cultural significance in the study area; identify and develop potential heritage precincts in the study area; prepare a draft thematic environmental history of post-colonial European occupation and development of the study area and estimate the resources required to more fully research, document and assess the post-colonial places of potential cultural significance in the study area.

The objectives of Stage 2 were to undertake detailed fieldwork for twenty-two potential heritage precincts, recording on brief datasheets the physical places of cultural significance; prepare maps of the boundaries and locations of each significant place within the boundaries of twenty-two heritage precincts (covering about six hundred individual places within them); research and write the historical basis of extant heritage fabric of each precinct, write a description of the extant heritage characteristics of the physical fabric of the place, and write a Statement of Cultural Significance for each precinct.

Research and write the history of forty individual places outside precincts with a brief physical description of the place and a Statement of Cultural Significance relating to the known extant physical fabric, especially as seen from the public realm.

Attend seven community information sessions and six steering committee meetings. Amend the Environmental History, enter data of readily available information on places in the precincts and those to be individually listed into the Mitchell Shire Heritage Data Base, which was set up in **Stage One** and further developed during the study. Present the results in a report, together with a heritage program, for recommended future work to protect the heritage places in Mitchell Shire.

The work has been prepared in hard copy and electronic format.

PROFESSIONAL CRITERIA AND BASIS FOR THE STUDY

The basis of the preparation, identification and analysis of the study was the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter)* and its *Guidelines*. Assessment of all heritage places within the study area was in accordance with the Criteria of the Register of the National Estate, as prescribed in the *VPP: Applying the Heritage Overlay*. The *Municipal Strategic Statement (MSS)* and *Local Planning Policy Framework (LPPF)* also formed the basis of the study. Places of potential State significance were assessed against the criteria used by Heritage Victoria.

PHYSICAL AND HISTORICAL ASSESSMENT.

For the majority of places assessment of potential significance was based on the physical features of the place as seen from the public realm, or from any known history. A few had more detailed site inspections. The historic themes used in this project, particularly in the environmental history, were developed from the *Australian Historic Themes: a framework for use in heritage assessment and management, Australian Heritage Commission, 2001*. This is a research tool that helps identify, assess, interpret and manage heritage places.

Community consultation was an important part of the study and involved public workshops in cultural mapping in Seymour, Broadford, Kilmore and Wandong. Further meetings were held with various community groups, such as the Kilmore Historical Society, where an outline of the study was provided with illustrations. The consultations were open to all residents of these towns as well as residents from other parts of the Shire. Help pages were distributed throughout the Shire as a means of obtaining the community's interest and assistance in the study. Numerous individual conversations, telephone calls and letters were part of the consultative process.

Ongoing consultation with the steering committee was very valuable. Representatives from each of the historical and family history groups in the study area were on the steering committee. John Jennings, Alison Tomkins, Heather Knight, Lynne Dore, Gloria Cordingley and Leslie Rastie volunteered their time to be the main contact person for information and about their local area. In return, the group that each person represented was given a donation, totalling \$2000, from the consultants' **Stage One** study fund.

METHODOLOGY FOR PRIORITISATION OF PLACES FOR DETAILED ASSESSMENT IN STAGE 2

In **Stage One**, 1315 potential heritage places were identified through community consultation, fieldwork and some research using old maps. Over nine hundred photographs were taken covering over eight hundred and fifty individual places. The photographs were entered into a specially designed database (using Microsoft Access) and known information regarding references, and listing on other heritage registers, was cross-referenced into the database. These included four legislative registers: the Victorian Heritage Register, the Victorian Heritage Inventory (both of these are State Government registers), the heritage overlay for individual and precinct places (Local Government) and other heritage registers such as the Register of the National Estate, and the National Trust of Australia (Victoria) Register.

Because of insufficient funds for all potentially significant places to be individually researched in the **Stage Two Heritage Study**, the places and precincts identified in stage one were prioritised for work in the stage two study. The basis for this is shown in Table One. It is based on brief physical and documentary evidence and a comparative analysis of all the places in the database. As Stage Two progressed, therefore, and more research and fieldwork information became available, a few places were reassessed and their priority level was changed along the boundaries of each precinct. It was found after fieldwork and research that two potential heritage precincts did not meet the assessment criteria and they were not developed any further.

During the review of the status of existing heritage precincts it was noted that the documentation for seven of the existing heritage precincts was grossly inadequate for their ongoing management and for the community to understand their significance and the parameters for development within the precincts. After discussion with the Steering committee it was agreed to review the boundaries of these precincts and to provide research and documentation that is consistent for all precincts across the Shire. Due to budget constraints, however, two existing precincts were not reviewed in this study. Refer to Table Four for details.

TABLE ONE.

The level of priority in this table does not necessarily reflect the priority level of the cultural significance of a place.

Level Of Priority For Stage 2.	Method of Assessment of priority for each place	Total No. Of Places	Comments	Type of research recommended
1	Place located within a potential Heritage Precinct	596	Refer to the maps of the 23 precincts in the Stage One Heritage Study Report.	Research the historical development of the precinct area and contribution of the places within it. No research of the history of individual places. Some of these individual places may be altered to level 2 or 3 if the detailed fieldwork and research for the precinct reveals evidence for this.
2	Individual Complex Place	92	These include homesteads, factories, and other places with several components, and have the potential to be individually significant.	More time required for field work as they will require appointments with the owners for site visits, may contain several buildings, or the interiors of places such as churches, Avenues of Honour, etc. Research is more complex, especially if there is evidence of important changes to the place or they have detailed historical, social or scientific values.
3	Individual Single Place	182	These include places that have potential individual significance.	These include places with some known historical significance, or architectural significance, technical significance and social significance that is worthy of detailed research and documentation.
4	Existing HO Documentation inadequate	40	Individually significant places already protected on the planning Scheme without description, history and Statement of Significance.	
5	Low Priority	349	Places are not located in a precinct and are unlikely to reach the criteria for individual protection on the Planning Scheme.	They are archaeological, of modest architectural merit, or have little or no known historical significance.
6	Existing HO Documentation is adequate.	56	Already protected on the planning scheme with research, description and/or a Statement of Significance.	
TOTAL		1315 individual places of potential significance		

Consideration was also given to ensuring that representative examples of heritage places were identified and documented in various geographic and historically defined areas across the Shire. It became apparent when researching the history of each place and when carrying out the fieldwork in the Mitchell Shire that the current shire boundaries (a recent political and administrative construct) do not reflect the historical development of the area. Rather, historical boundaries such as the pastoral runs, early road board districts, early towns and shires and subdivisions of land into suburban allotments are the physical expressions of the history of the extant historical places in the shire.

Approach to Drafting Local Heritage Policy

The brief calls for the consultants to draft local policies for each of the precincts recommended for a heritage overlay. It does not, however, specify the format that these policies should adopt or indicate how local area policies should be integrated into the planning scheme. Some planning schemes, for example, have a general overall heritage policy. Local policies ought not be direct copies of general heritage guidelines.

There is no particular structure recommended by the Department, but various planning panels have made recommendations as to how this should be approached. The Ballarat C58 Panel suggested that general heritage policies should be avoided and suggested that instead Heritage Victoria's draft '*Guidelines for Assessing Heritage Planning Applications*' (2000) should be incorporated in all planning schemes. Other panels have followed this lead but more recently the Surf Coast C15 panel suggested that these guidelines were inconsistent with the heritage overlay and could not be incorporated. The most recent panel on a heritage amendment at the time of writing, Kingston C46, recommended including of policies based on the guidelines and the inclusion of these as a reference document. We are also aware that the Guidelines are currently being reviewed, with a new draft likely to be completed in the next two or three months.

Given this dynamic situation we have adopted a format that is based on an approach that has in recent years been accepted both by planning panels and the Planning Minister and has resulted in successful amendments, despite the fluidity of the current situation regarding heritage policies. This format incorporates for each precinct:

Policy Basis:

A reference to the MSS directions on heritage conservation and the Statement of Significance from the Heritage Study forms the Policy Basis.

Objectives:

These are broad conservation objectives largely drawn from the Statement of Significance relating to places in the precinct to be conserved or enhanced.

Policies:

These flow directly from the objectives and attempt give more specific direction on how applications should be assessed.

The policies have also been designed discretely and are not dependant on any more general heritage policy in the scheme.

Some changes are likely to be necessary in formulating the actual amendment, but we believe that the primary role of this part in the study is to ensure that the content of what is required has been covered, and we have presented this in a structure that is as close to a workable amendment as possible.

We are aware that the Heritage Overlay may not be the most appropriate tool for conserving some of the items included in the policies. We have drawn attention to this by using italics. The hawthorn hedges in the Kilmore Hawthorn Hedges Precinct form a significant element, but the Heritage Overlay does not require a permit to remove, destroy prune or lop vegetation other than trees where the schedule to the overlay identifies the heritage place as one where tree controls apply. The Overlay does not overcome the exemption in Clause 62.02 to the removal of vegetation. Council should consider the use of a Vegetation Protection Overlay or other means to protect these hedges.

Policies encouraging archaeological investigation have also been shown in italics as consideration needs to be given to the principal that the duplication of requirements covered by other legislation should be avoided. We think it quite legitimate to control the removal of ruined structures under the heritage overlay but have concerns about applying the overlay to archaeological excavation that requires consent under the Heritage Act.

Attention should also be drawn to the innovative approach taken to conserving the pre 1912 group of buildings in Broadford. These buildings would not merit heritage protection in their own right and cannot be protected as part of a precinct because they are scattered across the town. Furthermore, they are often very modest timber structures and that have undergone some alterations. Their distribution, however, indicates the way that Broadford developed. There ought to be no doubt that if they were to disappear, an important link with the understanding of Broadford's development would be lost together with much of its limited stock of historic fabric. These buildings have therefore been treated as a group, in much the same way as a precinct. They should have the same HO number but the overlay should only cover individual sites.

LIMITATIONS OF THE STUDY

The budget consisted of \$75,000 from the State Government Public Heritage Program plus \$24,000 from Mitchell Shire Council, making a total budget of \$99,000, plus GST, available over a two year period. This is \$106,000 less than the budget for Stage Two, estimated in January 2002.

Places listed as levels 4, 5, and 6 (TABLE ONE) for the stage two study could not be done within the available budget. These include **individually significant places** (Level 4) already on the planning scheme, without adequate documentation such as a history, description or Statement of Significance. It also includes places (Level 5) that are not located in a precinct and are unlikely to reach the criteria for protection in the planning scheme as an **individually significance place**. These include archaeological sites except where there are significant ruins that would be appropriate to protect in the scheme and sites that are more effectively managed by a government land management agency. Finally places already protected on the planning scheme as **individually significant** (Level 6) have adequate documentation at present and the documentation

should be reviewed for completeness and consistency with the rest of the places on the planning scheme.

Suitable maps required for fieldwork mapping of the precinct boundaries and locations of the significant places within the precincts was not available from the shire offices until they had installed appropriate software and trained workers to use it. This delayed the study for eight months and extended the time it took to complete the study as it had to be fitted in between other consultancies which commenced within that waiting period.

Although the number of places listed in this study is very high compared to the number currently on the planning scheme, it should be understood that this is not a definitive list. For various reasons some places have been missed. This may be because they could not be seen or because they are in obscure locations in forest, or along roads that require four-wheel drive access. It is an ongoing task. As time progresses and places are researched they may qualify for consideration for protection on the Planning Scheme. This study has endeavoured to identify and photograph the vast majority of existing potential heritage places in the study area.

In addition, several potential heritage places have been identified by the community representatives and listed in the database as evidence of further heritage work, particularly individual places outside the towns.

Some small places such as remote cottages, are difficult to research within the budget available. Together with the lack of historical evidence and their modest architectural merit it is difficult to make a case for their protection. Most places like this are protected only if they are within a heritage precinct, where they collectively contribute to the character of the precinct. Some of these places, however, with little supportive documentation, have nevertheless been recommended for individual listing because they represent a rare example of the heritage places in a particular area as, for example, in Tyaak.

Archaeological places are generally not included in heritage studies, and only those within a heritage precinct are noted. Refer to the specific report about the place of archaeological sites in heritage studies, in the Appendices.

Interiors of most places have not been assessed and are therefore not recommended for protection. This does not, however, preclude the possibility that some of those interiors may be culturally significant. Further work is required to establish this. Nevertheless, the interiors of public places, including churches, have been recommended for interior protection as their internal forms are significant for aesthetic and social reasons, and this protection will provide a mechanism for the shire's heritage advisor to assess the interior in detail when necessary.

Most places were assessed from the public realm as funding did not provide for the time required to obtain permission to go on site and do a more detailed assessment. One site approved by the steering committee, was researched and documented more extensively and this was for a house in Wandong. Extra funding was provided by Mitchell Shire Council for this site.

Intricate detail of both architectural and historical background on each individual significant site within a precinct is not necessary for the purposes of this report. Much more detail is provided in the database, and the two tools are intended to be used in conjunction with one another to provide the highest level of documentation afforded by this project.

Photographs are not provided for each individual site within the precinct as these are available in the database. The photographs included in the report are meant to be representative of the precinct or to illustrate a particular theme or claim. However, there is a photo list of most of the culturally significant places in a precinct, at the end of the documentation for each precinct.

The historic maps provided are for illustrative purposes only – they are not intended to be entirely legible or used for extracting information. The alternative option is to remove them from the reports and refer the reader to them as a reference within a footnote. Readers are encouraged to consult the original map when attempting to extract further information or verify the evidence.

The precinct boundary maps are intended to represent the final precinct maps that will be produced by council for the planning scheme, after the approval of the boundaries during the planning amendment process. Whilst they are difficult to read in the report due to their size, quality and markings, they are intended to provide an overall view of the precinct boundaries only. Council will produce the final versions that will be used for planning and future documentation using their mapping software.

A range of heritage recommendations were developed for the heritage precincts and the amendment processes. Further work has been suggested to Section 22 of the Heritage Policies of the Local Planning Policy Framework (LPPF), and public awareness programs.

RESULTS OF THE STUDY

Refer to TABLES TWO, THREE, FOUR and FIVE for details.

- [Table 5] A total of 564 places (105 existing and 459 new) are recommended for Heritage Overlay protection within 20 heritage precincts in the Mitchell Shire Planning Scheme.
- [Table 4] A further 68 places have been recommended for individual Heritage Overlay protection in the Mitchell Shire Planning Scheme.
- [Table 2] The total number of new places recommended for Heritage Overlay protection is: $459 + 68 = 527$
- [Table 5] The number of places in each precinct and the status of the new precincts relative to the existing precincts is shown in TABLE FIVE. Fifteen of the twenty precincts are within the three major towns. Three precincts are within three smaller towns: Pyalong, Tallarook and Wandong. Two precincts are within the rural areas of Emu Flat and Moranding. Only two of the existing precincts have not been reassessed and updated during this study. They are Powlett St in Kilmore and HO154 in Seymour, although a small part of the

latter one has been included in the new Seymour Old Town precinct and so the boundaries of HO154 will need to be altered during the Amendment process.

- [Table 2] Some areas had no heritage places protected prior to this study. These are Baynton East, High Camp, Moranding, Tyaak and Willowmavin. The latter four now has at least one place recommended for protection and up to twelve places recorded in the database to be considered for future research.
- [Table 2] Kilmore had the most places protected (52) and this was nearly twice as many as Seymour (32). This was most likely a reflection of the fact that the former Shire of Kilmore had protected most of these places after their 1988 heritage study, whereas the former Shire of Seymour had never undertaken a heritage study. At the completion of this heritage study, Seymour has five-fold the number of new places (278) recommended for heritage protection, than Kilmore (58).
- [Table 2] Broadford, the third largest town in the Shire, had only eight places protected, however the number has now increased by 83, a ten fold increase. Broadford has not previously been the subject of a heritage study.
- [Table 2] Pyalong has a substantial increase from seven places to thirty places.
- [Table 2] Tallarook has a substantial increase from four places to thirty-eight places.
- [Table 2] Wandong has a substantial increase from one place to eighteen places.
- [Table 2] There were 1134 places (plus 172 archaeological and twelve miscellaneous) = a total of 1318 in the database at the end of Stage One and there are now 1351, an increase of thirty-three.
- [Table 2] 694 places are listed in the database as having potential cultural significance but did not meet the criteria for assessment in this study. Recommendations are made regarding future heritage assessment of these places in this report.
- The locations with the largest number of culturally significant places are within the three major towns of Broadford, Kilmore and Seymour.
- Stage One identified twenty-three potential heritage precincts and Stage Two identified twenty of these for heritage overlay protection in the Mitchell Shire Planning Scheme.



Fig 2. Memorial Tree, Union Street, Kilmore.
Source: Lorraine Huddle Pty Ltd.

TABLE TWO

Geographic Distribution of Culturally Significant places: alphabetically listed by town or area.¹

Note: The numbers of places may have changed from Stage One for various reasons such as: the location/address being changed from one area to another as more accurate information became available, deleting duplicate records, etc. The stage one numbers are in brackets.

Town or Rural area	A Existing HO Places (Individ and Precinct HO)	B1 New Precinct	B2 New Individ.	B3 New Total B3=B1+B2	C (A+B3=C) Cumulative total no. of places HO places. (Individual and Precinct HO)	Total of Places recorded in the DB for this area.	Stage One No's
Beveridge	7	0	1	1	8	13	(13)
Broadford	8	72	11	83	91	179	(176)
Bylands	3	0	1	1	4	25	(26)
Clonbinane	1	0	0	0	1	2	(4)
Emu Flat (s)	2	0	0	0	2	3	(4)
Glenaroua	2	0	0	0	2	9	0
High Camp	0	0	1	1	1		
Kilmore	52	44	14	58	110	255	(258)
Kilmore East	1	0	0	0	1	3	0
Mia Mia	2	0	0	0	2	4	0
Moranding	0	6	0	6	6	12	(9)
Pyalong	7	18	5	23	30	67	(64)
Reedy Creek	1	0	3	3	4	8	(9)
Seymour	32	271	7	278	310	365	(336)
Tallarook	4	33	1	34	38	55	(58)
Tooborac	1	0	11	11	12	40	(18)
Trawool	1	0	4	4	5	14	(7)
Tyaak	0	0	1	1	1	7	(7)
Wallan	3	0	4	4	7	21	(18)
Wallan East	1	0	0	0	1	10	0
Wandong	1	15	2	17	18	28	(25)
Whiteheads Creek	1	0	0	0	1	3	(3)
Willowmavin	0	0	2	2	2	10	(10)
SUB TOTAL	130	459	68	527	657	1134	
Other places recorded in the database but not assessed in this study.							
Archaeological						170	(172)
Miscellaneous						47	(12)
TOTAL						1351	(1318)

¹ A more accurate list could be determined after the Council matches their Property Numbers with the places in the database so that consistent addressing is applied, especially to places in rural areas. There is a Property Number field in the database to enable council to accurately cross reference the heritage place to other council data on this property.

TABLE THREE

The location of the culturally significant places (Precinct and Individual places) in Mitchell Shire is shown in order of greatest to smallest number of places per geographic area, recommended for Heritage Overlay protection.

	Town and/or Rural area	No. of Heritage Precincts	A No of additional places recommended for HO protection: (Individual and Precinct HO)	B Existing HO Places (Individual and Precinct HO)	C (A+B=C) Total no of places for HO. (Individual and Precinct HO)
	Seymour	6	271	32	303
	Kilmore	7	44	52	96
	Broadford	2	72	8	80
	Tallarook	1	33	4	37
	Pyalong	1	18	7	25
	Wandong	1	15	2	17
	Tooborac	-	11	1	12
	Beveridge	-	1	7	8
	Wallan	-	4	3	7
	Moranding	1	6	0	6
	Trawool	-	4	1	5
	Reedy Creek	-	3	1	4
	Bylands	-	1	3	4
	Mia Mia	-	0	2	2
	Emu Flat(s)	1	0	2	2
	Willowmavin	-	2	0	2
	Glenaroua	-	0	2	2
	Wallan East	-	0	1	1
	High Camp		1	0	1
	Tyaak	-	1	0	1
	Kilmore East	-	0	1	1
	Whiteheads Crk	-	0	1	1
	Clonbinane	-	0	1	1
	SUB TOTAL	20	487	130	618

TABLE FOUR

List of 68 individually significant places recommended for Individual Heritage Overlay (HO) protection.

Number	Town	DB no.	Name	Address
1	Beveridge	1195	Stewart House	75 Stewart Street
2	Broadford	438	Glendora	16 Derek Drive
3	Broadford	857	Prospect Hill	Broadford-Kilmore Road
4	Broadford	1703	Zwar House	Zwar Road
5	Broadford	1756	Tooronga Vale	110 Piper Street
6	Bylands	1103	Castle Glen	Union Lane
7	High Camp	709	Rockvale	Crawfords Lane
8	Kilmore	378	House	78 Powlett Street
9	Kilmore	379	House/shops	80 Powlett Street
10	Kilmore	384	International School	White Street
11	Kilmore	437	Carlsberg/Costello	15 Costello's Rd
12	Kilmore	459	House	16 George Street
13	Kilmore	482	General Cemetery	Kilmore-Lancefield
14	Kilmore	675	Wyldecourt	Lancefield Rd
15	Kilmore	699	Woodburn	McDougalls Rd
16	Kilmore	708	Medlicott Bridge	Northern Highway
17	Kilmore	990	RC Cemetery	Lancefield Road
18	Pyalong	853	Former hotel	High Street
19	Pyalong	1184	Cemetery	Cemetery Road
20	Pyalong	1716	The Stone House	West Road
21	Reedy Creek	1746	Cottage	Reedy Creek Rd
22	Reedy Creek	1747	Cottage	Reedy Creek Rd
23	Reedy Creek	1749	School	Reedy Creek Rd
24	Seymour	1445	Railway Bridge	Goulburn River
25	Seymour	443	Howard's Residence	5 Tierney Street
26	Seymour	405	Memorial cairn	Anzac Avenue
27	Tooborac	411	RSL Memorial	Northern Highway
28	Tooborac	849	Leicester House	Northern Hwy
29	Tooborac	851	Farmhouse	Northern Hwy
30	Tooborac	864	Taringa Farmhouse	Northern Hwy
31	Tooborac	1160	Residence & butcher shop	Northern Hwy
32	Tooborac	1161	Sugarloaf Hotel	Northern Hwy
33	Tooborac	1166	Mechanics' Institute	Northern Hwy
34	Tooborac	1169	Uniting Church	Flagstaff Lane
35	Trawool	950	School No. 2700	Goulburn Valley Hwy
36	Trawool	1789	Clyde Cottage	Goulburn Valley Hwy
37	Wallan	1119	Presbyterian Church	Watson and Wellington Sts
38	Wallan	1191	Macsfield House	Macsfield Lane
39	Wandong	1694	Catholic Church	Dry Creek Crescent
40	Wandong	1683	House	764-770 Kilmore Epping Rd
41	Willowmavin	711	Floradale	210 Campaspe Road

The next 27 places have known cultural heritage but are outside the budget provided for the study and limited documentation only has been provided.

No.	Town	DB no.	Name	Address
42	Broadford	786	Bluestone Culvert	Broadford-Kilmore Rd
43	Broadford	339	Catholic Church	2 McKenzie Street
44	Broadford	471	Broadford Paper Mill	209 High Street
45	Broadford	505	Broadford Cemetery	Piper & Murchison Sts
46	Broadford	1303	Beuhne Monument cairn and trees	Kilmore-Broadford Rd
47	Broadford	1384	Brick spoon drain	High Street
48	Broadford	473	Former Bush Nursing Hospital	158-162 High Street
49	Kilmore	1839	Memorial Gum tree	Union Street
50	Kilmore	696	Bluestone gutter	Melbourne street
51	Kilmore	698	Cork tree and setting	Northern Hwy
52	Kilmore	1765	Bridge over Hume Hwy	Sydney Street
53	Pyalong	1832	Hanging Rock	Northern Hwy
54	Pyalong	1707	Timber bridge over Cameron's Creek	Glenaroura-Broadford Rd
55	Seymour	401	Horse troughs & plaque	Lighthorse Drive
56	Seymour	731	Masonic Lodge and trees	Anzac Ave and Watson St
57	Seymour	933	Hume and Hovell Monument	Goulburn Valley Hwy
58	Seymour	1263	Flood Level Marker	Station Street
59	Tallarook -Yea	1786	Railway Reserve	Tallarook -Yea
60	Tooborac	410	McIvor Shed and House	Major's Lane
61	Tooborac	738	Cairn on Flagstaff Hill	Flagstaff Hill
62	Tooborac	1668	Smiths Bridge	Baynton Road
63	Trawool	713	Diversion Weir and Reservoir	Reservoir Track
64	Trawool	1785	Trawool Railway Bridge	Goulburn Valley Road
65	Tyaak	429	Tyaak Cemetery	Broadford-Strath Ck Rd
66	Wallan	1123	Catholic Church	Wallan
67	Wallan	1831	Cemetery	Queen Street
68	Willowmavin	1726	Costello's Rd Bridge	Willowmavin



Fig 3

Wallan War Memorial Obelisk, Lone Pine with Anzac Day wreaths, flanked by the Avenue of Honour, outside the former Mechanics Institute hall and library.

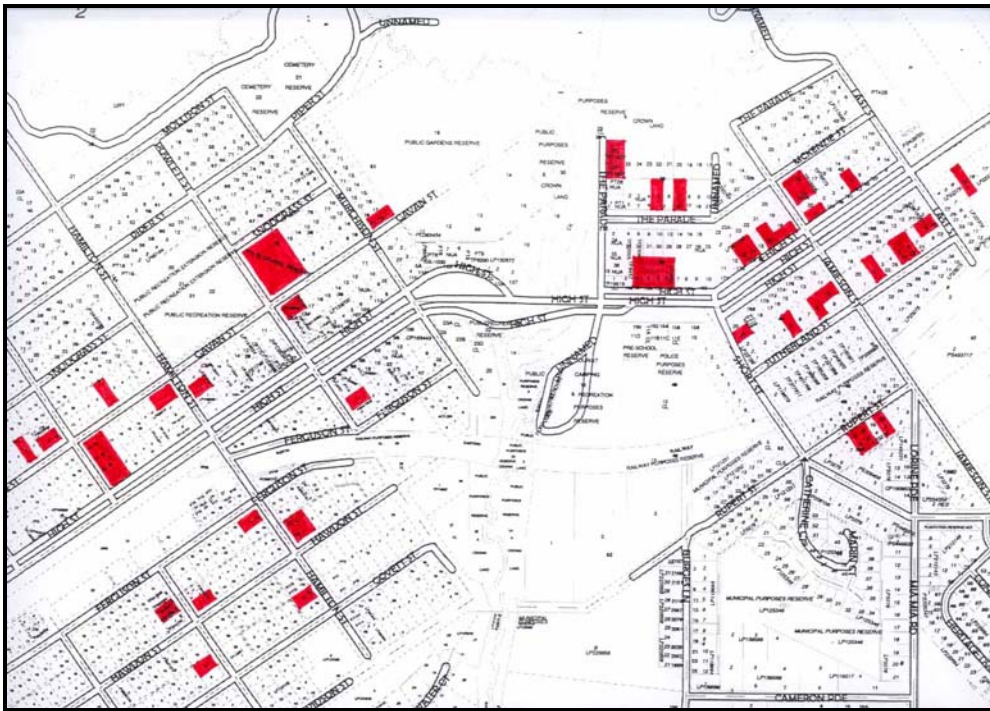
Source: Lorraine Huddle Pty Ltd.

TABLE FIVE

List of Precincts with the heritage places within each one and proposed planning overlays.

	Precinct Name	Precinct Existing HO places	Heritage New Places	Planning Overlay
1	Broadford Collective Citation (Not technically a precinct.)	1	49	HO and DDO
2	Broadford Commercial Town Centre	7	23	HO
3	Emu Flat Rural	2	0	HO and SLO
4	Kilmore Church	3	4	HO
5	Kilmore Creek	2	8	HO
6	Kilmore Hawthorn Hedge	3	3	HO and VPO
7	Kilmore Outdoor Recreation Includes Kilmore Monument Hill Kilmore Sport (cricket field only) and existing precinct Lake HO 104	1	3	HO
8	Kilmore Railway	0	3	HO
9	Kilmore Town Centre [formerly Sydney Street) HO 99 This precinct has been documented and extended.	39	14	HO
10	Kilmore Society Existing HO100 has been completely redone, and a section moved from HO100 to Kilmore Creek Precinct.	4	9	HO
11	Moranding Rural Settlement	0	6	HO &SLO
12	Pyalong Rural Town	7	18	HO
13	Seymour Commercial Existing precinct HO157 has been completely redone and boundaries changed.	5	12	HO
14	Seymour High Street	1	91	HO
15	Seymour King's Park	0	13	HO
16	Seymour Old Town This existing precinct HO156 has new boundaries and has been completely redone and now includes part of HO154.	24	6	HO
17	Seymour Progress	0	140	HO
18	Seymour Railway Part of this new precinct was in the existing precinct HO157.	2	9	HO
19	Tallarook Town The existing precinct HO181 has been completely redone, and the boundaries extended.	4	33	HO
20	Wandong	0	15	HO
	TOTAL	105	459	564
21	Seymour Goulburn River Precinct (Existing) (the Planning Dept are advised to change the boundaries of this precinct to accommodate the Seymour Old Town precinct (above))	HO154		

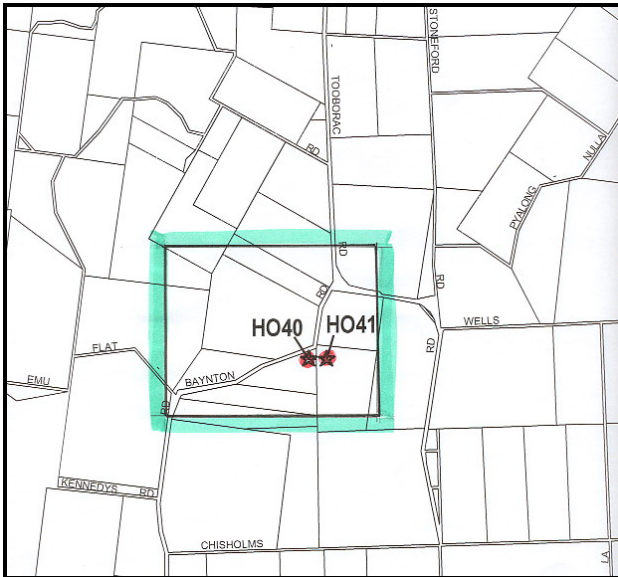
PRECINCT MAPS



Map 1 . Broadford Collective Citation – showing location of significant places.



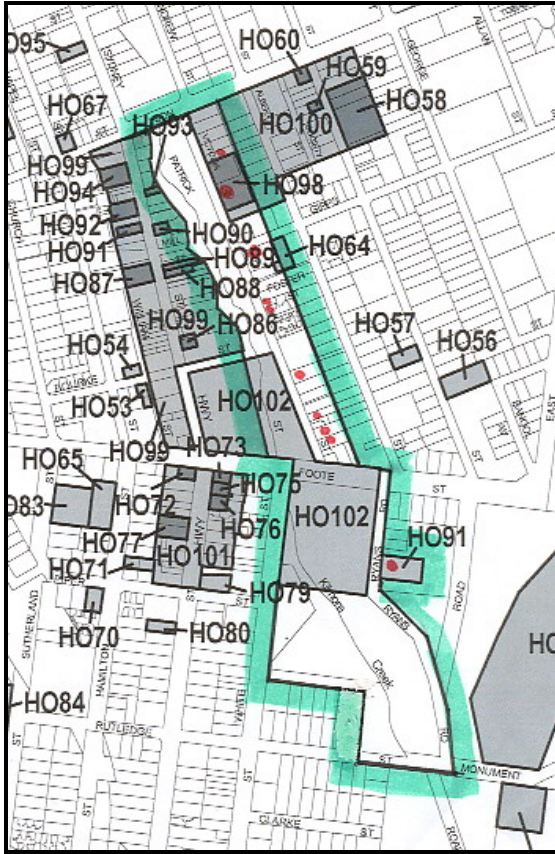
Map 2 .Broadford Commercial Town Centre Heritage Precinct – showing boundaries in green, and significant places in red.



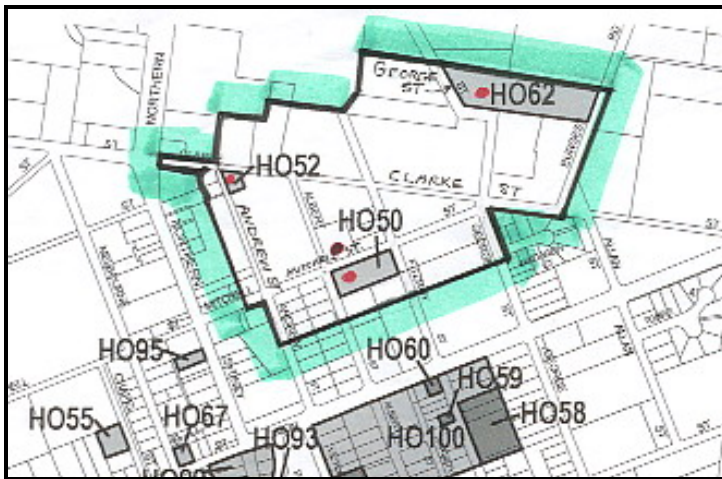
Map 3. Emu Flat Heritage Precinct – showing boundaries in green, and significant places in red.



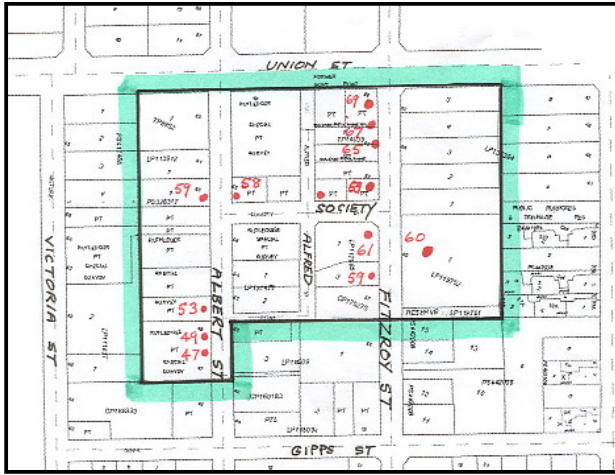
Map 4 Kilmore Church Heritage Precinct – showing boundaries in green, and significant places in red.



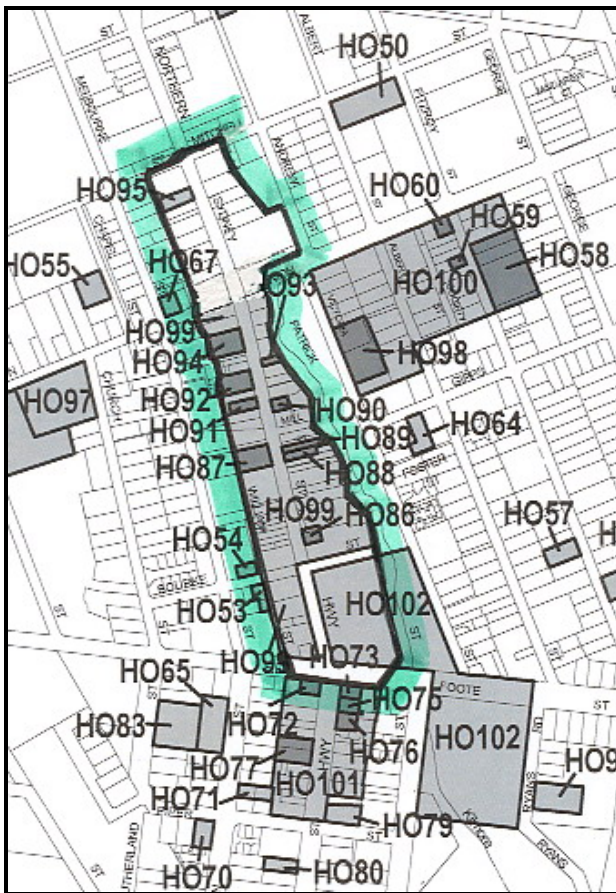
Map 5 Kilmore Creek Heritage Precinct -- showing boundaries in green, and significant places in red.



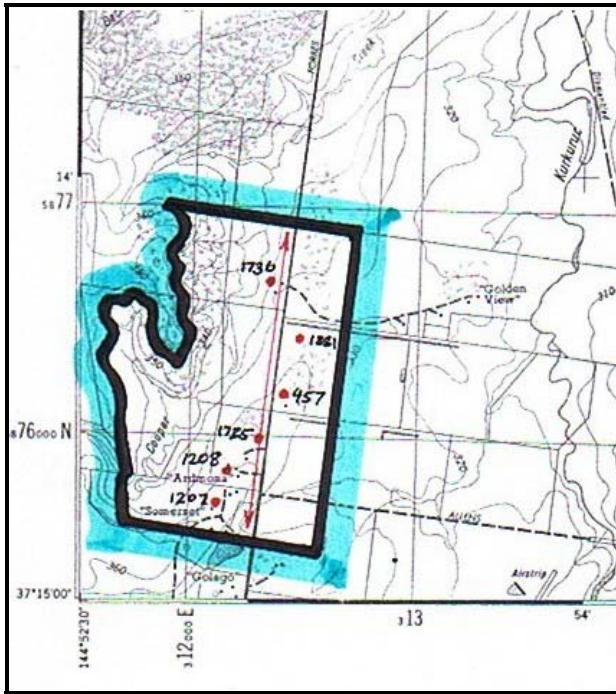
Map 6 Kilmore Hawthorn Hedges Precinct – showing boundaries in green, and significant places in red.



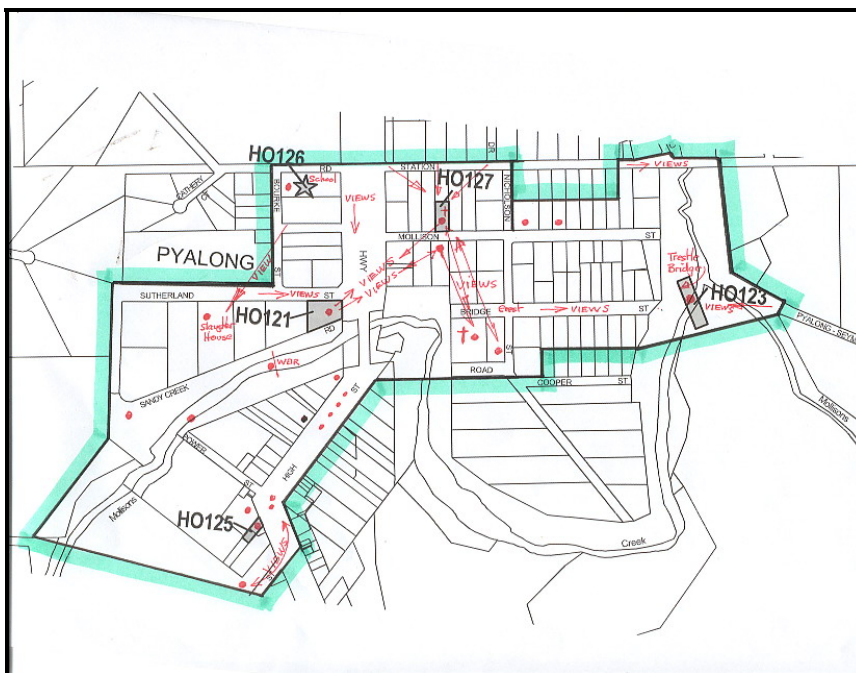
Map 9 Kilmore Society Heritage Precinct – showing boundaries in green, and significant places annotated.



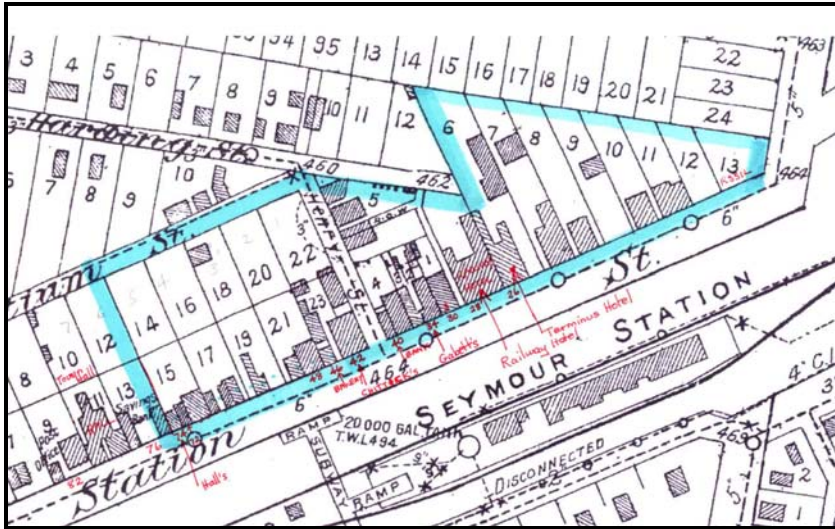
Map 10. Kilmore Town Centre Heritage Precinct – showing boundaries in green, and significant places annotated.



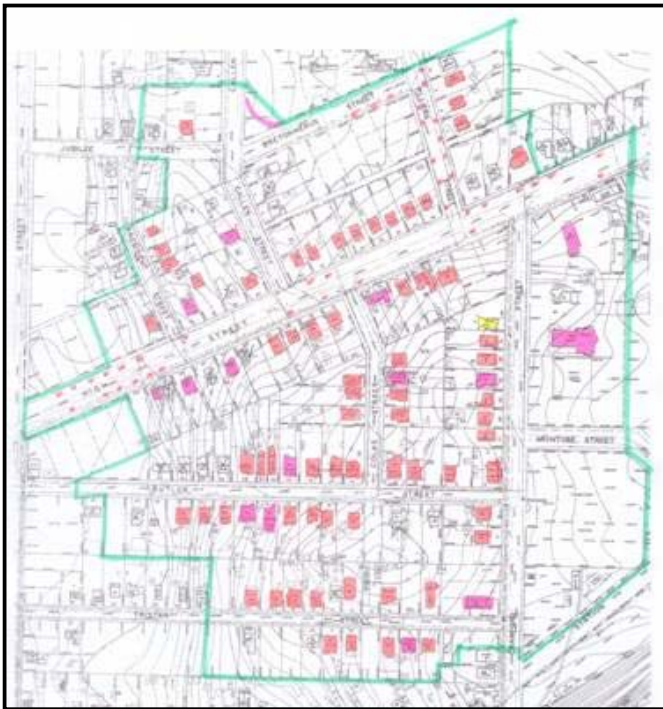
Map 11 Moranding Rural Settlement Heritage Precinct – showing boundaries in green, and significant places in red.



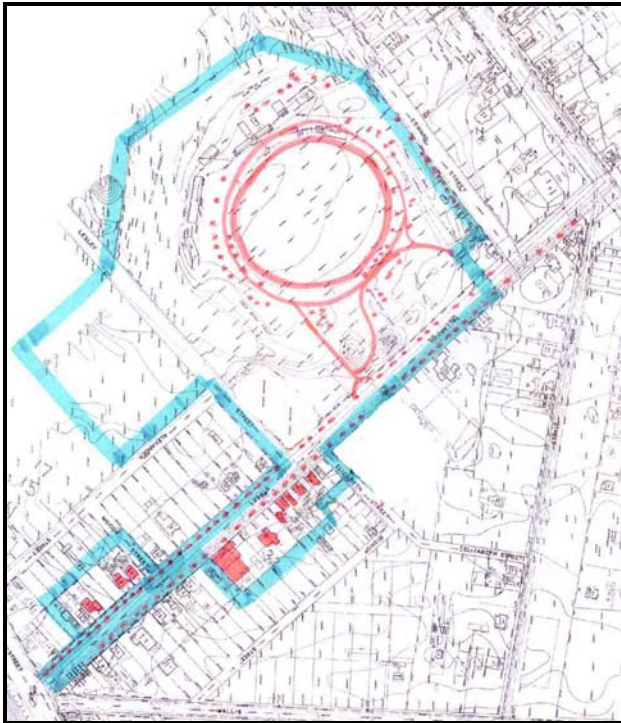
Map 12 Pyalong Rural Town Heritage Precinct – showing boundaries in green, and significant places in red.



Map 13 Seymour Commercial Heritage Precinct – showing boundaries in green, and significant places in red.



Map 14 Seymour High Street Heritage Precinct – showing boundaries in green, and significant places in red.



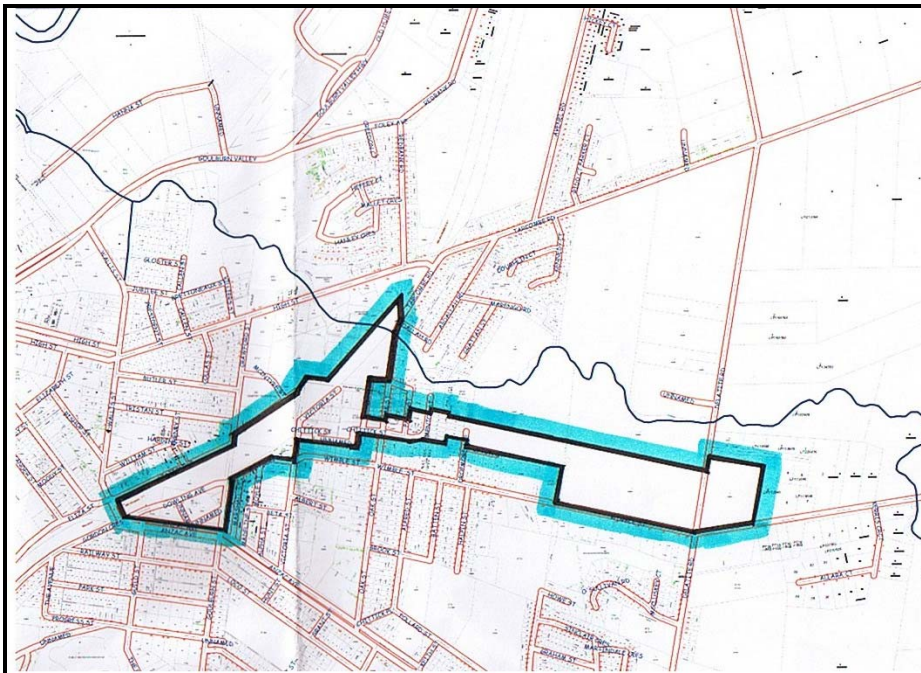
Map 15 Seymour King's Park Heritage Precinct – showing boundaries in green, and significant places in red.



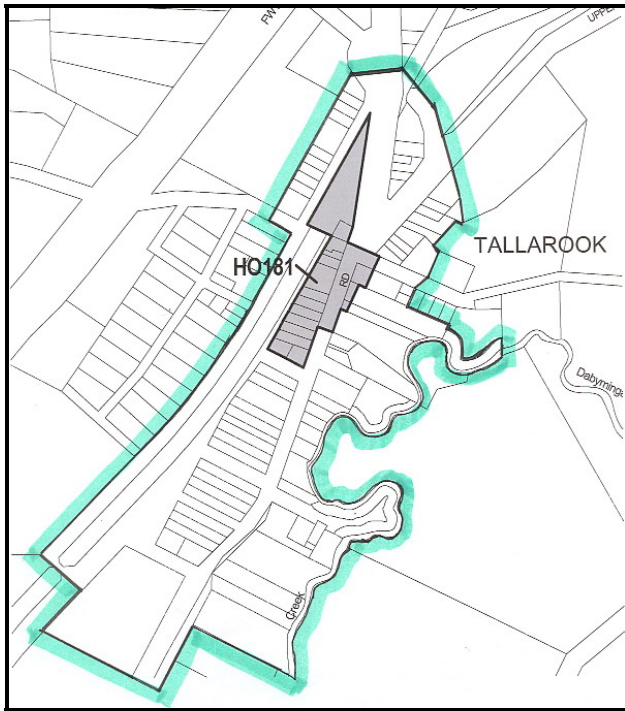
Map 16 Seymour Old Town Heritage Precinct – showing boundaries in green, and significant places in red.



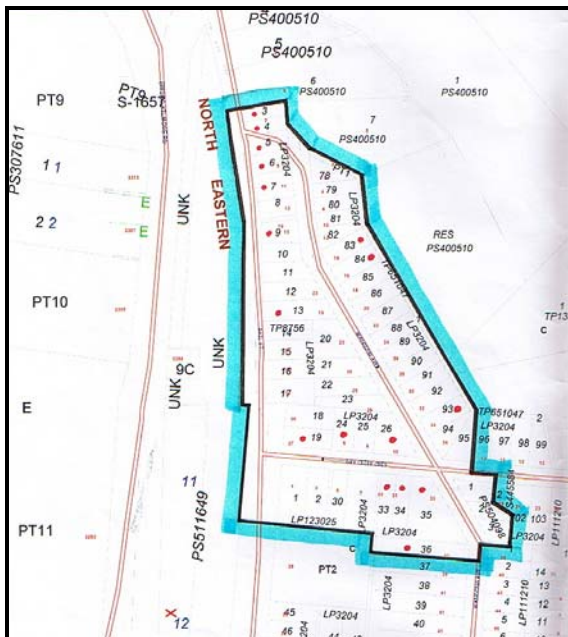
Map 17 Seymour Progress Heritage Precinct – showing boundaries in green, and significant places in red.



Map 18 Seymour Railway Heritage Precinct – showing boundaries relative to Whitehead Creek



Map 19 Tallarook Town Heritage Precinct – showing boundaries in green, and significant places in red.



Map 20 Wandong Heritage Precinct – showing boundaries in green, and significant places in red.

Best Practice Management of Change

The authentic heritage places and precincts recommended for protection are part of the setting for living and evolving communities in Mitchell Shire. The planning scheme amendments recommended in this study provide the means for council and the community to manage the change so that the ‘baby is not thrown out with the bath water’ during those changes.



Source: Lorraine Huddle Pty Ltd.

Some changes that have occurred to these authentic heritage places and precincts have not been welcomed by the community and some places have been completely destroyed. The latter assets cannot be returned and are lost to future generations. However, it is possible to reverse some of the inappropriate alterations and carry out future changes that are sympathetic to the heritage character, thus enhancing these heritage assets and providing a win-win outcome. The Kilmore Town Hall is a very good example of the successful reversal of inappropriate changes that were made from about the 1960s. Appropriate adaptive re-use was made for the building to be leased as the Town Hall Café and Restaurant business.



Fig 4 Kilmore Town Hall: Café and Restaurant proprietors, Susan and Peter Seibel, next to staircase with restored cast iron balusters, carved timber banister and lead treads with copped nail decoration. Source: Lorraine Huddle Pty Ltd.

To facilitate this approach it is very important for council to provide positive pro-active brochures for each precinct, concurrently with the amendment. The brochures should explain, with illustrations, what is



important and how to make sympathetic changes. A history and description, and statement of significance are all provided in this report in volumes 4 and 5.

The precinct documentation, in an abbreviated form, with matching illustrated design guidelines are the basis of these useful brochures. Provision of these brochures is economically worthwhile as they reduce many of hours of work by council’s planning officers and heritage advisor explaining these matters to each individual. Good examples can be seen in the City of Ballarat DDO Urban Character Design Guidelines and the City of Greater Bendigo Residential Character Study Design Guidelines. These can be viewed and printed from the respective web sites. One of the brochures should be a copy of the Burra Charter.

It is also recommended that the Mitchell Shire Council’s website be used provide the entire contents of the heritage study, in PDF format; copies of the design guideline brochures, and an abbreviated form of the heritage database.

Contents

SUPPORTING DOCUMENTATION

BROADFORD PRE 1912 GROUP CITATION

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LOCATION

The 1912 Residential Map of Broadford, Victoria, (FIG 4) identified the buildings and features in the town over ninety years ago. Buildings and sites listed in this document are extant and appeared on the 1912 Residential Map of Broadford.

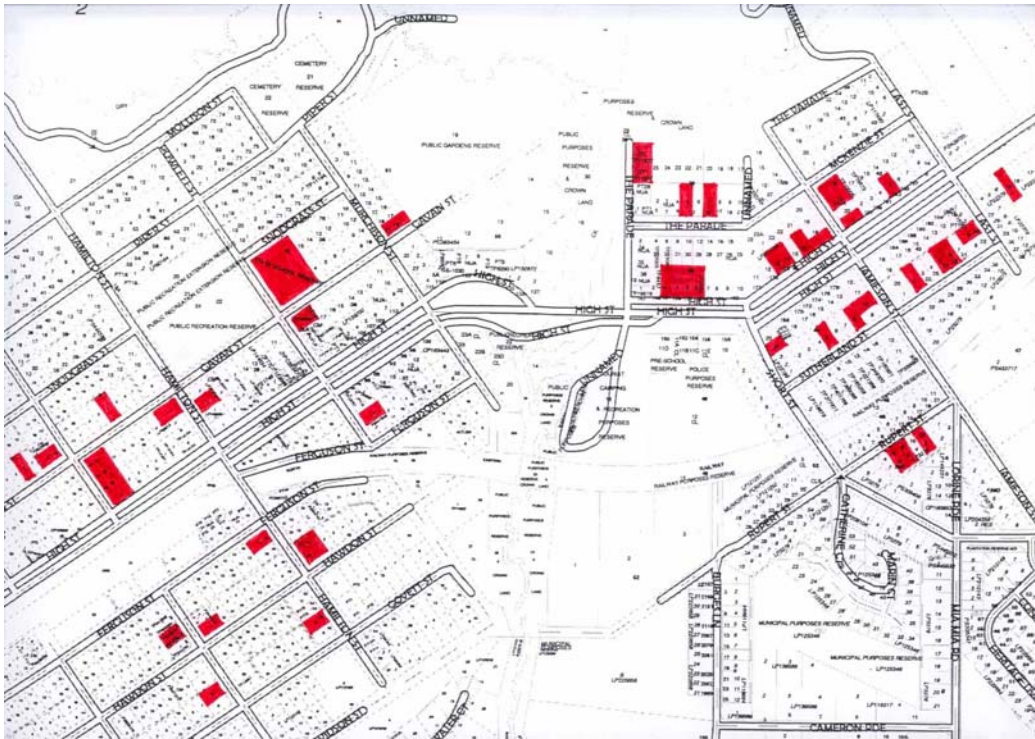


FIG. 1. Map of Pre 1912 Group Citation: Significant Places Shown in Red.

Source: Lorraine Huddle Pty Ltd

HISTORICAL BACKGROUND

Early Land Owners

The township of Broadford, in the Parish of Broadford, comprised land that was part of the Mount Piper pastoral run first held by Col. Henry John White in 1840. Successive holders in the early years were Gideon Stewart, John Edgell and the Rev. Dr. W. H. Browne. Emily Gavan held it for the longest period from March 1853 to April 1868. The run was subsequently held by Goldsbrough & Co. and Alexander William Robertson before it was cancelled in July 1874.

Broadford Pre 1912 Group Citation
VOLUME FOUR of Five: PRECINCT DOCUMENTATION Broadford, Emu Flat, Kilmore
MITCHELL SHIRE STAGE TWO HERITAGE STUDY 2006

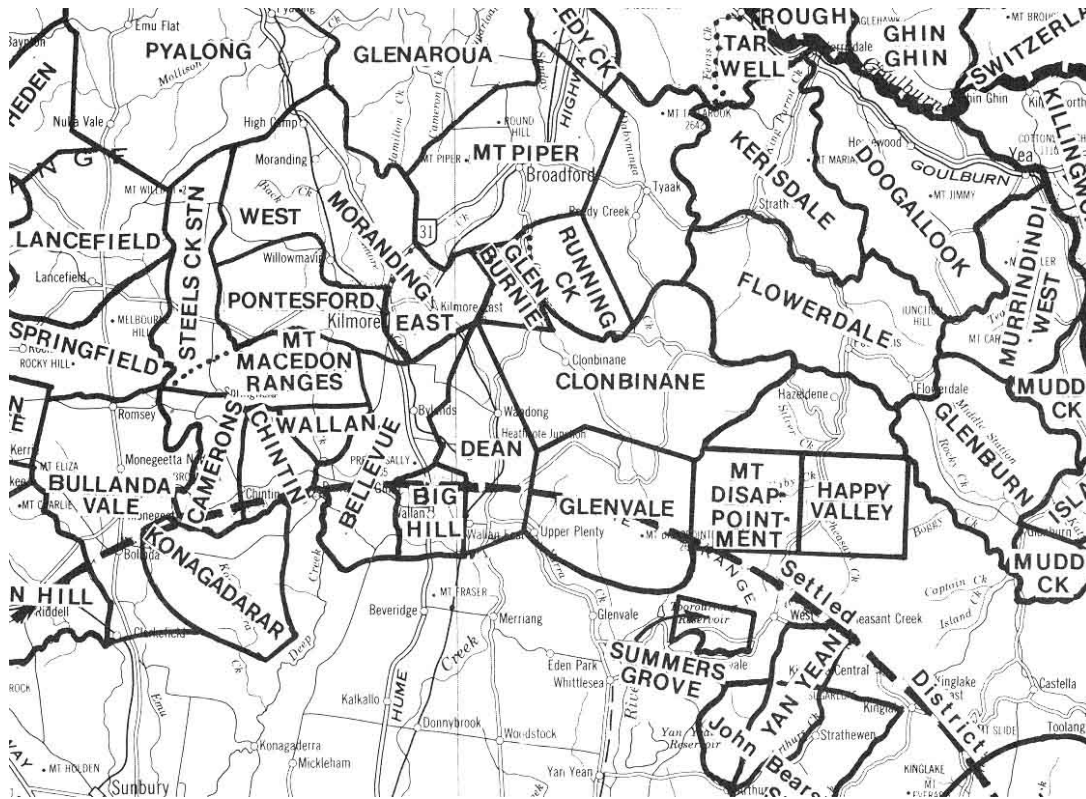


FIG. 2 Squatters Map showing Broadford within the Mount Piper pastoral run.

Source: Spreadborough, Robert & Anderson, Hugh, *Victorian Squatters*, Red Rooster Press, Ascot Vale, 1983.

There is considerable debate over who actually named the town, however there is general agreement that it was named after Broadford in the Isle of Skye, the original home of some of the first Europeans in the area.

Between 1843 and 1845 Reay Clarke opened the Sunday Creek Inn at “Stewart’s Station” fronting the Market Place, as shown in the 1854 *Plan of the Township of Broadford*. According to Maher, John, Thomas and Donald Ferguson took over the Sunday Creek Inn and ran it from 1847 to at least 1851, however Billis & Kenyon state that Donald Ferguson had a hotel at Sunday Creek in 1842. In 1875, when Ferguson was elected the first President of the Broadford Shire Council he was described as “the founder of Broadford and pioneer of the district” in the *Kilmore Examiner*. Ferguson’s name also appears on several allotments, both sides of Sunday Creek, on the 1854 plan.¹

Development of Broadford

Survey of Township

The town was surveyed and gazetted in 1854 and quarter acre town allotments were sold for £2 each.

Although the original Melbourne to Sydney track did not go through Broadford, by the 1850s the mail coaches were using the shorter route from Kilmore through Broadford. The 1854 map shows the bridge across Sunday Creek, south of the current crossing, with a track looping around and to the west of the Stock Yard Inn. This was a log hut with stockyards and a blacksmith shop, diagonally across the market place from the two-storey Sunday Creek Inn. The survey of the township redirected this track between the blacksmith shop and stockyards.²

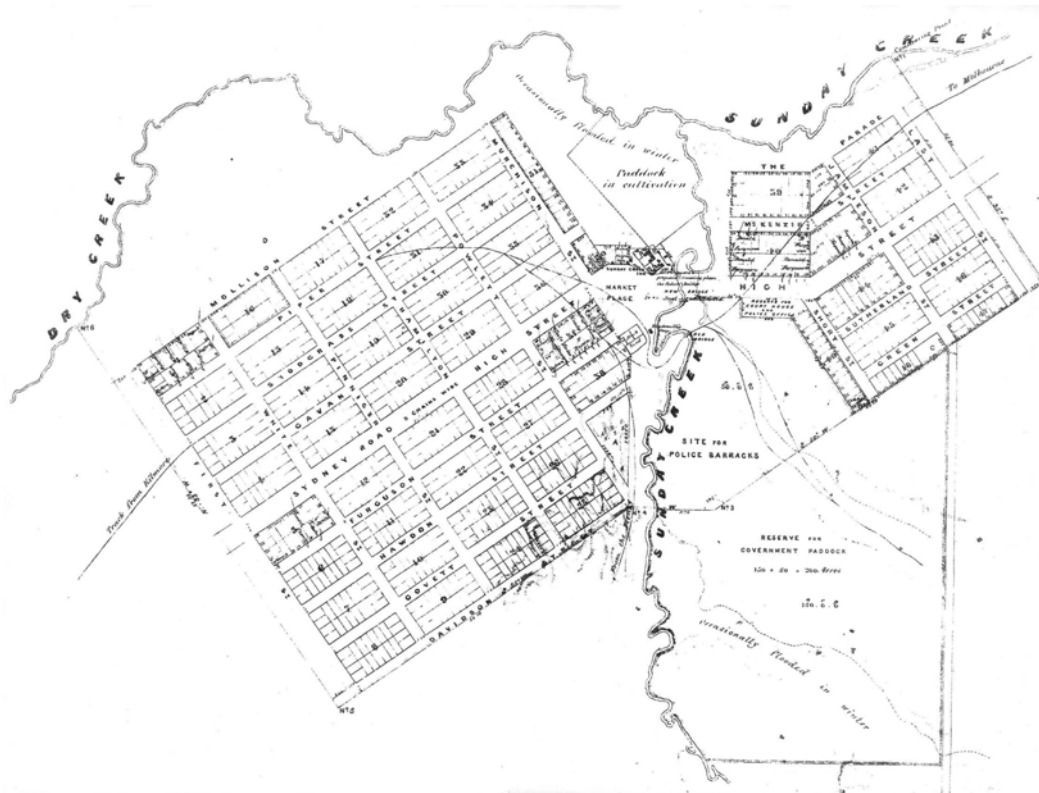


FIG.3 Plan of the Township of Broadford Sunday Creek, January 11, 1854.

Source: State Library of Victoria, Map Collection

Broadford before the 1870s

Broadford developed around the farmers' market, and the Sunday Creek Inn, which catered for travellers. The growth of the township was impacted by the rapid growth of nearby Reedy Creek after the discovery of gold in 1857. In 1861 there were 145 dwellings in Reedy Creek (including Tyaak), and a population of 520. The number of dwellings in Broadford in the same year was a mere 29 and the population was 114.

In 1868 Bailliere's Victorian Directory described Broadford as a Postal Township with a police station and "Cobb's Office" at the Sunday Creek Hotel. In addition to a number of farmers and labourers the following occupations, trades and businesses were listed:-

- Baker
- Blacksmith (4)
- Bricklayer
- Cabinetmaker
- Carpenter (4)
- Carrier / carter (12)
- Currier
- Dealer
- Gardener (2)
- Hotelkeeper (2)
- Miller (2) [James Maxfield and William Youngman]
- Postmaster
- Poundkeeper
- Sawyer
- Shoemaker (3)
- Stonemason (2) [James Fitzjohn and William Fothergill]
- Storekeeper (5)
- Tanner [Henry Philbrick]
- Teacher (2)
- Toll collector
- Wheelwright

Transport was obviously a major activity at the time with wool, wheat, timber and produce being the main commodities. Two other industries, the tannery and the flour mill, also contributed to the growth of Broadford and the pattern of building development in the town as shown in the 1912 map of Broadford.

In 1862 James Maxfield erected what was "considered to be a large flour mill for its time" on the Sunday Creek at Broadford. It was a water-powered mill which cost the large sum of approximately £6,000 to build and was located near the National Paper Industries Pty Ltd (formerly Australian Paper Manufacturers' APM) mill site. The rate books of 1868-69 list Maxfield as the owner of the mill, dam and residence and many other properties in Broadford: 20 allotments, 31 allotments and 7 acres opposite the mill, 1 town allotment, and another 45 acres. In 1875-76 Hamilton Trustees were listed as the owner of the mill, cottage, nineteen town allotments plus several occupied residences which were presumably cottages erected for mill employees. This is clearly a large percentage of the town's building stock, if the 1912 map is used as a guide. By 1879 the flour mill was no longer operating however it contributed to the growth of the commercial and residential areas of the town and provided a site for a much larger business around which Broadford developed – the Australian Paper Manufacturers.

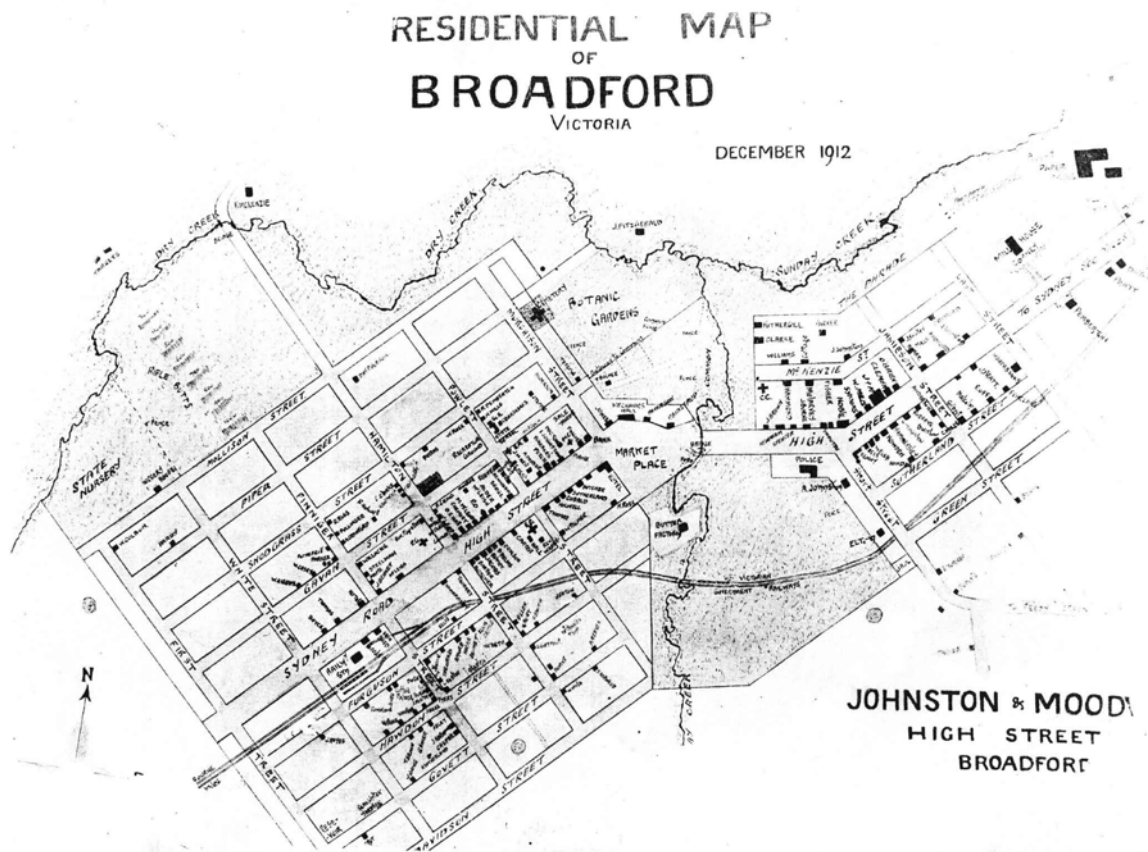


FIG. 4 Residential Map of Broadford Victoria, December 1912, Johnston & Moody, High Street, Broadford. Source: Broadford. Broadford and District Historical Society Inc.

At the opposite end of the town Henry Philbrick opened a tannery near the Dry Creek Bridge on the Sydney Road in 1868. Although this was only a small business, it was taken over and expanded by David McKenzie and the Lloyd Brothers in 1872.³

Broadford from the 1870s

The Broadford District Road Board was proclaimed in 1869 with seven elected members. The board first met at the Sunday Creek Inn. It included Donald Ferguson, former owner of the inn, James Maxfield, flourmiller, and Henry Philbrick, tannery proprietor. The Broadford Shire Council was proclaimed in December 1874.

In 1871 Broadford's population had reached 765. This figure may include the people living in outlying areas, such as the workers who were constructing the Melbourne to Sydney railway during that year. The railway station fronted High Street, the main Sydney Road, between White and Pinniger Streets, and the line crossed Hamilton Street before curving south of the Broadford Town Centre Precinct. The 1912 Residential Map of Broadford shows three concentrated areas of development: the

section to the east of Sunday Creek closer to the flour mill and later paper mill; the section west of the creek and south of the railway station; and the section north of the line centred around the area encompassed by the Broadford Town Centre Precinct. The location of the station would have been influenced by the development of the town around the Market Place to the west of Sunday Creek.⁴

The railway line opened up business opportunities for the town and no doubt influenced the decision of the Lloyd brothers, Charles Edward and Leonard Richard, to purchase and expand Philbrick's tannery in 1872.¹ The tannery also provided housing for its workers and these residences would obviously have been located near the western end of the town. Expansion and engineering improvements made it the most "complete tanning and leather manufacturing establishment in the colonies" winning awards at the Melbourne and Paris Exhibitions and exporting a large number of products to London.



FIG. 5 : Broadford Tannery, c1906.

Source : Broadford and District Historical Society Inc.

For more than a century the major contributor to the Broadford's development was the Australian Paper Manufacturers' mill (see DB 471). Other business included the Butter Factory opened in 1892 (DB 755), the Wool Scouring and Carbonising Works c.1910, Victoria Bakery, and the Quarry c.1920. In 1891, the *Broadford Courier and Reedy Creek Times* was first published.

¹ There is some suggestion that Lloyd Bros and McGuinnis took over the tannery in 1885/86. Correspondence: B & DHS.

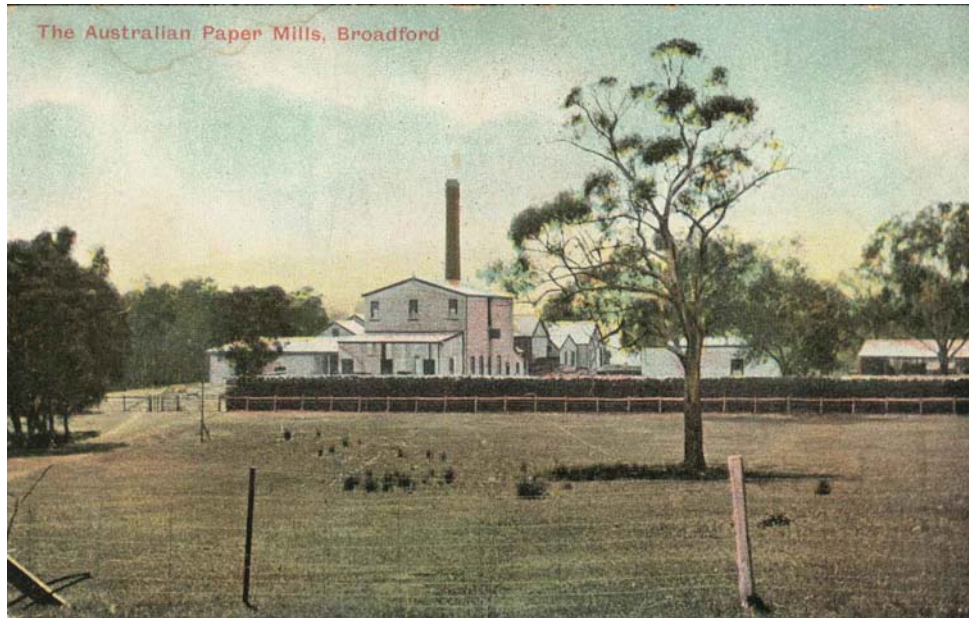


FIG 6. : Australian Paper Mills, Broadford, c1906

Source : Broadford and District Historical Society Inc.

In 1901 Broadford boasted 107 dwellings and a population of 501.

In 1994 industries in Broadford included: the large Nestlé confectionery factory, paper mill, timber mill, cable reel factory, and recycling plant.⁵

Extant Historic Places

This list includes extant buildings and sites that, except where stated, appeared on the 1912 Residential Map of Broadford cited with the owner's² name at that time. Places within the Broadford Precinct have been excluded.

- 1. House – Turner's, 21 Short Street (DB 1380)**
- 2. House – Casey's, Lot 6 Gavan Street, between White and Pinniger Streets (DB 1848)**
- 3. House – Holwells, Lot 4 Gavan Street, between Pinniger and Hamilton Streets (DB 1849)**
- 4. House, 26 Hamilton Street, cnr. Gavan Street (DB 1342)**
Presbyterian Manse on the 1912 Residential Map of Broadford.
- 5. House – McRae's, 27 Hamilton Street (DB 1349)**

² In some cases the name listed is that of the occupants at the time, not necessarily the owner

McRae's property on the 1912 Residential Map of Broadford. McRae moved to Broadford prior to 1900.⁶

- 6. House – Ellen's, 41 Hamilton Street (DB 844)**
- 7. House – Castle's, 42 Hamilton Street (DB 1327)**
- 8. House – Burt's, 43 Hamilton Street (DB 843)**
- 9. House – McBeth's, 58 Hamilton Street (DB 845)**
- 10. House – Bennett's, 39 High Street (DB 1307)**
- 11. House – Brown's, 149 High Street (DB 1394)**

Brown's property on the 1912 Residential Map of Broadford. This building is shown on the right in this 1891 photo.

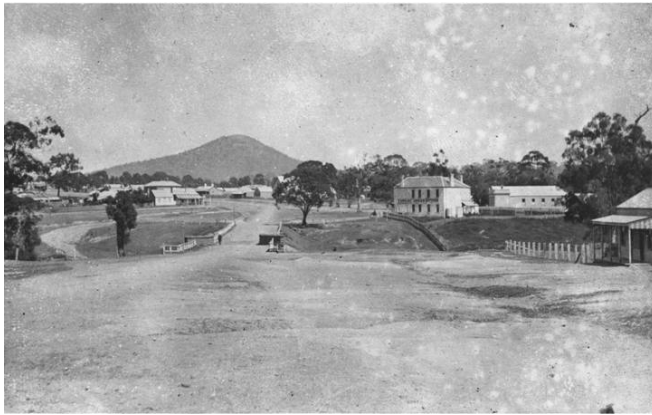


FIG. 7. Broadford, 1891. Looking south over Sunday Creek with Brown's house/shop in the right foreground (now known as 149 High Street), the two storey Sunday Creek Inn and the single storey Mechanics Institute, on the right. Both of the latter buildings have been demolished. The top floor of the extant two storey Broadford Hotel can be seen on the left.

Source : Broadford and District Historical Society Inc.

- 12. House – Newnham's, 151 High Street (DB 1395)**
- 13. House – Spencer's, 153 High Street (DB 1396)**
- 14. House – Burk's, 155 High Street (DB 1850)**
- 15. House – Mills', 173 High Street (DB 1397)**
- 16. House – Symons', 175 High Street (DB 1398)**
- 17. House – Clement's, 181 High Street (DB 1399)**

This house and the house next door (DB 1400) were possibly built for Mill employees.

- 18. House – O'Brien's, 183 High Street, rated as 16 Jamieson Street (DB 1400)**

The original part of the house (centre of building) was built by B&W Buntine in April 1891 – ref. internal lining board signed by builder. The front gable was

built c.1920. This house and the house next door (DB 1399) were possibly built for Mill employees.

19. House – Hare’s ? 185 High Street (DB 1366)

20. House – Alford’s, 195 High Street (DB 1367)

21. House – Pemberton’s, with hedge and fence, 206 High Street (DB 1383)

Mr J Pemberton was the first Engineer at the paper mill and later became the Mill Manager. This was a Mill house.

22. House – Foster’s, 9 Jamieson Street (DB 1363)

23. House – Mr Mill’s, 11 Jamieson Street (DB 1364)

24. House – Mills’, Lot 10 Jamieson Street (DB 1851)

25. House, Oak and Palms – Marchbanks’, 20 Last Street (DB 1369)

26. House – Williams’, 11 McKenzie Street (DB 1361)

27. Cottage – 15 McKenzie Street (DB 1362)

28. House.-.21 Murchison Street (DB 1336)

The house was moved to the location on a bullock wagon prior to 1912.⁷



FIG. 8. Broadford, 21 Murchison St in 1914. Note the Victorian house, set within a spacious treed background and brick swail drains along the unmade street. Photograph on right is 21 Murchison Street in 2002.

Source : *Broadford: A Regional History*, facing p. 44, 1914. Lorraine Huddle Pty Ltd 2002.

29. House, 6 Rupert Street (DB 824)

Rupert Street is not shown on the 1912 Residential Map of Broadford, because it was known as Green Street. It is therefore possible that this house existed in 1912 but was not mapped by the cartographer.

30. House, 8 Rupert Street (DB 823)

Rupert Street is not shown on the 1912 Residential Map of Broadford, because it was known as Green Street. It is therefore possible that this house existed in 1912 but was not mapped by the cartographer.

31. House, 12 Rupert Street (DB 822)

Rupert Street is not shown on the 1912 Residential Map of Broadford, because it was known as Green Street. It is therefore possible that this house existed in 1912 but was not mapped by the cartographer.

32. House – 1-3 The Parade (DB 1359)

33. House – Ross’s, 17 Pinniger Street, cnr. Snodgrass Street (DB 808)

34. House – B H Parker, 24 Pinniger Street (DB 1343)

35. House – Willack’s, 25 Pinniger Street, cnr. Gavan Street (DB 1346)

36. House – Steelman’s, 27 Pinniger Street (DB 1347)

37. House – Maple’s, 29 Pinniger Street (DB 1348).

38. House – Burge’s, 40 Pinniger Street (DB 1332)

39. House – Theobold’s, 41 Pinniger Street (DB 1331)

40. House – 48 Pinniger Street, (DB 1852)

41. Primary School No. 1125, Powlett Street, cnr. Gavan Street (DB 1339)

Broadford State School No. 1125 opened in a brick building on 1 August 1873. Brick extensions were added in 1877 to accommodate 104 enrolled pupils. A portable timber building from Glenaroua was added in 1892. Extensions were made to the infants room in 1935 and 1949, and in 1953 the former Kurkurruc school building was moved to the complex (but later moved to the Heritage Park in High Street). Further extensions were made in 1963.⁸



FIG 9. Broadford Primary School No. 1125. Source: Lorraine Huddle Pty Ltd 2002.

42. Original Salvation Army Hall, Powlett Street (DB 767)

The Salvation Army arrived in Broadford in 1891 and held their first meeting in the Mechanics' Institute. Land and timber were donated and in March 1895 tenders were called for the erection of the hall. Mr Watson erected the building which was opened at the beginning of May. In 1906 they erected their residence next to the barracks.⁹

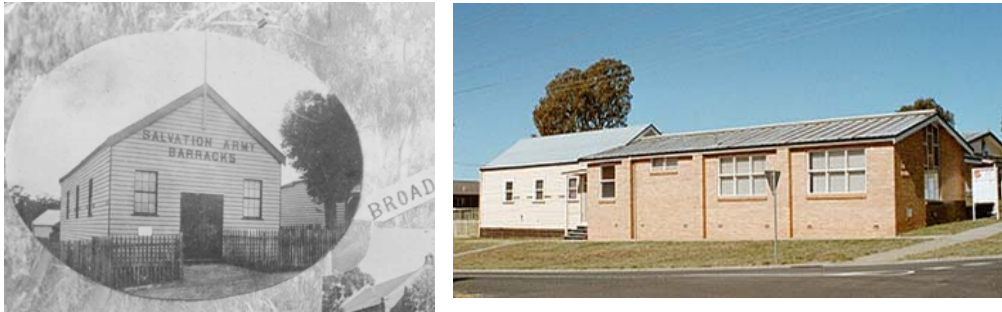


FIG. 10 :Left Broadford Churches c1907 Right: Original Barracks building located at the rear of the newer brick structure.

Source : Broadford and District Historical Society Inc. Source: Lorraine Huddle Pty Ltd 2002.

43. House and Shop – W Palmer’s, 37 Powlett Street (DB 856)

44. House – Howden’s, 15 Sutherland Street, west side (DB 827)

45. House – Wittingslow’s, 19 Sutherland Street (DB 828)

46. House – Malcolm’s, 21 Sutherland Street (DB 829)

47. House – Roff’s, 27 Sutherland Street (DB 830)

48. House – Fencling’s, 29 Sutherland Street (DB 831)

Properties in the Broadford 1912 Map Group are linked to the principle themes of ‘Developing the Local Economy’ with its pastoral, tanning and mill industries, and ‘Linking Communities’ from before the establishment of the town with the coach stables and hotels servicing travellers and then the railway, that was part of the Melbourne to Tallarook line. The township then developed to service its own regional community, as well as the workers and travellers brought to Broadford by the railway lines, and later, by the motor vehicles using the Melbourne to Sydney road.¹⁰

PHYSICAL DESCRIPTION

Houses

This group of 46 houses share a number of features that are characteristic of their late nineteenth and early twentieth century origins.

They occur within a rectangular allotment pattern, and their alignment is parallel to the allotment boundaries. They enjoy generous front and side setbacks and are, for the most part, of modest scale with ceiling heights relatively low for their period of construction.

Most are of Victorian design with symmetrical facades and verandahs. All are single storey with gable or hipped roofs with a pitch of between 25-33°. Most are constructed of weatherboard with galvanised roofs and brick chimneys and have double hung timber frame windows. There are some rare examples of brick construction.

There are a sufficient number of pre-1912 houses remaining for the clusters on the 1912 map to still be discernable. There is, for example, one group to the east between Sunday Creek and the paper mill, one to the north of the shopping centre and a third south of the railway station.



FIG 11. 3 The Parade. Modest gable roofed weatherboard cottage with a skillion verandah.

Source: Lorraine Huddle Pty Ltd 2002.

The houses in the group north of the shopping centre generally have larger proportions with a greater degree of decorative detail. They include the Presbyterian Manse at 26 Hamilton Street.

FIG. 12. Former Presbyterian Manse 26 Hamilton Street, 2002. A substantial Victorian weatherboard house with hipped M roof clad in painted galvanised corrugated iron and decorative chimneys. The return skillion



verandah is unusual in Broadford. Source: Lorraine Huddle Pty Ltd. 2002

Community Buildings

Included in this group citation are two community buildings: the primary school (DB 1339) dating from 1873 and the Salvation Army Hall (DB 767) dating from 1895.

FIG 9 shows that the school has had several significant additions, illustrating the growth of the town. The site and setting of these buildings expresses the rural historic character of the school's development in a country town.

A significant part of the Salvation Army Hall is the simple gable roofed timber building dating from 1895. It shown to the rear of FIG 10. .

Statement of Cultural Significance¹¹ -

Broadford Pre 1912 Group Citation.

The history and description that precedes this Statement of Cultural Significance is the source of the evidence for the statement below.

This group of houses and community buildings, for the most part documented by the 1912 map is **historically** significant at a **LOCAL** level (AHC criteria A4, H1). They illustrate the extent to which the town developed – alongside the flour milling, tanning, paper milling and transport service industries – in three areas; west of Sunday Creek, north of the High Street and south of the railway station. The houses, which for the most part are modest structures on large allotments, are representative of unpretentious family homes in rural townships in Victoria in the late nineteenth and early twentieth centuries.

The original Salvation Army Hall and the State Primary School, represent facilities that served the community from the latter part of nineteenth century. The school is illustrative of the different ways in which expansion of the facility was achieved over time through extensions and the importation of existing structures.

The group is **aesthetically** significant at a **LOCAL** level (AHC criterion E1). The Victorian style of the buildings and their settings give the residential areas of Broadford a real sense of visual history.

Overall, the Broadford Pre 1912 Group is of Local Significance.

Planning Scheme Format

Policy Basis

This group of houses and community buildings, for the most part documented by the 1912 map is **historically** significant at a **LOCAL** level (AHC criteria A4, H1). They illustrate the extent to which the town developed – alongside the flour milling, tanning, paper milling and transport service industries – in three areas; west of Sunday Creek, north of the High Street and south of the railway station. The houses, which for the most part are modest structures on large allotments, are representative of unpretentious family homes in rural townships in Victoria in the late nineteenth and early twentieth centuries.

The original Salvation Army Hall and the State Primary School, represent facilities that served the community from the latter part of nineteenth century. The school is illustrative of the different ways in which expansion of the facility was achieved over time through extensions and the importation of existing structures.

The group is **aesthetically** significant at a **LOCAL** level (AHC criterion E1). The Victorian style of the buildings and their settings give the residential areas of Broadford a real sense of visual history.

Overall, the Broadford Pre 1912 Group is of Local Significance.

Objectives

- To encourage the retention, enhancement and conservation of the significant residential and community buildings that date from the late nineteenth and early twentieth centuries.
- To maintain the spacious setting of the significant buildings.
- To retain and enhance the visibility of the buildings from the street

Policy

In considering applications under the Heritage Overlay it is policy to:

- Encourage the retention, enhancement and conservation of the buildings in this group.
- Discourage the alteration of original features.
- Encourage extensions that are located to the rear of the property with a similar low scale and form especially where viewed from the public realm; have walls clad in timber weatherboards or face red brick; hipped and/or gable roofs with a pitch to match the historic building, and clad in galvanised or light grey coloured corrugated metal; have a skillion or hipped verandah.
- Discourage any additional structures within the garden frontage other than garden structures such as pergolas or trellises
- Encourage the location of garages and outbuildings; to be at the rear of the site where possible and a minimum of two metres to the rear of the front walls of the

building line; to use gable or hipped roof forms, to use timber weatherboard or vertical corrugated wall cladding; to use galvanised (or light grey colored) corrugated roof cladding.

- encourage the use of low appropriate fence types, which do not obscure the visibility of the buildings and front gardens from the street.






- ¹ Billis, R V and Kenyon, A S, *Pastoral Pioneers of Port Phillip*, 2nd edition, Stockland Press Pty. Limited, North Melbourne, 1974, pp. 66, 252; Fletcher, E J (Ed), *Broadford: A Regional History*, Lowden Publishing Co., Kilmore, 1975, pp. 1-6; Maher, J A, *Tale of a Century*, Lowden Publishing Co., Donvale, 2002, p. 110; Spreadborough, Robert & Anderson, Hugh, *Victorian Squatters*, Red Rooster Press, Ascot Vale, 1983; Plan of the Township of Broadford Sunday Creek, January 11, 1854, B545. Source: State Library of Victoria, Map Collection.
- ² Fletcher, E J (Ed), *Broadford: A Regional History*, Lowden Publishing Co., Kilmore, 1975, pp. 4, 10-12.
- ³ *Bailliere's Victorian Directory*. 1868, State Library of Victoria (microfiche); Fletcher, E J (Ed), *Broadford: A Regional History*, Lowden Publishing Co., Kilmore, 1975, pp. 10-11, 17; Residential Map of Broadford, Victoria, December 1912, Johnston & Moody, High Street, Broadford. Source: Broadford and District Historical Society Inc.; Shire of Broadford Rate Books & Valuation Books, transcribed by the Broadford and District Historical Society Inc.; *Nostalgia: Reedy Creek*, School Centenary Committee, 1982, pp. 3-5; Watson, Angus B, *Lost & Almost Forgotten Towns of Colonial Victoria : A Comprehensive Analysis of Census Results for Victoria 1841 - 1901*, Angus B Watson, 2003, pp. 57, 378; Jones, Lewis and Peggy, *The Flour Mills of Victoria 1840-1990 : An Historical Record*, The Flour Millers' Council of Victoria 1990, Melbourne, 1990, pp. 105-6.
- ⁴ The location of the Broadford Railway Station might also have been chosen for the topography of the area. Correspondence: Broadford and District Historical Society.
- ⁵ Fletcher, E J (Ed), *Broadford: A Regional History*, Lowden Publishing Co., Kilmore, 1975, pp. 14, 17, 87-93; Residential Map of Broadford, Victoria, December 1912, Johnston & Moody, High Street, Broadford. Source: Broadford and District Historical Society Inc.; Shire of Broadford Rate Books & Valuation Books, transcribed by the Broadford and District Historical Society Inc.; Watson, Angus B, *Lost & Almost Forgotten Towns of Colonial Victoria : A Comprehensive Analysis of Census Results for Victoria 1841 - 1901*, Angus B Watson, 2003, pp. 57, 378; Information provided by the Broadford and District Historical Society Inc.; Extracts from *Kilmore Advertiser*. Source: Heather Knight; *Victorian Municipal Directory*, 1994, p. 340.
- ⁶ Information provided by the Broadford and District Historical Society Inc.
- ⁷ Information provided by Broadford and District Historical Society Inc.
- ⁸ *Vision and Realisation*, 3 Volumes, Education Department of Victoria, Melbourne, 1973, Vol. 3. pp. 651-2.
- ⁹ Fletcher, E J (Ed), *Broadford: A Regional History*, Lowden Publishing Co., Kilmore, 1975, pp. 117-120.
- ¹⁰ Aron Paul, Mitchell Shire Environmental History, pp. 15-18, 19-21, 22-24, in Mitchell Shire Stage One Heritage Study Report, June 2002.
- ¹¹ Definitions used are from the Burra Charter 1999; historical themes relate to the Principal Australian Themes – Australian Heritage Commission; criteria for Locally Significant places are from the Australian Heritage Commission and in the case of State Significant places, from Heritage Victoria; levels of significance used are State and Local, which directly relate to the two legislative authorities who administer the protection of heritage places, the State Government and Local Government respectively.

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APPENDIX 1.

	<p>Broadford Pre 1912 Group Citation BROADFORD 3658</p> <p>Broadford Pre 1912 Group Citation Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1846</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658</p> <p>58 Ferguson Street, House - 58 Hamilton St Broadford</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 845</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658</p> <p>26 Hamilton Street, on J. Gavan Street, Presbyterian Manse - 26 Hamilton Street Broadford</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1342</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658</p> <p>27 Hamilton Street, House - McRae's 27 Hamilton Street Broadford</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1349</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658</p> <p>41 Hamilton Street, House - 41 Hamilton St Broadford (Ellen)</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 844</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>

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	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 42 Hamilton Street on . Ferguson, House - Castle's 42 Hamilton Street Broadford Architectural Styles Designer Contractors</p>	<p>Database No: 1327 Municipal Role No: Predcrl HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 43 Hamilton Street on . Hawdon Street, House - Burts 43 Hamilton St Broadford Architectural Styles Designer Contractors</p>	<p>Database No: 843 Municipal Role No: Predcrl HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 High Street, on service road near Sunday Creek, Sunday Creek Inn Stable - former, High Street Broadford Architectural Styles Designer Contractors</p>	<p>Database No: 757 Municipal Role No: Predcrl HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 39 High Street, Carr Plunge r Street, House - Bennetts 39 High Street Broadford Architectural Styles Designer Contractors</p>	<p>Database No: 1307 Municipal Role No: Predcrl HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 149 High Street, House - Brown's, 149 High Street Broadford Architectural Styles Designer Contractors</p>	<p>Database No: 1394 Municipal Role No: Predcrl HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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Broadford Pre 1912 Group Citation
 BROADFORD 3658
 151 High Street
 House - 151 High Street Broadford (Newkham)
 Architectural Styles
 Designer
 Contractors

Database No: 1395
 Municipal Rate No:
 Predn HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Pre 1912 Group Citation
 BROADFORD 3658
 153 High Street
 House - Specees, 153 High Street Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 1396
 Municipal Rate No:
 Predn HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Broadford Pre 1912 Group Citation
 BROADFORD 3658
 155 High Street
 House - Banks, 155 High Street Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 1850
 Municipal Rate No:
 Predn HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Pre 1912 Group Citation
 BROADFORD 3658
 173 High Street
 House, 173 High Street Broadford (W.Mills)
 Architectural Styles
 Designer
 Contractors

Database No: 1397
 Municipal Rate No:
 Predn HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Pre 1912 Group Citation
 BROADFORD 3658
 175 High Street
 House and Shop, 175 High Street Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 1398
 Municipal Rate No:
 Predn HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

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	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 181 High Street, House - Clement's, 181 High Street Broadford Architectural Styles Designer Contractors</p>	<p>Database No: 1399 Municipal Role No: Predcrl HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 183 High Street, Rated as 16 Jamison St (895), House - O'Brien's, 183 High Street Broadford Architectural Styles Designer Contractors</p>	<p>Database No: 1400 Municipal Role No: Predcrl HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 185 High Street, House - 185 High Street Broadford (Hoare) Architectural Styles Designer Contractors</p>	<p>Database No: 1366 Municipal Role No: Predcrl HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 195 High Street, House - 195 High Street Broadford Architectural Styles Designer Contractors</p>	<p>Database No: 1367 Municipal Role No: Predcrl HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 206 High Street, House - Pember's with ledge and fence, 206 High Street Broadford Architectural Styles Designer Contractors</p>	<p>Database No: 1383 Municipal Role No: Predcrl HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

Broadford Pre 1912 Group Citation
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	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 9 Jamieson Street, House - Foster is 9 Jamieson Street Broadford Architectural Style: Designer: Contractors:</p>	<p>Database No: 1363 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 11 Jamieson Street, House - Mr Mills: 11 Jamieson Street Broadford Architectural Style: Designer: Contractors:</p>	<p>Database No: 1364 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 20 Last Street, House - Oak and Palms - Marobank's, 20 Last Street Broadford Architectural Style: Designer: Contractors:</p>	<p>Database No: 1369 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 Lot 10 Jamieson Street, House - Mills: Lot 10 Jamieson Street Broadford Architectural Style: Designer: Contractors:</p>	<p>Database No: 1851 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 Lot 4 Gawla Street, Btwn Pluniger and Hamilton Streets, House - Holwells, Lot 4 Gawla Street Broadford Architectural Style: Designer: Contractors:</p>	<p>Database No: 1849 Municipal Rabb No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 Lot6 Gavan Street, Bwn Wife and Plunjer Streets, House - Casey's Lot6 Gavan Street Broadford Architectural Styles: Designer: Contractors:</p>	<p>Database No: 1848 Municipal Role No: Prednal HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 11 Mckeazle Street, House - Parker's 11 Mckeazle Street Broadford Architectural Styles: Designer: Contractors:</p>	<p>Database No: 1361 Municipal Role No: Prednal HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 15 Mckeazle Street, House - 15 Mckeazle Street Broadford Architectural Styles: Designer: Contractors:</p>	<p>Database No: 1362 Municipal Role No: Prednal HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 21 Munkison Street, On Gavan Street, House - 21 Munkison Street Broadford Architectural Styles: Designer: Contractors:</p>	<p>Database No: 1336 Municipal Role No: Prednal HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 17 Plunjer Street, on Goodglass St, House - Ross's 17 Plunjer Street Broadford Architectural Styles: Designer: Contractors:</p>	<p>Database No: 808 Municipal Role No: Prednal HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 24 Pluniger Street, Old Gawain Street, House - B. H. Parkes 24 Pluniger Street Broadford Architectural Style: Designer: Contractors:</p>	<p>Database No: 1343 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 25 Pluniger Street, orn. Gawain Street, House - Willack's 25 Pluniger Street Broadford Architectural Style: Designer: Contractors:</p>	<p>Database No: 1346 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 27 Pluniger Street, House - Steinhil's 27 Pluniger Street Broadford Architectural Style: Designer: Contractors:</p>	<p>Database No: 1347 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 29 Pluniger Street, House - Maple's 29 Pluniger Street Broadford Architectural Style: Designer: Contractors:</p>	<p>Database No: 1348 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 40 Pluniger Street, House - Birge's 40 Pluniger Street Broadford Architectural Style: Designer: Contractors:</p>	<p>Database No: 1332 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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Broadford Pre 1912 Group Citation
 BROADFORD 3658
 41 Plunger Street,
 House - The block's 41 Plunger Street
 Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 1331
 Municipal Role No:
 Predncl HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Pre 1912 Group Citation
 BROADFORD 3658
 48 Plunger Street,
 House - 48 Plunger Street Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 1852
 Municipal Role No:
 Predncl HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Pre 1912 Group Citation
 BROADFORD 3658
 Powlett Street,
 Original Salvation Army Hall, Broadford
 Architectural Styles
 Designer
 1895 -1895
 Contractors
 1895 -1895 Watson

Database No: 767
 Municipal Role No:
 Predncl HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Pre 1912 Group Citation
 BROADFORD 3658
 Cor. Powlett Street, Gawain Street,
 Primary School No 1125 - Powlett Street
 Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 1339
 Municipal Role No:
 Predncl HO No:
 Individual HO No: HO 15
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Pre 1912 Group Citation
 BROADFORD 3658
 37 Powlett Street,
 House and Shop - W Palmers Powlett St
 Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 866
 Municipal Role No:
 Predncl HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

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	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 6 Rupert Street, House - 6 North Rupert Street Broadford Architectural Styles: Designer: Contractors:</p>	<p>Database No: 824 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 8 Rupert Street, House - 8 Rupert Street Broadford Architectural Styles: Designer: Contractors:</p>	<p>Database No: 823 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 12 Rupert Street, House - 12 Rupert Street Broadford Architectural Styles: Designer: Contractors:</p>	<p>Database No: 822 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 8 Skirt Street, House - 8 Skirt Street Broadford Architectural Styles: Designer: Contractors:</p>	<p>Database No: 825 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 21 Skirt Street, House - Timbers, 21 Skirt Street Broadford Architectural Styles: Designer: Contractors:</p>	<p>Database No: 1380 Municipal Role No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 15 Sutherland Street, House - Widdingslow's 19 Sutherland St Broadford Architectural Styles Designer Contractors</p>	<p>Database No: 828 Municipal Rate No: Predcrl HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 21 Sutherland Street, House - Malcolm's 21 Sutherland St Broadford Architectural Styles Designer Contractors</p>	<p>Database No: 829 Municipal Rate No: Predcrl HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 27 Sutherland Street, House - Potts 27 Sutherland St Broadford Architectural Styles Designer Contractors</p>	<p>Database No: 830 Municipal Rate No: Predcrl HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 29 Sutherland Street, House - Fencling's 29 Sutherland St Broadford Architectural Styles Designer Contractors</p>	<p>Database No: 831 Municipal Rate No: Predcrl HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Broadford Pre 1912 Group Citation BROADFORD 3658 1-3 The Parade, House - 1-3 Parade Street Broadford Architectural Styles Designer Contractors</p>	<p>Database No: 1359 Municipal Rate No: Predcrl HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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Broadford Precinct

BROADFORD 3658

100 on . High Street, Murrumbidgee Street,

Broadford Hotel and Outbuildings

Architectural Styles:

Designer:

Contractors:

Database No: 756

Municipal Role No:

Precinct HO No:

Individual HO No:

Her. Vic. Register:

Her. Vic. Inventory:

Nat. Trust Register:

Nat. Estate Register:

Contents

SUPPORTING DOCUMENTATION

BROADFORD TOWN CENTRE PRECINCT

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LOCATION

The area covered by the Broadford Town Centre Precinct extends from Hamilton Street to the south west, along High Street to the north east, including properties fronting both sides of High Street to Murchison Street, and extends towards Sunday Creek taking in the Public Recreation Reserve on the north side of High Street and the Historical Reserve to the south of High Street.



FIG. 1. Map of Precinct, showing approximate location of culturally significant places in red.

Source: Lorraine Huddle Pty Ltd

NOTE: Only a general location of significant places is shown by red dots as the base map does not always provide accurate street numbers. Addresses with street numbers (when available) are in the database.

HISTORICAL BACKGROUND

Early Land Owners

The township of Broadford in the Parish of Broadford, comprised land which was part of the Mount Piper pastoral run first held by Col. Henry John White in 1840.

Successive holders in the early years were Gideon Stewart, John Edgell and the Rev. Dr. W. H. Browne. Emily Gavan held it for the longest period from March 1853 to April 1868. The run was subsequently held by Goldsbrough & Co. and Alexander William Robertson before it was cancelled in July 1874.

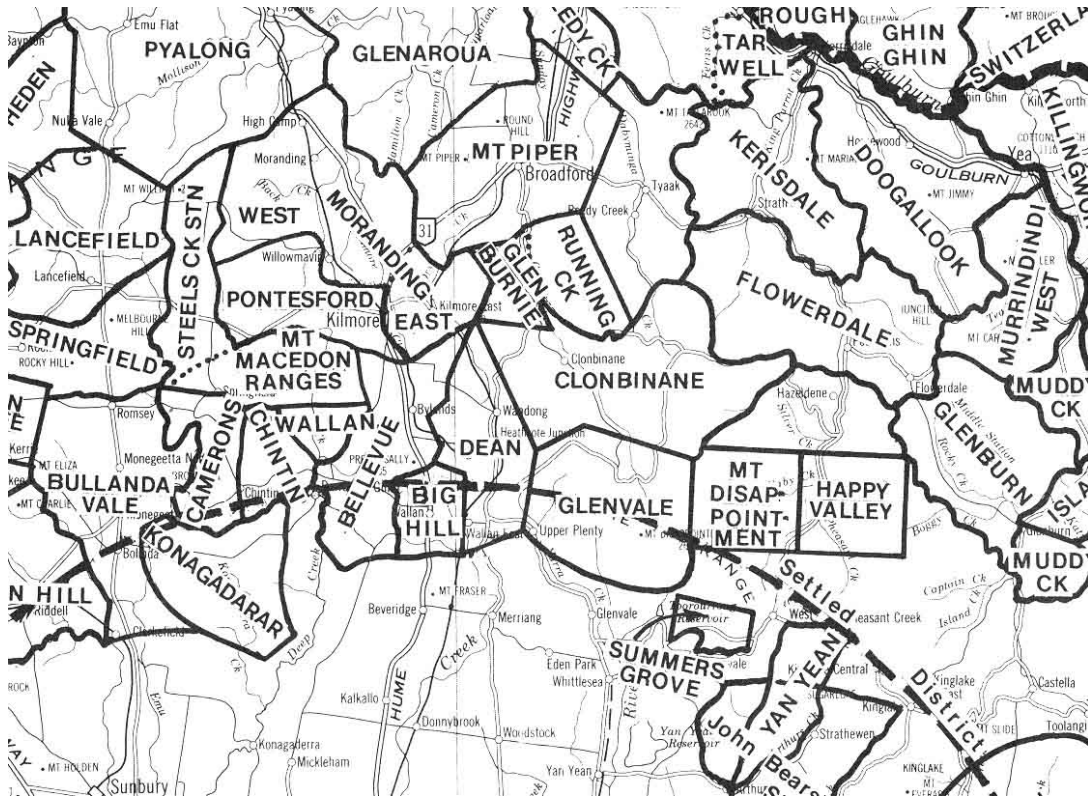


FIG. 2 Squatters Map showing Broadford within the Mount Piper pastoral run.

Source: Spreadborough, Robert & Anderson, Hugh, *Victorian Squatters*, Red Rooster Press, Ascot Vale, 1983.

There is considerable debate over who named the town, however there is general agreement that it was named after Broadford on the Isle of Skye, the original home of some of the first residents in the area.

Between 1843 and 1845 Reay Clarke opened the Sunday Creek Inn at “Stewart’s Station” fronting the “Market Place” as shown in the 1912 Residential Map of Broadford (Fig. 4). According to Maher, John, Thomas and Donald Ferguson took over the Sunday Creek Inn and ran it from 1847 to at least 1851, however Billis & Kenyon state that Donald Ferguson had a hotel at Sunday Creek in 1842. In 1875, when Donald Ferguson was elected the first President of the Broadford Shire Council, he was described as “the founder of Broadford and pioneer of the district” in the *Kilmore Examiner*. Ferguson’s name also appears on several allotments on both sides of Sunday Creek on the 1854 Broadford plan¹.

Development of Broadford

Survey of Township

The town was surveyed and gazetted in 1854, after which quarter acre town allotments were sold for £2 each.

Although the original Melbourne to Sydney track did not go through Broadford, by the 1850s, the mail coaches were using the shorter route from Kilmore through Broadford. The 1854 map shows the bridge across the Sunday Creek, south of the current crossing, with a track looping around and to the west of the Stock Yard Inn. This was a log hut with stockyards and blacksmith shop, diagonally across the Market Place from the Sunday Creek Inn. The survey of the township redirected this track between the blacksmith shop and the stockyards.²

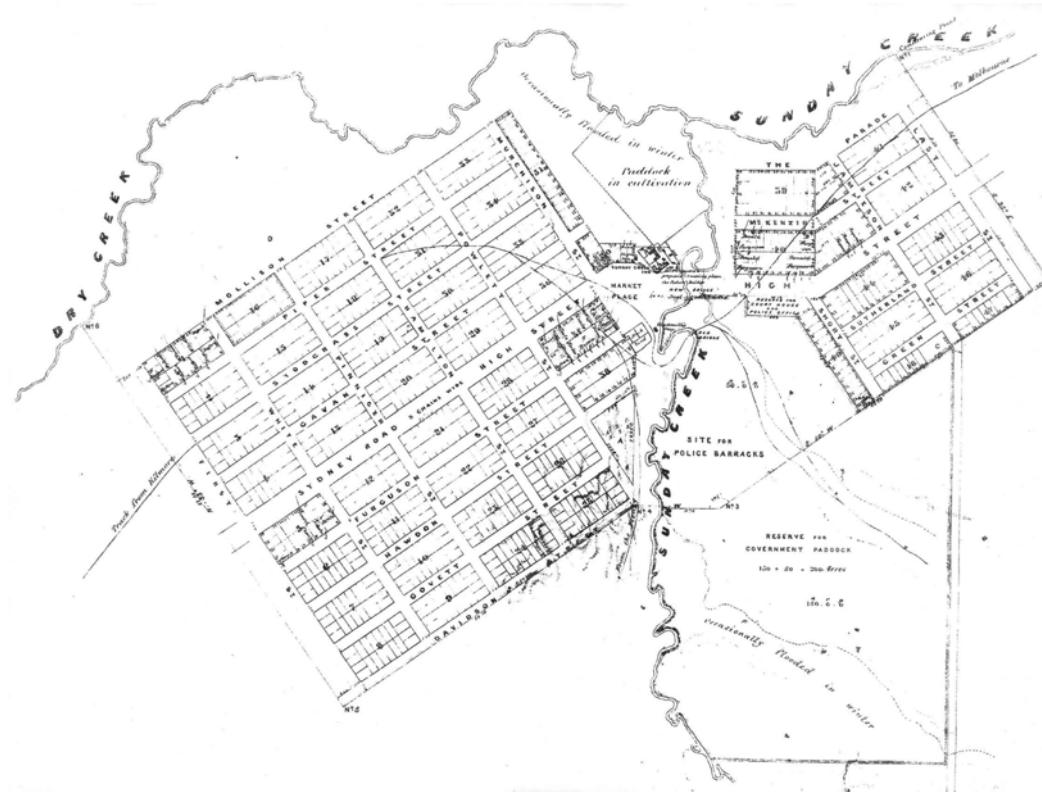


FIG.3 Plan of the Township of Broadford Sunday Creek, January 11, 1854.

Source: State Library of Victoria, Map Collection

Broadford before the 1870s

Broadford developed around the farmers' market and the Sunday Creek Inn, which catered for travellers. The town grew rapidly after gold was discovered nearby at Reedy Creek in 1857. In 1861 there were 145 dwellings in Reedy Creek (including Tyaak), and a population of 520. The number of dwellings in Broadford in that year was only 29 and the population was 114.

In 1868 Bailliere's Victorian Directory described Broadford as a postal township with a police station and "Cobb's Office" at the Sunday Creek Hotel. In addition to a number of farmers and labourers, the following occupations, trades and businesses were listed:-

- Baker
- Blacksmith (4)
- Bricklayer
- Cabinetmaker
- Carpenter (4)
- Carrier / carter (12)
- Currier
- Dealer
- Gardener (2)
- Hotelkeeper (2)
- Miller (2) [James Maxfield and William Youngman]
- Postmaster
- Poundkeeper
- Sawyer
- Shoemaker (3)
- Stonemason (2) [James Fitzjohn and William Fothergill]
- Storekeeper (5)
- Tanner [Henry Philbrick]
- Teacher (2)
- Toll collector
- Wheelwright

Transport was an important activity with wool, wheat, timber and produce being the main commodities. Two other industries, the tannery and the flour mill, also contributed to the growth of Broadford and to the pattern of building development in the town, as shown in the 1912 map.

In 1862 James Maxfield erected what was “considered to be a large flour mill for its time” on the Sunday Creek at Broadford. It was a water-powered mill that cost approximately six thousand pounds to build and was located near the Australian Paper Manufacturers’ mill site. The rate books of 1869-70 list Maxfield as the owner of the mill, dam and residence. He owned many other properties at Broadford:- 20 allotments, 31 allotments and 7 acres opposite the mill, 1 town allotment, and another 45 acres. In 1875-76 Hamilton Trustees are listed as the owner of the mill, cottage, 19 town allotments plus several occupied residences which were presumably cottages erected for mill employees. By 1879 the flour mill was no longer operating however it contributed to the growth of the town and provided a site for a much larger business (Australian Paper Manufacturers) around which Broadford developed.

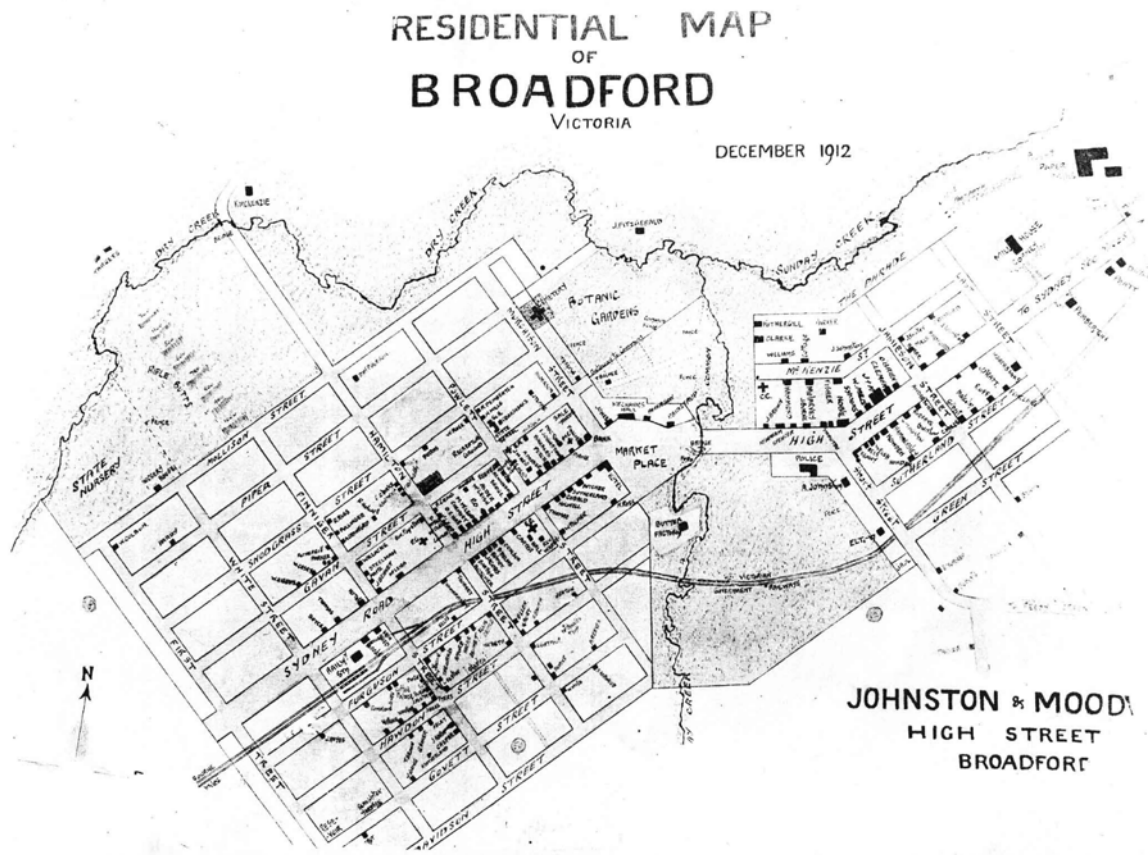


FIG. 4. Residential Map of Broadford Victoria, December 1912, Johnston & Moody, High Street, Broadford, showing the concentration of High Street development in the vicinity of the heritage precinct. Source: Broadford and District Historical Society Inc.

At the opposite end of the town, Henry Philbrick opened a tannery near the Dry Creek Bridge on the Sydney Road in 1868. Although this was only a small business, it was taken over and expanded by David McKenzie and the Lloyd Brothers in 1872.³

Broadford from the 1870s

The Broadford District Road Board was proclaimed in 1869. The board's seven elected members first met at the Sunday Creek Inn and they included Donald Ferguson, former owner of the inn, James Maxfield, flourmiller, and Henry Philbrock, a tannery proprietor. The Broadford Shire Council was proclaimed in December 1874.

In 1871 Broadford's population had reached 765. This figure may include the people living in outlying areas, such as the workers who were constructing the Melbourne to Sydney railway during that year. The railway station fronted High Street, the main Sydney Road, between White and Pinniger Streets, and the line crossed Hamilton Street before curving south of the Broadford Town Centre Precinct. The 1912 Residential Map of Broadford shows three concentrated areas of development: the

section to the east of Sunday Creek closer to the flour mill and later paper mill; the section west of the creek and south of the railway station; and the section north of the line centred around the area encompassed by the Broadford Town Centre Precinct. The location of the station would have been influenced by the development of the town around the Market Place to the west of Sunday Creek.⁴

The railway line opened up business opportunities for the town that no doubt influenced the decision of the Lloyd brothers, Charles Edward and Leonard Richard, to purchase and expand Philbrick's tannery in 1872. The tannery provided housing for its workers and these residences would have been located near the western end of the town. Expansion and engineering improvements resulted in a business that was considered the most "complete tanning and leather manufacturing establishment in the colonies" winning awards at the Melbourne and Paris Exhibitions and exporting a large amount of their product to London.



FIG. 5.: Broadford Tannery c1906.

Source: Broadford and District Historical Society Inc.,

The major contributor to the development of Broadford for more than a century was the Australian Paper Manufacturers' mill (see DB 471). Other business included the butter factory that was opened in 1892 (DB 755), the Wool Scouring and Carbonising Works c1910, Victoria Bakery, and the quarry c1920. In 1891, the *Broadford Courier and Reedy Creek Times* was first published.



FIG 6. : Australian Paper Mills, Broadford. c1906

Source: Broadford and District Historical Society Inc.

In 1901 Broadford boasted 107 dwellings and a population of 501. In 1994 industries in Broadford included: a large Nestlé confectionery factory, paper mill, timber mill, cable reel factory, and recycling plant.⁵ Many of these places have been demolished or are not located in the precinct, however, the historical development of Broadford’s town centre, such as the churches, shops, and service businesses, was integrally linked to the events, businesses and social activities associated with the people who lived in the town and worked in those businesses.

Extant Historic Places

DB345	Memorial Guns	Old Market Place, High Street
DB761	WWI & WWII Monument	Old Market Place, High Street
DB238	Hume & Hovell Monument	Old Market Place, High Street
DB348	Mill’s Cottage	Historical Reserve, High Street
DB349	Courier Office	Historical Reserve, High Street
DB350	Straw Boiler	Historical Reserve, High Street
DB1314	Farm Machinery	Historical Reserve, High Street
DB 1315	Horse Trough	Historical Reserve, High Street
DB236	Kurkurruc School	Historical Reserve, High Street

Broadford Town Centre Precinct
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DB470	Settler's Cottage	Historical Reserve, High Street
High Street – North side		
DB241	St George's Pres.Church	High Street corner Hamilton
DB1309	House and Shop	71 High Street
DB810	former Post Office	75 High Street
DB854	Corner Store	87-89 High Street
DB1310	House and Shop	95 High Street
DB1311	House and Shop	103 High Street
DB837	Cottage	105 High Street
DB1312	House (now Vet)	107 High Street
DB337	Uniting Church	109 High Street
DB847	Post Office	123 High Street
High Street – South side		
DB1323	Butcher Shop	58 High Street
DB776	House and Shop	64 High Street
DB338	St Matthew's Church	72-76 High Street
DB760	Gavan Hall and Trees	76? High Street
DB1322	House	78 High Street
DB1321	House	80 High Street
DB1320	House	84 High Street
DB1319	House	86 High Street
DB1318	House and Shop	88 High Street
DB1317	House and Shop	90 High Street
DB1316	House	92 High Street
DB756	Broadford Hotel	100 High Street
DB 757	Sunday Creek Inn Stable - former,	High Street, (on service road near Sunday Creek

Memorial Guns (DB 345) and World War I & II Memorial, seat, drinking fountain (DB 761), Old Market Place

Several Broadford memorials are located on the reserve that was formerly the site of the market place.

Two field guns are located here. The area includes a war memorial, flagpole and a seat that is dedicated to Geoffrey Welsh.

The obelisk sits between the guns and it commemorates those from the region who died in wars overseas. The plaque on the memorial seat reads:

In Memory of
Geoffrey Welsh
Killed at Tobruk
May 1st 1941
By his Parents,
Sisters & Brothers

The Danks drinking fountain was installed as a soldiers' memorial in May 1920. In November 1921 the *Kilmore Advertiser* reported the unveiling of the Broadford Soldiers' Memorial. John Danks & Co of Pitt Street, Sydney, manufactured cast iron bubble fountains in the 1910s, as seen below.⁶



FIG. 7. Comparative example of a Danks drinking fountain.

Source : Historical Exhibition of Water by the City of Sydney, web site.

Hume and Hovell Monument, Old Market Place (DB 238)

From Environment History, Shire of Mitchell Heritage Study Stage One.

The journey of exploration by Australian-born H. Hume and Englishman W. H. Hovell in 1824 not only provided the vanguard for European colonisation, but has also provided a record of the environment at the time of its first encounter with the Europeans. Theirs was the first significant incursion into the territory by explorers since Lt. J. Grant had confirmed the existence of Bass Strait aboard the Lady Nelson in 1800, thereby opening up a more direct route to Sydney from the Indian Ocean and providing further incentive to colonise the Port Phillip District. The eventual founding of major ports and the city of Melbourne would profoundly affect the settlement patterns of the Study Area.

Hume and Hovell's journey of exploration from the Murrumbidgee to Corio was long and difficult, and their route covered significant tracts of the Study Area (see Map) as they searched for a passable route over the Great Dividing Range. The Hume Highway is not the only landmark name associated with the journey – Mount Disappointment was so named because from its summit the explorers could see no way south through the then dense, often impassable bush land, and had thence to double back in a loop along King Parrot Creek, across to Broadford and back south along Sunday Creek to the pass where Wandong and Kilmore would later develop as key locations on the Sydney Road. Mount Bland, Sunday Creek, Mount Piper and King Parrot Creek are among other names in the Study Area associated with the journey of exploration.

Hume and Hovell's journey marked the natural environment not only in presaging future European colonisation. In more literal terms their route was marked out as having special historic and cultural significance to those who followed as European settlers strove to identify themselves with the new land and stake a cultural as well as economic claim to the environment. The expedition had camped at numerous locations, including King Parrot Creek, Broadford, Tempe Valley (Wallan East) and the Goulburn south of Seymour. Their journey was re-enacted one hundred years later, in 1924, with centenary celebrations. Local shires commemorated the journey with memorials at such key sites along the route, and a number of the approximately forty memorials so erected are within the bounds of Mitchell Shire, in particular taking the form of monuments at Broadford and Seymour.

Such monuments literally wrote the history of British exploration and settlement (as it was then understood) upon the landscape and were as such important markers both of settlement-society and culture. Their style often harked back to that of ancient monuments in the old world. These sites were also important in consolidating the mythology of exploration and pioneering that had become a celebrated part of Australia's history at the time.

The centenary of Hume & Hovell's expedition was held at Broadford on December 13, 1924, the date they reached the Sunday Creek one hundred years before.⁷

Mill's Cottage, Historical Reserve (DB 348)

This cottage made of vertical timber slabs was relocated from a house near the paper mill. The chimney came from England and the roof of the cottage was shingles.⁸

Courier Office, Historical Reserve (DB 349)

The Courier Office was moved from its original location in Hamilton Street, north of High Street, to the Historical Reserve. The *Broadford Courier and Reedy Creek Times* was first published on February 28, 1891. From the age of 12, William McDonald worked at the Courier Office and in 1904 he became owner, editor and publisher. The McDonald family continued to produce the *Broadford Courier* until its closure in 1978.⁹

Straw Boiler, Historical Reserve (DB 350)

The straw boiler was moved from the paper mill. A description of the manufacturing process and the function of these boilers appeared in the *Age* on 27 October 1890:

The top floor [of the mill] is used for loading the rotary boilers with straw, and each boiler is capable of containing seven tonnes of the material. In these vessels the straw is boiled, the process taking from 8 to 11 hours. It is then emptied onto the ground floor, and thence forked to the cooling shed. Here the material is allowed to cool and "mature" for 24 hours, then passed on to the carrier, and emptied into the huge beating engines. In these engines the stuff is washed and beaten until the fibre is well drawn out. From the engines it is emptied into large wooden vats in the basement, and then pumped into the Jordan and rendered fit for use. The material is then forced into the strawboard making machine.¹⁰

Farm Machinery (DB 1314) and Horse Trough (DB 1315), Historical Reserve

A collection of local farm machinery and an old horse trough are on display in the Historical Reserve.

Kurkurruc School, Historical Reserve (DB 236)

This former school building was first located at Sugar Loaf Creek and renamed Hilldene School No. 2361. The first school was burnt down in the early 1920s and after being rebuilt operated until 1931. It was then moved one mile north of Sugar Loaf Creek Hotel where it was known as Kurkurruc Creek School No. 2212. The school was closed in 1943 and in 1953 it moved to Broadford School No. 1125 as the infant section of the school. The building is now the home of the Broadford and District Historical Society Inc.¹¹

Settler's Cottage, Historical Reserve (DB 470)

This cottage is a replica of an early settler's cottage constructed in 1975 after the original burnt down.¹²

House and Shop, 71 High Street (DB 1309)

This house and shop with detached oven is now a florist shop.

Former Post Office, 75 High Street (DB 810)

Blossom Garden Café was originally the Broadford Post Office. This building appeared on the 1912 Residential Map of Broadford.



FIG. 8. : Former P.O. c1908, Altered and now used as a café in 2004.

Source : Broadford and District Historical Society Inc.,

Corner Store, 87-89 High Street (DB 854)

Currently the Broadford Corner Store.

House and Shop, 95 High Street (DB 1310)

House and Shop, 103 High Street (DB 1311)

This building appeared on the 1912 Residential Map of Broadford under the name of Barber.

Cottage, 105 High Street (DB 837)

This building appeared on the 1912 Residential Map of Broadford under the name of I. Johnstone. At one stage it was used as a hospital.¹³

Brick house, 107 High Street (DB 1312)

This house appeared on the 1912 Residential Map of Broadford. It was built for Dr. James Morton.¹⁴ It was used as an early bush hospital. The house is now a veterinary clinic.¹⁵

Uniting Church, (former Methodist) 109 High Street (DB 337)

The Methodist Memorial Church, now part of the Uniting Church, was erected by H. W. Stewart of Broadford. The foundation stone was laid on 15 February 1957 and the building was completed in the same year. In 1961 the church celebrated the centenary of Methodism in Broadford.¹⁶

Post Office, 123 High Street (DB 847)

The current Broadford post office was erected beside the Mechanics' Institute (demolished 1973) in 1938. It was designed by Major Dixon of Melbourne to Post Office Specifications. Originally the post office was privately owned and leased to the Post Master General's Department before being sold to the Department in 1952 by Margaret Winifred Burns.¹⁷

Butcher Shop, 58 High Street (DB 1323)

Sutherland's butcher shop.

House and Shop, 64 High Street (DB 776)

This building appeared on the 1912 Residential Map of Broadford under the name of Palmer.

St Matthew's Church, 72-76 High Street (DB 338)

The *Melbourne Diocesan Gazette* reported that Bishop Perry "opened the new Church at Broadford" on August 3, 1862. In 1893 Miss Emily Gavan laid the Chancel foundation stone, a font was erected by A. H. Lee in the same year. In 1960 a new bell-tower was erected and in 1962 the Centenary Chapel was built. Fletcher (ed.) in *Broadford: A Regional History* lists many memorial items and gifts to the church including: a brass cross, brass eagle lectern, pulpit, prayer desk, stained glass windows, and pews. In 1954 the church celebrated its centenary of services at Broadford.¹⁸



FIG. 9. : St Matthews, Church of England, Broadford. c1907

Source : Broadford and District Historical Society Inc.

Gavan Hall and Trees, 76 or 72? High Street (DB 760)

Miss Emily Charlotte Gavan was born in Wallstown, County Cork, Ireland. She held the Sunday Creek B squatting run from 1843 to April 1868 and the Mount Piper run from March 1853 to April 1868. Her brother-in-law was the Rev. Dr. W. H. Browne and she was a strong supporter of the Broadford Church of England. Gavan died in October 1893 at Broadford aged 92 years. She left a substantial amount of money that contributed greatly to the cost of building the hall. For nine years donations were collected and Gavan Hall was built in her memory. St Matthew's annual meeting was first held in the new hall on 31 January 1904. The Hall was used for many community activities and meetings including the Sunday School, the Red Cross from 1939, and the Girl Guides.¹⁹



Fig. 10: Broadford Churches. c1907

Source : Broadford and District Historical Society Inc.,

House, 78 High Street (DB 1322)

This house was the St Matthew's rectory and is still owned by the church. Between 1936 and 1938 fences were erected around the church and the rectory, therefore this house was built before that date.²⁰

House, 80 High Street (DB 1321)

House, 84 High Street (DB 1320)

This building was the former residence of the manager of the State Savings Bank and was built in accordance with the State Savings Bank design.

House, 86 High Street (DB 1319)

The building is currently used as a chiropractic centre.

House and Shop, 88 High Street (DB 1318)

House and Shop, 90 High Street (DB 1317)

This building may be the one on the 1912 Residential Map of Broadford under the name of Sutherland, shown in the photo below.²¹



FIG. 11.: Broadford and Tallarook Ranges looking north along High Street. Note the modest single storey weatherboard shops and houses with the two storey Broadford Hotel in the centre background.

Source : Broadford and District Historical Society Inc.

House, 92 High Street (DB 1316)

Broadford Hotel, 100 High Street (DB 756)

The original Broadford Hotel was built in 1859. Archibald McKinnon was the first licensee. Figure 13 shows a photograph of a building that closely matches the June 1859 description in the *Kilmore Examiner*:

“Fronting the main Sydney Road – a stone and brick building containing five rooms on the ground floor and four bedrooms upstairs. There is a detached kitchen with a brick over, a large yard, a five-stall stable and a large open stable which would be suitable for a chaff-cutting machine or corn store in connection with the hotel business.”

In 1974 the section used as a storeroom and laundry was identified as the original detached stone kitchen, which was used as a dining room in 1920.

Archie E. McDougall and his sons Richard, Alex, and Morrie were all builders in Broadford. Amongst other buildings, they erected the Broadford Hotel when Peter Bidstrup was the licensee. According to the *Kilmore Advertiser*, the hotel license was transferred from Esther Bidstrup in 1886 to Peter Bidstrup who held the license until at least 1899 and possibly until 1910. It is probable that the hotel was substantially extended or rebuilt during this period and before 1891 as shown in this photo.²² The hotel catered for many needs of the town including: McNab & McNab solicitors from

Kilmore who could be consulted there weekly, Meredith Hall from Seymour and William Blakeney from Yea visited fortnightly for dentistry.

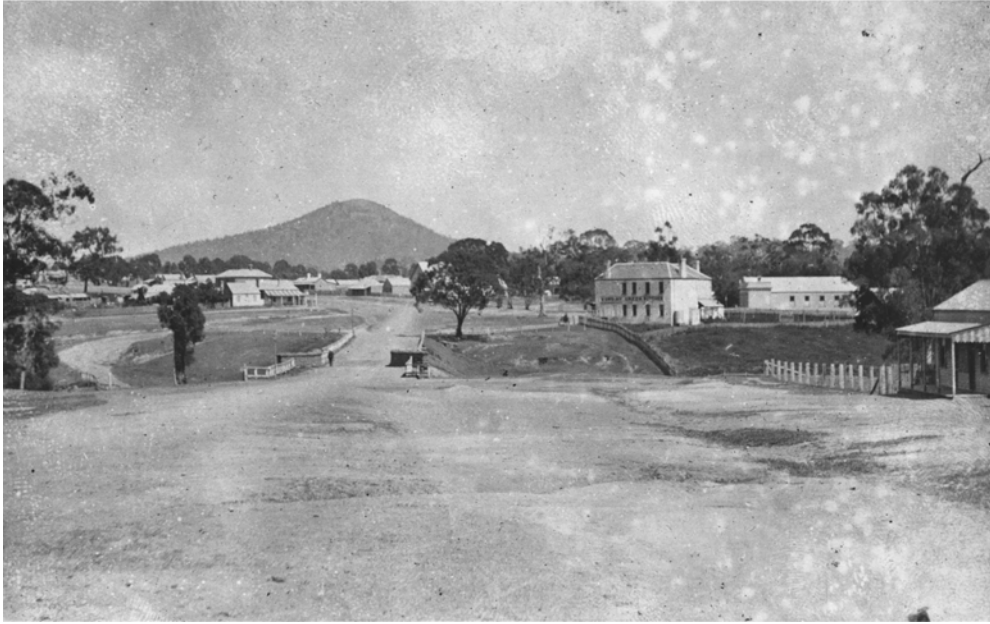


FIG. 12.: Broadford, 1891. Looking south over Sunday Creek towards the now demolished Sunday Creek Inn and Mechanics Institute buildings on the right hand side of the Market Place. The top floor of the Broadford Hotel can be seen on the left of the photograph.

Source : Broadford and District Historical Society Inc.

The photograph below shows the 1859 single storey brick and stone Broadford Hotel, with a timber outbuilding on the far left (still extant). The two-storey extension was constructed in 1861,²³ and is visible in the 1891 photo in Figure 12. The hotel has undergone further alterations with the addition of a 1940s brick verandah and a second storey.



FIG. 13. : Broadford Hotel, P. O'Connor Proprietor. Note the brick and stone construction with quoins around the window and door openings, the two storey building to the right, and the timber 'masonry' building on the left. These may all be various parts of the hotel.

Source : Broadford and District Historical Society Inc.

The Island – Bridge and Ford, High Street (DB 472)

Bridge and Ford is an area known as “The Island”. This is part of the original Police Paddock.

Sunday Creek Inn Stable - former, High Street, on service road near Sunday Creek (DB 757)

Between 1843 and 1845 Reay Clarke opened the Sunday Creek Inn at “Stewart’s Station” fronting the market place as shown in the 1854 Plan of the Township of Broadford. According to Maher, John, Thomas and Donald Ferguson took over the Sunday Creek Inn and they ran it from 1847 to at least 1851, however Billis & Kenyon state that Donald Ferguson had a hotel at Sunday Creek in 1842. In 1875 when Donald Ferguson was elected the first president of the Broadford Shire Council he was described as “the founder of Broadford and pioneer of the district” in the *Kilmore Examiner*. Ferguson’s name also appears on several allotments on both sides of Sunday Creek in the 1854 plan.

All that remains of the original hotel are the stables, which have been converted into flats.²⁴

The Broadford Town Centre Precinct is clearly linked to the principle themes of ‘Developing the Local Economy’ with its pastoral, tanning and mill industries, and ‘Linking Communities’ from before the establishment of the town with the coach stables and hotels servicing travellers and then the railway as part of the Kilmore to

Seymour line. The township then developed to service its own town and regional community as well as the workers and travellers brought to Broadford by the railway lines and later, the motor vehicles using the Melbourne to Sydney Road.²⁵

PHYSICAL DESCRIPTION

Precinct Boundaries

The precinct is bounded to the northwest by the rear boundaries of properties fronting High Street between Hamilton Street and Sunday Creek. It also includes the church on the south west corner of Hamilton Street and High Street. It is also generally bounded to the southwest by the rear boundaries of properties fronting the opposite side of High Street between Hamilton Street and Sunday Creek.



FIG. 14. Map of Precinct showing the approximate location of the significant places as a red dot. Source: Lorraine Huddle Pty Ltd. Note the base map is the most recent one available from the Shire, but appears to need further refinement to enable accurate positioning of each place.

Urban Design & Engineering Infrastructure.

Layout

The precinct is centred around High Street and the former Market Place at the north-east end of the precinct. High Street has a particularly wide reservation, probably based on a three-chain reserve that is visually terminated by the market place, before bending to the right to cross Sunday Creek. The width of the High Street Reserve and

the extension into the market place are distinguishing features of Broadford's historic layout.

Views

The view down High Street to the market place is a significant expression of this distinctive and historically developed layout. This view progressively takes in the war memorial and the Hume and Hovell Monument. There are also important views the north-east entry point of the precinct; to the left down into the parkland along Sunday Creek, reminiscent of the early period of Broadford's development, and further to the left of the buildings and objects in the Historical Reserve.

Views in which significant places can be seen on both sides of High Street's 'commercial strip' are important. This visual connection is partially blocked by the relatively recent trees and particularly the shrubs, in the median strips between the two service roads and the main carriageway.

Significant Focus Points

Principal focus points are the Broadford Hotel and stables, particularly as viewed from the northeast, the historic monuments in the market place and the three churches. The red brick St George's Presbyterian Church, with a tall elegant spire, terminates the southerly view of the precinct.

Culturally Significant Structures

These are located on the allotments on either side of High Street, within the former market place and within the historic reserve.

Most buildings along High Street are a mixture of shops and houses. They are mostly single storey weatherboard buildings with hipped and/or gabled roofs and are either of Victorian, Federation or Bungalow form. Some shops have parapets and a few have retained their original verandahs or shop fronts.

Within this low rise context, the three churches and Gavan Hall, are larger buildings with distinctive architectural features.



FIG 15. Gavan Hall, built c1904 is a large timber gabled building with a corrugated iron roof with decorative roof vents with delicate concave front porch, and Federation Carpenter gothic style architectural detailing, such as the flying gable end with finial, in a picturesque treed setting of Cypress and Spruce trees. Source: Lorraine Huddle Pty Ltd 2002.

The Federation Gothic building of St George's Presbyterian Church was designed by Messrs Campbell and Kernot, Architects. It was tendered to Mr James Sutherland of Broadford for £1154 18 shillings. Total cost of building including furnishings and lighting was £1300. It is made from red brick with concrete decorative elements. The steeply pitched gable roof is clad in slate with decorative metal ventilators at the ridge line. Cathedral glass lead lighting in the windows provides delicate lighting within.



FIG 16 St George's Presbyterian Church.
Federation Gothic. Source: Lorraine Huddle Pty Ltd 2002.



2002.

FIG 17. Uniting (formerly Methodist) Memorial Church. Late Twentieth-Century Ecclesiastical.
This imposing cream brick structure is a fine example of the modern adaptation of a typical gothic church design, with buttressed walls and tucked under the extended gable roof. The height of the front elevation is accentuated by the large cathedral glass lead light arched window that is set in a plain tall gable end wall. Source: Lorraine Huddle Pty Ltd



are decorative features. Source: Lorraine Huddle Pty Ltd 2002.

FIG 18. St Matthew's Church of England is a traditionally styled Victorian gothic building constructed in face red brick buttressed walls, with a parapeted porch. The steeply pitched gable roof is clad in slate with a concrete coping following the raked ends. Bluestone is a feature of the buttress heads and plinth and lancet windows are placed in the bays between the buttresses. The cement rendered quoins and unusual glazed and different coloured brick headers

In the market place several memorials, such as the guns, the elegant war memorial and the Hume and Hovell monument reinforce the public and civic character of this important public space.



FIGS 19, 20, 21. Memorial Guns, Memorial Obelisk, Hume and Hovell 1924 Centenary Memorial.

The historic buildings in the Historic Park are early single storey commercial community and timber buildings. Their grouping provides some sense of an historic township and the idea of an open air museum without any real attempt to create an artificial historic street.

Statement of Cultural Significance²⁶ -:

The other culturally significant places within the precinct, not specifically mentioned in this documentation are listed in Appendix 1 and are documented in the accompanying database. The history and description that precedes this Statement of Cultural Significance is the source of the evidence for the statement below.

The Broadford Town Centre Precinct is **historically** significant at a **LOCAL** level (AHC criteria A4, H1).

The significant shops, houses and community buildings along High Street are evidence of the progressive development of Broadford's centre from the latter part of the nineteenth century through to the late 1950s, in response to the development of the town's flour milling, tanning, paper milling and transport service industries.

The park occupying the former market place represents an important continuation of the public use of this space, while the monuments within it are significant examples of the celebration and memorialisation of significant national historical events by a rural town community; the reaching of Sunday Creek by the Hume and Hovell Expedition in 1824, and the wars.

The Historical Park contains examples of historic buildings and objects important to an understanding of the history of the town and district, and of the activities that sustained its economy.

The Broadford Town Centre Precinct is **aesthetically** significant at **LOCAL** level (AHC criterion E1)

Views to the market place both from the southeast and the west provide an important appreciation of this significant public space while views from the bridge to the Sunday Creek of riparian woodland offers a pleasing natural articulation between the two halves of the town. The width of High Street contributes to the relaxed local character of the town's centre while the modest scale of its houses and shops gives the churches a predominant role. Gavan Hall and its treed setting, St Matthew's Church, St George's Church and the former Methodist Church are the most architecturally accomplished buildings in the precinct.

The Broadford Town Centre Precinct is **socially** significant at a **LOCAL** level (AHC Criterion G.1) for the continuing use of its historic market place as a civic public space in which important events have been memorialised and for its Historic Reserve open air museum which represents the efforts of members of the community to conserve and document buildings and objects of local significance at a time when there was little community or legislative support for conserving these places *in situ*.

Planning Scheme Format

Policy Basis

The Broadford Town Centre Precinct is **historically** significant at a **LOCAL** level (AHC criteria A4, H1).

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Objectives

- To encourage the retention, enhancement and conservation of the significant residential and community buildings dating from the late nineteenth century through to the late 1950s.
- Maintain and enhance significant views in the precinct.
- To ensure new development on High Street is of a scale, form and mass that is compatible with visually connected significant places.

- To conserve and enhance the views from High Street to the Market Place, to Sunday Creek and to prominent significant buildings.

Policy

In considering applications under the Heritage Overlay it is policy to:

- Encourage the retention of the significant residential and commercial and community buildings and objects.
- Encourage the creation of gaps in the planting along the High Street reserves to improve the visual connection between historic buildings along the street.
- Maintain the predominantly single storey character of the area.
- Discourage the removal or alteration of historic shopfronts.
- Encourage reconstruction of shop fronts and verandahs, where sufficient information exists to enable this, or the construction of sympathetic typical shop fronts and verandahs (preferably with simplified detailing, so that they are not construed as original)
- Encourage the use of paint colours appropriate to the period of the building.
- Encourage signage that is compatible with the style, scale and location of late nineteenth century and early twentieth century signage.
- Encourage sympathetic contemporary interpretation of traditional building design for infill development
- Encourage the use of appropriate fence types, which do not obscure the visibility of the buildings and front gardens from the street.
- Support the continuing use of the Market Place as a public park
- Support the continuing use of the Historic Reserve as an open air museum

- ¹ Billis, R V and Kenyon, A S, *Pastoral Pioneers of Port Phillip*, 2nd edition, Stockland Press Pty. Limited, North Melbourne, 1974, pp. 66, 252; Fletcher, B J (Ed), *Broadford: A Regional History*, Lowden Publishing Co., Kilmore, 1975, pp. 1-6; Maher, J A, *Tale of a Century*, Lowden Publishing Co., Donvale, 2002, p. 110; Spreadborough, Robert & Anderson, Hugh, *Victorian Squatters*, Red Rooster Press, Ascot Vale, 1983; Plan of the Township of Broadford Sunday Creek, January 11, 1854, B545. Source: State Library of Victoria, Map Collection.
- ² Fletcher, B J (Ed), *Broadford: A Regional History*, Lowden Publishing Co., Kilmore, 1975, pp. 4, 10-12.
- ³ *Bailliere's Victorian Directory*. 1868, State Library of Victoria (microfiche); Fletcher, B J (Ed), *Broadford: A Regional History*, Lowden Publishing Co., Kilmore, 1975, pp. 10-11, 17; Residential Map of Broadford, Victoria, December 1912, Johnston & Moody, High Street, Broadford. Source: Broadford and District Historical Society Inc.; Shire of Broadford Rate Books & Valuation Books, transcribed by the Broadford and District Historical Society Inc.; *Nostalgia: Reedy Creek*, School Centenary Committee, 1982, pp. 3-5; Watson, Angus B, *Lost & Almost Forgotten Towns of Colonial Victoria : A Comprehensive Analysis of Census Results for Victoria 1841 - 1901*, Angus B Watson, 2003, pp. 57, 378; Jones, Lewis and Peggy, *The Flour Mills of Victoria 1840-1990 : An Historical Record*, The Flour Millers' Council of Victoria 1990, Melbourne, 1990, pp. 105-6. There is also some suggestion that the Lloyd Bros and McGuinnis took over the tannery in 1885/86. Correspondence: B & DHS.
- ⁴ The location of the Broadford Railway Station might also have been chosen for the topography of the area. Correspondence: Broadford and District Historical Society.
- ⁵ Fletcher, B J (Ed), *Broadford: A Regional History*, Lowden Publishing Co., Kilmore, 1975, pp. 14, 17, 87-93; Residential Map of Broadford, Victoria, December 1912, Johnston & Moody, High Street, Broadford. Source: Broadford and District Historical Society Inc.; Shire of Broadford Rate Books & Valuation Books, transcribed by the Broadford and District Historical Society Inc.; Watson, Angus B, *Lost & Almost Forgotten Towns of Colonial Victoria : A Comprehensive Analysis of Census Results for Victoria 1841 - 1901*, Angus B Watson, 2003, pp. 57, 378; Information provided by the Broadford and District Historical Society Inc.; Extracts from *Kilmore Advertiser*. Source: Heather Knight; *Victorian Municipal Directory*, 1994, p. 340.
- ⁶ Miles Lewis Index; Extracts from *Kilmore Advertiser*. Source: Heather Knight; Cast iron drinking fountains in Sydney, web site <http://www.cityofsydney.nsw.gov.au/waterexhibition/DrinkingPlaces/CastIronDrinkingFountains.html>.
- ⁷ Aron Paul, Environmental History, Mitchell Shire Stage One Heritage Study Report, pp. 2-4; McDonald, E H, *Country Life: A History of Broadford & District 1891-1981*, Broadford, 1981, p. 39.
- ⁸ Information from Broadford and District Historical Society Inc.
- ⁹ Fletcher, B J (Ed), *Broadford: A Regional History*, Lowden Publishing Co., Kilmore, 1975, p. 91; McDonald, E H, *Country Life: A History of Broadford & District 1891-1981*, Broadford, 1981, p. 5.
- ¹⁰ Rule, Andrew (Ed), *Through the Mill: Australian Paper Manufacturers Broadford Mill Centenary 1890-1990*, Griffin Press, Adelaide, 1990, pp. 13-4.
- ¹¹ *Vision and Realisation*, 3 Volumes, Education Department of Victoria, Melbourne, 1973, Vol. 3. pp. 693, 698; Fletcher, B J (Ed), *Broadford: A Regional History*, Lowden Publishing Co., Kilmore, 1975, p. 95.
- ¹² Fletcher, B J (Ed), *Broadford: A Regional History*, Lowden Publishing Co., Kilmore, 1975, p. 185. It has been suggested that the replica was built in the late 1980's rather than 1975 as suggested by previous citation. Correspondence: B&DHS.
- ¹³ Information from the Broadford and District Historical Society Inc.
- ¹⁴ Information provided by Miles Lewis Index.
- ¹⁵ Information from the Broadford and District Historical Society Inc.; Index of Births, Deaths & Marriages, CD-Rom; Miles Lewis Index.
- ¹⁶ Fletcher, B J (Ed), *Broadford: A Regional History*, Lowden Publishing Co., Kilmore, 1975, p. 111.
- ¹⁷ Fletcher, B J (Ed), *Broadford: A Regional History*, Lowden Publishing Co., Kilmore, 1975, p. 122.

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- ¹⁸ Fletcher, B J (Ed), *Broadford: A Regional History*, Lowden Publishing Co., Kilmore, 1975, pp. 107-9; Miles Lewis Index.
- ¹⁹ Fletcher, B J (Ed), *Broadford: A Regional History*, Lowden Publishing Co., Kilmore, 1975, pp. 108, 131, 137-8, 153-4; Extracts from *Kilmore Advertiser*. Source: Heather Knight; Billis, R V and Kenyon, A S, *Pastoral Pioneers of Port Phillip*, 2nd edition, Stockland Press Pty. Limited, North Melbourne, 1974, pp. 70, 252.
- ²⁰ Fletcher, B J (Ed), *Broadford: A Regional History*, Lowden Publishing Co., Kilmore, 1975, p. 108; Information from the Broadford and District Historical Society Inc.
- ²¹ McDonald, E H, *Country Life: A History of Broadford & District 1891-1981*, Broadford, 1981, p. 61.
- ²² Fletcher, B J (Ed), *Broadford: A Regional History*, Lowden Publishing Co., Kilmore, 1975, pp. 12-3, 163-4; Extracts from *Kilmore Advertiser*. Source: Heather Knight; McDonald, E H, *Country Life: A History of Broadford & District 1891-1981*, Broadford, 1981, p. 61.
- ²³ John Thomas, *Broadford Courier*, 4/10/1974.
- ²⁴ Billis, R V and Kenyon, A S, *Pastoral Pioneers of Port Phillip*, 2nd edition, Stockland Press Pty. Limited, North Melbourne, 1974, p. 66; Fletcher, B J (Ed), *Broadford: A Regional History*, Lowden Publishing Co., Kilmore, 1975, pp. 1-6; Maher, J A, *Tale of a Century*, Lowden Publishing Co., Donvale, 2002, p. 110.
- ²⁵ Aron Paul, Mitchell Shire Environmental History, pp. 15-18, 19-21, 22-24, in Mitchell Shire Stage One Heritage Study Report, June 2002.
- ²⁶ Definitions used are from the Burra Charter 1999; historical themes relate to the Principal Australian Themes – Australian Heritage Commission; criteria for Locally Significant places are from the Australian Heritage Commission and in the case of State Significant places, from Heritage Victoria; levels of significance used are State and Local, which directly relate to the two legislative authorities who administer the protection of heritage places, the State Government and Local Government respectively.

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APPENDIX 1

	<p>Broadford Town Centre Precinct BROAD FORD 3688</p> <p>Broadford Town Centre Precinct Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1847</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Broadford Town Centre Precinct BROAD FORD 3688</p> <p>High Street, Historical Reserve, Horse Trough High Street Broadford</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1315</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Broadford Town Centre Precinct BROAD FORD 3688</p> <p>High Street, Historical Reserve, Courier Office - relocated to this site, Broadford</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 349</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No: HO 11</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Broadford Town Centre Precinct BROAD FORD 3688</p> <p>High Street, Historical Reserve, Mills Cottage - relocated to this site, Broadford</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 348</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No: HO 11</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Broadford Town Centre Precinct BROAD FORD 3688</p> <p>High Street, Old Market Place, Broadford Market Place Memorial Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 345</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>

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Broadford Town Centre Precinct
 BROAD FORD 3658
 High Street, Old Market Place,
 Hume & Howe II Monument Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 238
 Municipal Role No:
 Prednd HO No:
 Individual HO No: HO 13
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Town Centre Precinct
 BROAD FORD 3658
 High Street, Historical Reserve,
 Jenner R. Neill Pavilion, with machinery
 located in Historical Reserve, High Street
 Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 1314
 Municipal Role No:
 Prednd HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Town Centre Precinct
 BROAD FORD 3658
 High Street, Old Market Place,
 Broadford Market Place / Monuments
 Architectural Styles
 Designer
 Contractors

Database No: 761
 Municipal Role No:
 Prednd HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Town Centre Precinct
 BROAD FORD 3658
 High Street, Historical Reserve,
 Kilfrinto School - former, Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 236
 Municipal Role No:
 Prednd HO No:
 Individual HO No: HO 11
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Town Centre Precinct
 BROAD FORD 3658
 High Street, Historical Reserve,
 Straw Boiler Broadford - re located to this site
 Architectural Styles
 Designer
 Contractors

Database No: 350
 Municipal Role No:
 Prednd HO No:
 Individual HO No: HO 11
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

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Broadford Town Centre Precinct
 BROADFORD 3658
 High Street, Historical Reserve,
 Settlers Cottage - remains in original site,
 Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 470
 Municipal Role No:
 Precinct HO No:
 Individual HO No: HO 11
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Town Centre Precinct
 BROADFORD 3764
 High Street, on Hamilton Street,
 St George's Presbyterian Church, High Street
 Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 241
 Municipal Role No:
 Precinct HO No:
 Individual HO No: HO 16
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Town Centre Precinct
 BROADFORD 3658
 58 on High Street, Hamilton Street,
 Butcher Shop - Corner High Street and
 Hamilton Street Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 1323
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Town Centre Precinct
 BROADFORD 3658
 64 High Street,
 House and Shop - Palmer's High Street,
 Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 776
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Town Centre Precinct
 BROADFORD 3658
 71 High Street,
 House and Shop with awning detached - 71
 High Street Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 1309
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Broadford Town Centre Precinct
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Broadford Town Centre Precinct
 BROADFORD 3658
 72-76 High Street,
 St. Matthew's Anglican Church, Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 338
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Town Centre Precinct
 BROADFORD 3658
 75 High Street,
 Post Office - former, 75 High Street Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 810
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Town Centre Precinct
 BROADFORD 3658
 76 High Street,
 Gavan Hall and Ties, Broadford
 Architectural Styles
 Federation Carpenter Gothic
 Designer
 Contractors

Database No: 760
 Municipal Role No:
 Precinct HO No:
 Individual HO No: Yes
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Town Centre Precinct
 BROADFORD 3658
 78 High Street,
 House - High Street Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 1322
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Town Centre Precinct
 BROADFORD 3658
 80 High Street,
 House - 80 High Street Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 1321
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

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Broadford Town Centre Precinct
 BROADFORD 3658
 84 High Street
 House - 84 High Street Broadford
 Architectural Style:
 Designer
 Contractors

Database No: 1320
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Town Centre Precinct
 BROADFORD 3658
 86 High Street
 House and Palms - 86 High Street Broadford
 Architectural Style:
 Designer
 Contractors

Database No: 1319
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Town Centre Precinct
 BROADFORD 3658
 87-89 High Street, Powlett Street
 Broadford Corner Store, 87-89 High Street
 Broadford
 Architectural Style:
 Designer
 Contractors

Database No: 854
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Town Centre Precinct
 BROADFORD 3658
 88 High Street
 House and Shop - 88 High Street Broadford
 Architectural Style:
 Designer
 Contractors

Database No: 1318
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Town Centre Precinct
 BROADFORD 3658
 90 High Street
 House and shop - 90 High Street Broadford
 Architectural Style:
 Designer
 Contractors

Database No: 1317
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Broadford Town Centre Precinct
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Broadford Town Centre Precinct
 BROADFORD 3658
 92 High Street,
 House - 92 High Street Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 1316
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Town Centre Precinct
 BROADFORD 3658
 95 High Street,
 House and Shop - 95 High Street Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 1310
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Town Centre Precinct
 BROADFORD 3658
 103 High Street,
 Barber's House and Shop - 103 High Street
 Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 1311
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Town Centre Precinct
 BROADFORD 3658
 105 High Street, Westside,
 Cottage - 105 High St.(Johnstone) Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 837
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Broadford Town Centre Precinct
 BROADFORD 3658
 107 High Street,
 Doctor / Veterinarian, 107 High Street
 Broadford
 Architectural Styles
 Designer
 Contractors

Database No: 1312
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

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Broadford Town Centre Precinct
BROADFORD 3658
 109 High Street,
 United Church (former Methodist) Broadford
 Architectural Styles:
 Late Twentieth-Century Ecclesiastical

Designer:

Contractors:

Database No: 337

Municipal Role No:

Precinct HO No:

Individual HO No:

Her. Vic. Register:

Her. Vic. Inventory:

Nat. Trust Register:

Nat. Estate Register:



Broadford Town Centre Precinct
BROADFORD 3658
 123 High Street,
 Broadford Post Office, 123 High Street
 Broadford
 Architectural Styles:

Designer:

Contractors:

Database No: 847

Municipal Role No:

Precinct HO No:

Individual HO No:

Her. Vic. Register:

Her. Vic. Inventory:

Nat. Trust Register:

Nat. Estate Register:

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LOCATION

Some culturally significant places are located on the Tooborac-Baynton Road, Emu Flat. They are surrounded by an exceptional landscape that evokes the historic setting in which these places were built and used. The boundary of the precinct includes all the land visibly connected to the significant places and will require future work by a licensed surveyor to delineate the exact position relative to the contours of the land, and the site lines. The accurate boundaries are likely to fall within the boundary as drawn in FIG 1 below.



FIG. 1. Map of Approximate Boundaries of Emu Flat Precinct.

Source: Lorraine Huddle Pty Ltd

HISTORICAL AND PHYSICAL BACKGROUND

Early Land Owners

Emu Flat in the Parish of Pyalong, comprised land that was part of the Mollison brothers' pastoral run of the same name. In 1837 Alexander Fullerton Mollison travelled overland from New South Wales with "two overseers, 49 servants, 5000 sheep, 634 cattle, 28 bullocks and 22 horses". Initially he settled on Tarringower, between Mount Macedon and Mount Alexander, and he was later joined by his younger brother William Thomas Mollison. He extended his holdings to the sixty thousand acre Pyalong Run, No. 138, Western Port District. William occupied the Pyalong Run that he ran as a cattle station. The Mollison brothers became heavily

involved in the business and public affairs of the colony and they were elected Members of Parliament. The Mollison brothers held Pyalong Run until February 1866 when it was taken over by William Bogle Hamilton. The town of Pyalong was in the north east of the run and the creek running through the town was named Mollison's Creek. Emu Flat was located almost in the centre of the Pyalong run.¹



FIG 2 Pyalong Toorborac Squatters

Source: Spreadborough, Robert & Anderson, Hugh, *Victorian Squatters*, Red Rooster Press, Ascot Vale, 1983.

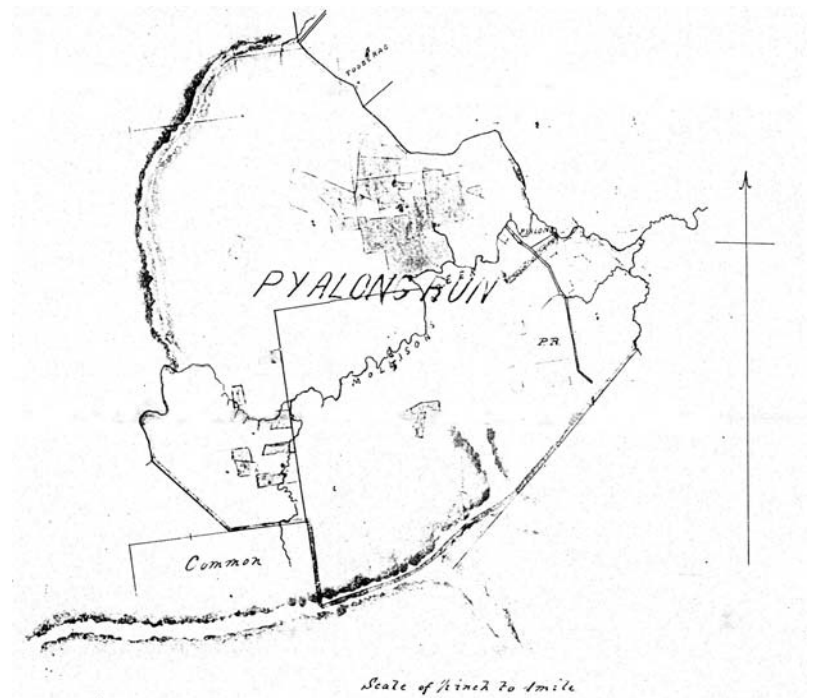


FIG 3 Pyalong HPM RUN 249 1862

Source : Pyalong Run, 1862. State Library of Victoria, Historic Maps & Plans collection, RUN 249 (microfiche)

Extant Historic Places

Former School No. 1232 Tooborac-Baynton Road, Emu Flat DB : 1720

In 1872 Fr Farrelly from Kilmore applied for aid for a school at Emu Flat. Ellen McKenzie McHarg was the teacher from July-August 1872 when she was paid by fees from the pupils. The Department of Education officially opened the school on 1 June 1873. The Department was to fund the teacher, however Ellen received no pay for more than twelve months. The school building was 20ft x 14ft x 7ft and was made of bark with no flooring.

A five-acre site was allocated for a new school that was constructed by George Wines in 1875. In 1883 there were thirty children attending the school, however, by 1893 it was operating part-time, and the school was closed in 1895 with much of the equipment going to the Tooborac West school.

In 1902, the school was moved to its present site near the church by a team of twenty-two horses and it was officially reopened on 16 May 1902. The Emu Flat and Nulla Nulla schools operated part-time in 1905 but Emu Flat became full-time in 1911. In September 1943 the Emu Flat school was closed.²



FIG 5 Emu Flat Former State School, Pyalong 1983

Source :. Photographer – John T Collins, December 9, 1983. State Library of Victoria, Picture collection, H95.200/1356

FIG. 4 Emu Flat School

Source : Emu Flat Former State School.
History of Tooborac Group





**FIG 6 Former Emu Flat School.
2002**

Source: Lorraine Huddle P/L

The building is located in a rural setting within a picturesque area of granite rock formations with scattered tall mature pine and gum trees.

The steeply pitched gable roof, clad in lapped galvanised corrugated iron has ventilators at the apex of the main rectangular schoolroom. There is a small gable entry porch attached, but the other smaller buildings, seen in Fig 4, have been removed. The building is clad in timber weatherboards with double-hung twelve pane lights. There is a face brick chimney. The building is in

need of repair, which could be done accurately using the photographs above as a guide.

**Uniting (formerly Presbyterian) church
Tooborac-Baynton Road, Emu Flat
DB : 1721**



In the 1860s the Presbyterian minister used to come from Kilmore on horseback to hold church services at Emu Flat in a small bark building.

It was another ten years before a permanent structure was built. In 1872 residents from the region carted local granite to the site for a new church to be built.

FIGS 7, 8, 9 The 1873 Emu Flat Presbyterian Church, Pyalong. 1983

Source: Photographer – John T Collins, December 9, 1983. State Library of Victoria, Picture collection, H95.200/1353; H95.200/1354; H95.200/1355



The granite was squared and dressed by Mr Alex McAlpin, a stonemason, who supervised construction and may have designed the church that opened in 1873. The original roof cladding, (still under the iron), is split timber shingles.



FIGS. 10, 11 Emu Flat Uniting Church showing granite stone wall construction. 2002

Source: Lorraine Huddle Pty Ltd

An undated newspaper article (c1972-73) reported the centenary celebrations for the church, including some interesting facts quoted here:

- The pine trees were planted by Mr James (Joe) Hagan
- The first minister to preach in the new church was Rev Hamilton from 1875 to 1876
- The old wooden gates were erected in 1888



- The Rev Crockett of the Mia Mia manse built the pulpit at Mia Mia and re-erected it in the Emu Flat Church with many other fixtures, with the assistance of Mr Robt Hagan

FIG 12. Interior of Emu Flat Uniting church. 2002.
Source: Lorraine Huddle Pty Ltd



FIGS. 13 , 14 Chattels in the Emu Flat Uniting church. 2002

Source: Lorraine Huddle Pty Ltd

- The pews and roof were made by Mr Guthridge of Lancefield (The roof has a shingle roof under the iron)
- George Anderson of Baynton made the railing around the pulpit and also the hymn board and Communion Set



- Norman Harper made the small round table in the corner.
- The Communion Table bought with a bequest to the church from Miss Patty Gree, of Baynton, who often played the organ for the services
- The Communion Chair was put in the church in memory of R George Wells, who left a bequest from which the church is still receiving interest.
- Miss Bessie Wells presented a hanging lamp to the church when she left Emu Flat to live in Melbourne in 1940. [This lamp was smashed by vandals when it was stored in the school while the church was being painted]
- The late Mrs Mitchell gave a tall blue vase for the side table and it is still being used
- The baptismal font was donated by Mr and Mrs Chas Hayes in memory of their daughter Anne, who passed away at an early age soon after the Hayes family joined the church in the 1950s

- Two electric heaters were donated by the present Rainey family in memory of their father, David, and their grandparents, William and Jane Rainey, who were foundation members of the church

Sixty to seventy years ago tea meetings were held at the church, at night, under a marquee at the east side of the church and lit up by kerosene lanterns. At that time ten dozen cups and saucers were purchased for use at these tea meetings; three dozen of these cups and saucers still remain at the church

The porch was a later extension that was probably added in 1898. This estimate is based on docket from the Brunswick Brick Works totalling £24/15/0 for 1600 bricks, cement, lime and freight.

A thanksgiving service was held on 26 November 1967. Amongst the visitors to this service were three grandsons of Mr Alex McAlpin, together with their children and grandchildren.³



FIG 15. Emu Flat Church

Source : Emu Flat Church. History of Tooborac Group



FIG 16. Emu Flat Uniting Church 2002, showing the granite stone walls of the main room and c1898 red brick porch. FIG 17 (below) Interior of the church 2002.

Source: Lorraine Huddle Pty Ltd

The simple rectangular plan form and random rubble granite walls support the argument that the 1873 church may have been designed by the mason, who squared and set the stones, and supervised construction. The roughly set stones indicate that there may have been a hope to render over the stones. This rudimentary but very structurally sound building design was also typical in Britain in the nineteenth century, especially where funds and time were in short supply. The exposure of the local granite stones, lack of eaves, double-hung twelve pane timber windows, and steeply pitched roof clad in timber shingles would have been considered a luxurious building in design and materials when it was built. The timber shingles remain underneath the short sheet galvanised corrugated iron, which provides excellent insulation for the building.

The interior and chattels are also of great importance. They were made and donated by local members of the church. The atmosphere inside the church, with the white washed walls, coved timber lined ceiling, and chattels, is evocative of the historic character of the building and its use for over 130 years.



LANDSCAPING AND TREES

The landscape and trees form an integral part of the historic and aesthetic setting of the buildings, particularly the church, which was made from locally collected granite. The site is surrounded by granite outcrops, pasture, gum trees and planted pines. This isolated setting is strongly evocative of the European settlers' use of the land and buildings.

STATEMENT OF CULTURAL SIGNIFICANCE⁴:-

Emu Flat Rural Precinct

The other culturally significant places within the precinct, not specifically mentioned in this documentation are listed in Appendix 1 and are documented in the accompanying database. The history and description that precedes this Statement of Cultural Significance is the source of the evidence for the statement below.

Emu Flat Rural Precinct is **aesthetically** significant at the **LOCAL** level (AHC criteria E.1, D.2.). The church is aesthetically significant as an intact example of a small non-conformist chapel. It has hand made chattels of an appropriate scale and design for this building.

The cultural landscape, of which the church and school play integral parts, demonstrates several visual qualities that reflect the early historical and cultural development of the Emu Flat area. In particular, the isolated setting of the hand hewn granite stone church within a mixture of a mature pine and gum trees, and large granite outcrops and pastures. The historic school building is the only other building visually connected to this place. This view of an isolated cultural centre in a rural area is now rare in increasingly developed towns throughout Mitchell Shire.

Emu Flat Rural Precinct is **historically** significant at the **LOCAL** level (AHC criterion H.1, A.4, B.2). It is primarily associated with the development of Emu Flat Uniting (formerly Presbyterian) church for worship and the school for education in an otherwise isolated farming area from the 1860s to today. The continued use and location of the church in a visually isolated area is rare in the Mitchell Shire.

Emu Flat Rural Precinct is **scientifically** significant at the **LOCAL** level (AHC criteria C.2, F.1). The construction of the church, from locally collected and hewn granite blocks and a timber shingle roof, is of technical importance. The school and church site are presumed to have a strong potential for archaeological research.

Overall, Emu Flat Rural Precinct is culturally significant at the LOCAL level.

Planning Scheme Format

Policy Basis

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Overall, Emu Flat Rural Precinct is culturally significant at the LOCAL level.

Objectives

- To encourage the retention, enhancement and conservation of the significant buildings.
- To maintain the precinct's significant cultural landscape and character.
- To encourage the retention, enhancement and conservation of the significant trees, and windbreaks.
- To encourage the retention and conservation of the significant landscape features visually connected to the historic buildings, including the granite outcrops.
- To encourage new development to be located such that it conserves the views of isolation to and from the historic buildings.
- To ensure new development in the precinct is of a scale, form, mass and siting that is compatible with the visually connected significant buildings.
- To maintain the low scale and spacious setbacks of buildings throughout the precinct.
- To support the retention and maintenance of significant trees.

- To retain the original road formation, with asphalt centres flanked by grassed and/or gravel verges.

Policy



In considering applications under the Heritage Overlay it is policy to:

- Encourage the retention, enhancement and conservation of the Uniting church and the former school buildings.
- Support new development that is single storey with 26 – 33 degree pitched hipped or gabled corrugated iron roofs and with generous front and side setbacks.
- Discourage road and drainage works that alter the original formation of the roadways.
- Encourage the use of appropriate fence types that do not obscure the visibility of the buildings.

- ¹ Billis, R V and Kenyon, A S, *Pastoral Pioneers of Port Phillip*, 2nd edition, Stockland Press Pty. Limited, North Melbourne, 1974, pp. 267-8; *Australian Dictionary of Biography*, Melbourne, vol. 2. pp. 243-4; Sayers, C E (Ed.), *Letters from Victorian Pioneers*, Lloyd O'Neil Pty Ltd, South Yarra, 1983, pp. 255-60; *Pyalong: A Brief History*, Back-To Pyalong Committee, Pyalong, 1968, pp. 4-8; Spreadborough, Robert & Anderson, Hugh, *Victorian Squatters*, Red Rooster Press, Ascot Vale, 1983; Pyalong Run, 1862. Source: State Library of Victoria, Historic Maps & Plans collection, RUN 249 (microfiche).
- ² *Vision and Realisation*, 3 Volumes, Education Department of Victoria, Melbourne, 1973, Vol. 3, p. 654; McHarg, Mary McKenzie, *Eliza: The First Mrs Zoch in Australia*, Mary E. McKenzie McHarg, Heathcote, 2000, p. 47; *Tooborac 1836-1986: A History of the Township and District*, Back to Tooborac Committee, 1986 edition, Tooborac, 1986, p. 44.
- ³ *Tooborac 1836-1986: A History of the Township and District*, Back to Tooborac Committee, 1986 edition, Tooborac, 1986, pp. 67-68; 'Centenary Celebration of Emu Flat Presbyterian Church', newspaper article, n.d. Source: History of Tooborac Group.
- ⁴ Definitions used are from the Burra Charter 1999; historical themes relate to the Principal Australian Themes – Australian Heritage Commission; criteria for Locally Significant places are from the Australian Heritage Commission and in the case of State Significant places, from Heritage Victoria; levels of significance used are State and Local, which directly relate to the two legislative authorities who administer the protection of heritage places, the State Government and Local Government respectively.

Emu Flat Rural Precinct
VOLUME FOUR of Five: **PRECINCT DOCUMENTATION Broadford, Emu Flat, Kilmore**
MITCHELL SHIRE STAGE TWO HERITAGE STUDY 2006

APPENDIX 1

	Emu Flat Rural Precinct	Database No: 1721
	EMU FLAT 3522	Municipal Rate No:
	Tooboorac-Baynton Road, CFA 361:F7,	Precinct HO No:
	Uniting Church, Tooboorac-Baynton Road Emu Flat	Individual HO No: HO40
	Architectural Styles	Her. Vic. Register:
	Designer	Her. Vic. Inventory:
Contractors	Nat. Trust Register: B3338	
	Nat. Estate Register:	
	<hr/>	
	Emu Flat Rural Precinct	Database No: 1720
	EMU FLAT 3522	Municipal Rate No:
	Tooboorac-Baynton Road, CFA 361:F6,	Precinct HO No:
	School No. 1232, former, Emu Flat	Individual HO No: HO41
	Architectural Styles	Her. Vic. Register:
	Designer	Her. Vic. Inventory:
Contractors	Nat. Trust Register:	
	Nat. Estate Register:	
<hr/>		

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LOCATION

The Kilmore Church Precinct extends from 9 Chapel Street in the northeast corner, 34 Church Street in the southeast corner, and west to 6 Union Street including properties both sides of Union Street from west of Chapel Street.



FIG. 1. Map of Kilmore Church Precinct.

Source: Lorraine Huddle Pty Ltd. 2004

HISTORICAL BACKGROUND

Rutledge's Special Survey

The Kilmore Church Precinct, in the Parish of Willowmavin, is on land that formed the border between F A Powlett and W P Green's pastoral run of Moranding, taken up in 1838, and H H and W Jones' pastoral run of Pontesford (also spelt Pontisford) that was taken up in 1840.

Kilmore Church Precinct
VOLUME FOUR of Five: PRECINCT DOCUMENTATION Broadford, Emu Flat, Kilmore
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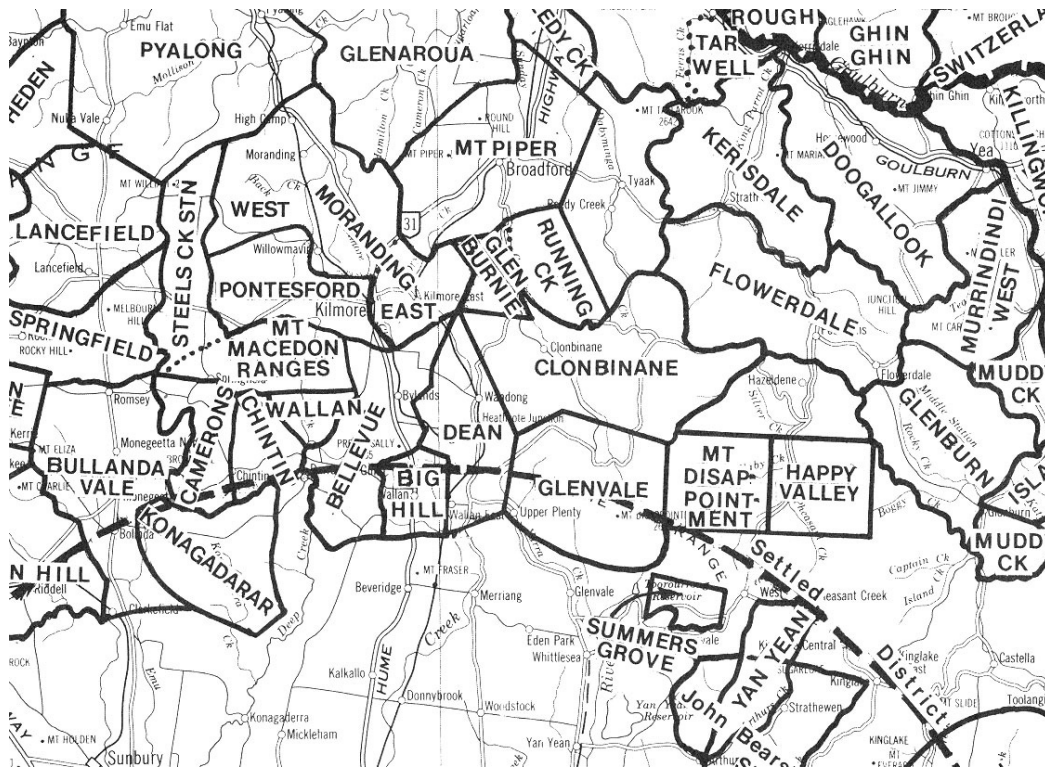


FIG. 2 Map Showing Kilmore Squatters

Source: Spreadborough, Robert & Anderson, Hugh, *Victorian Squatters*, Red Rooster Press, Ascot Vale, 1983.

In 1841 William Rutledge purchased 5,120 acres, at a cost of £1 per acre, under the Special Survey scheme introduced in 1840 and discontinued in 1841. In June 1841 T H Nutt surveyed Rutledge's claim that included the Melbourne to Sydney road through the eastern portion. Overlanders from New South Wales used the route, which was part of the mail run between Melbourne and Sydney.

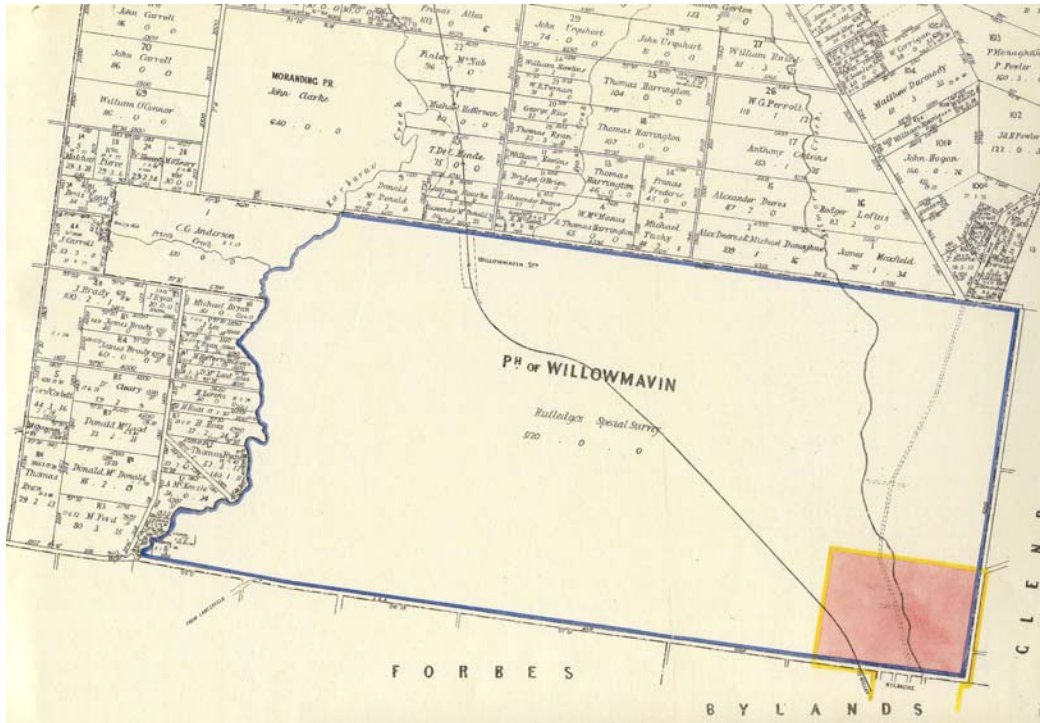


FIG. 3. Part of Plan of Parish of Moranding showing Rutledge’s Special Survey, 1929. Source: State Library of Victoria Map Collection, 820 bje 1837.]

From humble beginnings as an Irish emigrant to New South Wales in 1829, Rutledge became a successful land speculator and businessman. In September 1841 he advertised township and suburban allotments in the “Kilmore Special Survey” describing the town allotments as possessing “the advantage of close proximity to the Sydney Road and to the well known water holes where Mr Bonney [overlander] and others were accustomed to encamp before Melbourne arose”.

William Rutledge was born in Ballymagirril, County Cavan. Kilmore shares its name with the diocese in which he was born. Some claim that it is the oldest inland town in Victoria.

The *Plan of the Private Town of Kilmore* shows streets and allotments that were not laid out in traditional north-south grids but followed the original Melbourne to Sydney track to the east of Kilmore Creek. When the government surveyed the “new” town, immediately to the south of Rutledge’s Private Town, the streets were north-south, hence the distinction between streets and allotments north and south of Foote Street.

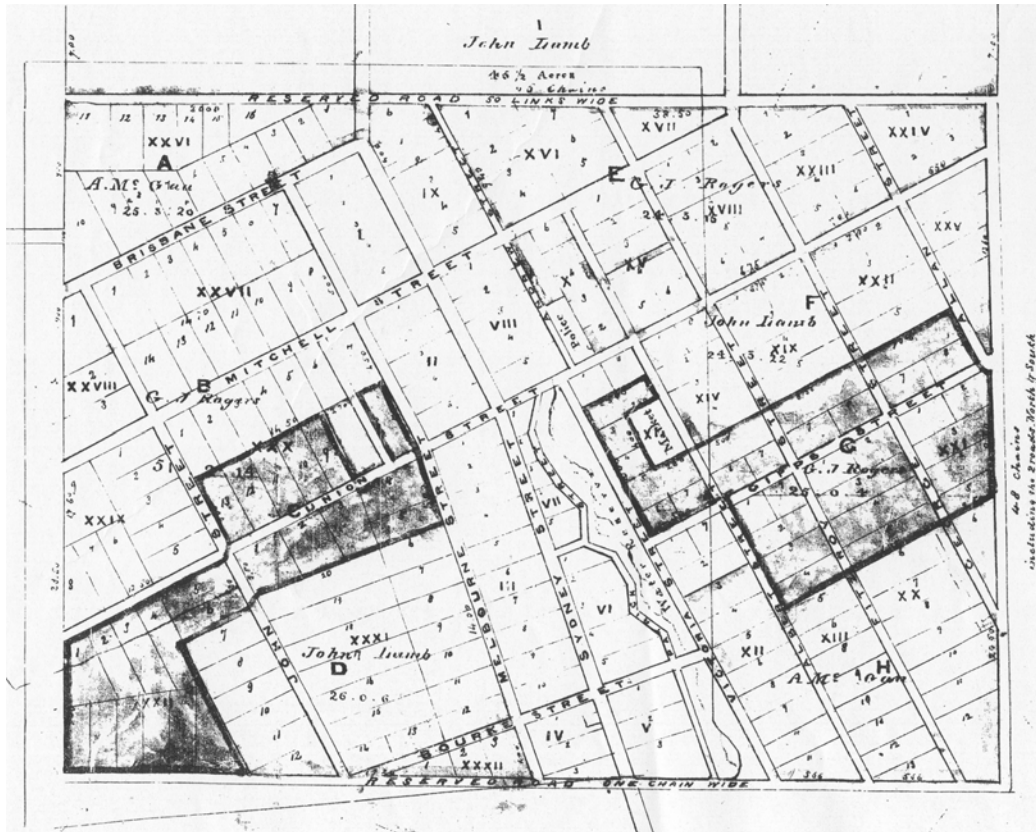


FIG. 4 Private Town of Kilmore, n.d. (presumed 1855 or earlier based on map K45A, dated 1855).

Source: State Library of Victoria, Put-away Plan Collection, K41.]

Church Precinct is located in the Private Town of Kilmore, Sections 30 and 31, in the Parish of Willowmavin, part of Rutledge's Special Survey.¹

Development of Kilmore

The plan of the *Old Township of Kilmore* (1855) shows a large number of buildings along "Sydney Road", with very few buildings to the west. One building is shown in Chapel Street, five in the western half of Union Street, and a "Parsonage and School" in Church Street.



FIG 5. Old Township of Kilmore, 1855.

Source: State Library of Victoria, Put-away Plan Collection, K45A.]

The number of buildings shown on this plan are reflected in the census figures for Kilmore:

Year of Census	# of Dwellings	Population
1854 (Electoral Borough)	No figures	1426
1857 (Municipal District)	230	1258
1861 (Municipal District)	336	1668
1871 (Electoral Borough)	302	1555
1881	216	1092
1891	231	1122
1901	232	1044

Kilmore had the advantage of being on the main Melbourne to Sydney Road. Early survey and settlement meant that it was well positioned to take advantage of the gold discoveries at Reedy Creek, McIvor (now Heathcote), Beechworth and Bendigo. Tucker, in *Kilmore on the Sydney Road*, described the “twenty years following the gold rush [as] the busiest in the establishment of permanent buildings and new businesses in the town until the 1890s”.²

Church Precinct

The 1856 Electoral Roll, the 1866 Butler & Brooke Directory, and the 1868, 1869 & 1870 Bailliere's Street Directories for Kilmore list names and occupations by street for the town. There is no indication whether those listed in Chapel, Union or Church Streets in the Church Precinct were residents, business operators or both. They do, however, list people with a mixture of professional, religious, trade and labour occupations.

Chapel Street

In 1856 only one person was identified in Chapel Street – James Gunn McKay, an innkeeper.

In 1868, 1869 and 1870 the occupants of Chapel Street included: James Tierney and John Fynn, both brewers, and Francis Crombie, a mason.

Union Street

It is not possible to differentiate between the eastern and western sections of Union Street in the directories.

Church Street

In 1856 the occupants of Church Street included: storekeeper, labourers (3) and a gentleman.

In 1868, 1869 and 1870 the occupants of Church Street included: a minister of religion, a schoolmaster, Police Magistrate and a contractor.

Extant Historic Places

House, 3-5 Chapel Street (DB 255)

The first owner of this property was Hugh Swann. Swann is listed as an auctioneer in the 1856 Electoral Roll for Kilmore. The rendered cottage built in the mid 1800s appears on the National Estate Register as “one of nineteen places representing early residential buildings in Kilmore”.³

“Retlaw” House, 9 Chapel Street (DB 432)

The first landowner of this property in the Parish of Willowmavin was Samuel Garrett. The house was built c.1860 with additions c.1892. Thomas Crough was listed as a farmer at Willowmavin in the 1856 Electoral Roll for Kilmore. He died in 1857 and his widow, Bridget Crough, was listed as the owner and occupier of this property from c.1863. When Bridget died in 1904 the *Kilmore Advertiser* reported that she was “one of the oldest and most highly respected residents of Kilmore”.⁴

Christ Church, Anglican Church, cnr. Union and Church Streets (DB 292)

The Anglican Bishop of Melbourne laid the foundation stone for Christ Church on 19 November 1857. The first service was held in the church at the beginning of January 1861 however the construction of the building was not completed until 1864. Mr. Ruet was the original architect, providing his services to the church for free. A local man named James Fleury designed the chancel and interior of the church. The tower was never completed and the church was considered “unnecessarily large for the present population”.

The Rev. William T. Singleton was the minister from 1849 to 1868. He was followed by “Rev. J.H. Watson 1868, Rev. J.B. Garlick 1868-69, Rev. H.C.M. Watson 1869-72, Rev. A. Toomath 1873-92, Rev. M.F. Cahill 1892-1905, Rev. R. Leck 1905-12, Rev. J.A. Peck 1912-20, Rev. E. Finnie 1920-26, Rev. W.P. Daunt 1926-29, Rev. E.H. Pickford 1929-36”.

The church was located on an acre of land that was “paled in and enclosed by a hawthorn hedge, and planted with a great variety of evergreen and deciduous trees”.⁵



FIG 6. Christ Church pc001807(c.1920);

Source : State Library of Victoria, La Trobe Picture Collection.

Former Church of England Rectory, 5 Union Street (DB 291)

Local architect James Fleury called for tenders for the Church of England rectory in the *Kilmore Examiner* on 7 June 1867. The building appears on the National Estate Register as “one of nineteen places representing early residential buildings in Kilmore, particularly as one of eight larger face brick residences [and] part of the early character of Kilmore in the mid nineteenth century”.⁶

House, 6 Union Street (DB 1538)

Patrick J. O'Connor was the first owner of this house, which was built c.1860. He was listed as a contractor in the 1866 Butler & Brookes Directory and in the 1868, 1869 and 1870 Bailliere's Directories. He was involved in building and road-making. O'Connor built the Shannon Hotel in 1868 which he temporarily closed in 1873 when he took over the license of the Lamb Inn, however after a few years he transferred back to the Shannon Hotel. In the early 1870s, in conjunction with Donald Kennedy, he erected the Kilmore State School. O'Connor is well remembered for his work on the cutting and formation of the road from the railway station at Kilmore East to the towns of Kilmore, providing a suitable gradient for transporting goods up the 300 feet climb.

In 1873 O'Connor was the owner of this house that was occupied by Lucy Armstrong who soon became both owner and occupier. It is possible that she is the same "Miss Armstrong" who established a school "in the vicinity of the Church of England about the year 1872". Miss Stone succeeded Miss Armstrong at the private school for girls that continued until the 1890s.⁷

The extant buildings in the Kilmore Church Precinct are representative of the residential area that developed to the west and overlook the commercial centre of the main Sydney Road. The precinct includes houses for small business people as well as early religious buildings.

PHYSICAL DESCRIPTION

Precinct Boundaries

The Kilmore Church Precinct extends from 9 Chapel Street(HO55) in the north east corner, 34 Church Street in the south east corner, and west to 6 Union Street including properties both sides of Union Street west of Chapel Street. Refer to FIG 1.

Urban Design and Engineering Infrastructure

Layout

Kilmore Church precinct is dominated by views to and from the large bluestone church and rectory, from the surrounding streets. Union and Chapel Streets are evidence of the very early private town layout by Rutledge, and are shown in the c1855 map, FIG 4. Church Street was created soon after by the subdivision of land owned by John Lamb, as seen in the 1855 map FIG 5. Both Church and Chapel streets were laid out following the angle of the creek below. These views and street alignments are an important setting of this precinct.

Views and Significant Landmarks

Significant views within the precinct include all the views to the church, bell tower, and rectory, from Union and Church Streets.

Trees



Significant trees include Roman Cypress trees in the grounds of the Anglican Church, and the large mature tree in Chapel Street, which are important elements in the streetscape that add to the historic character of the precinct.

FIG. 7 Mature tree between 3-5 and 9 Chapel Street.

Source: Lorraine Huddle Pty Ltd.

Infrastructure

Roads throughout the precinct have generally been sealed with black asphalt along the centre. Except where short lengths of concrete curb and channel have been constructed, the character of the road formation provides a pleasant ‘country’ appearance and, apart from the asphalt seal, has probably changed little since the township was first subdivided.

Culturally Significant Structures

There are seven culturally significant structures that reinforce the cultural significance of this Victorian-era precinct. The large bluestone church atop a hill dominates other nineteenth-century residential structures built nearby. There are some other houses in the precinct from other periods of development that complement the Victorian places that are modestly single storey, weatherboard and corrugated iron, but they are not historically or architecturally related to the key cultural significance of the precinct.

House, 3-5 Chapel Street c.mid 1800s (DB 255)

House “Retlaw”, 9 Chapel Street c.1860 (DB 432)

Christ Church, Anglican Church, cnr. Union and Church Streets c.1857-61 (DB 292)

Former Church of England Rectory, 5 Union Street c.1867 (DB 291)

House, 6 Union Street c.1860 (DB 1538)

House, 18 Union Street c.1900 (DB 1059)

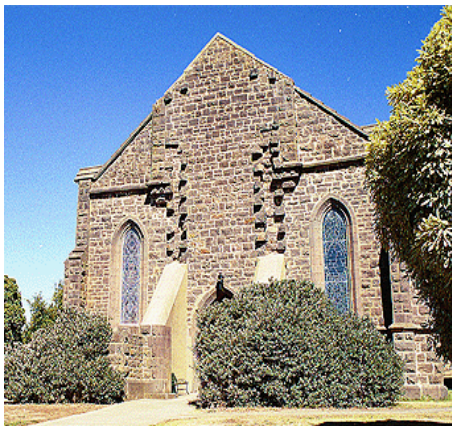
House, 20 Union Street c.1900 (DB 1058)

Community buildings that contribute to the significance of the precinct are Christ Church, at the corner of Union and Church Streets (DB 292)



FIG.8 Photographs of Christ Church and Bell Tower. Source: Lorraine Huddle Pty Ltd.

These show the architecturally incomplete front elevation. The bluestone wall has protruding blocks for keying the proposed tower to the centre front of the building. The temporary concrete-rendered buttresses that protrude from either side of the front entry arch would have been removed if the tower had been built.



The lancet windows have cathedral leadlight glass that provides a light and delicate relief from the strong bluestone walls, buttresses, stringcourses and plinth. Some of the original cathedral glass windows have been replaced with memorial stained glass windows, designed by Ferguson and Urie. The simple rectangular form has a gable roof clad in slate. The building has a plain form as the 1857 architectural design, by Ruet, has relied on the construction of the tower to give the place a strong and elegant finish. It is an early English Gothic parish church, built of coursed

basalt rubble, with angle and wall buttresses, the masonry being pointed with blue ash mortar. A string mould expresses a podium and the buttresses splay out at this point to relieve the unusual high walls. Freestone caps have been applied to the tops of the walls. Diamond pane, bordered glazing has been used within dressed basalt architraves. A gabled chancel, designed by James Fleury in 1861, lies at the south end of the church. Internally exposed king posts trusses support a varnished, boarded ceiling; the dado being similarly lined and finished. Between the walls is ruled, originally tinted plaster.

Fig. 10. Angled iron framed bell tower.

Source: Lorraine Huddle Pty Ltd.

Originally the grounds were enclosed with a split paling fence, later pickets were used in combination with a hawthorn hedge. The grounds were planted with a variety of trees both deciduous and evergreen, some Roman Cypress have survived. An angle iron framed bell tower sits to the east of the church.



FIG 9 Former Church of England Rectory, 5 Union Street (DB 291)

Source: National Estate online database.



Set on a podium of coursed bluestone, this imposing building is a fine architectural example of Victorian Regency style. It is a double-fronted face-brick house with a high-hip roof of slate and a concave corrugated iron roof verandah on all sides. The paired verandah columns are of panelled timber with capitals. Dog-toothing and brattishing are contrived in brickwork under the eaves and freestone quoining is employed at the corners. The chimney shafts are panelled and dentillated, face-brick and corniced with stucco. The house has an English Regency character in the lightness of the verandah treatment, and in the long, elegant windows. It has parallels with other Kilmore buildings such as Bindley House in Powlett Street, Rose Hill in Fitzroy Street and Castlemaine buildings such as 2 Burnett Road (c 1867) and Pine Hill, 8 Burnett Road (c 1863-64). It is of architectural interest as an early example

(1868) of the use of face brickwork for decoration and for walling (unpainted) (Criterion F.1).⁸

Residential Places

The other culturally significant buildings are houses constructed during Kilmore’s earlier years. They are Victorian in style and are located at:

Street	No
Chapel Street	3-5, 9
Union Street	6,18, 20.



FIG 10. 3-5 Chapel Street
 Source: Lorraine Huddle Pty Ltd 2002
 Built as a double fronted house with English bond face brickwork, ruled stucco facade and a timber verandah. It was extended to the south, in a sympathetic style to create a second entrance with double doors placed between pronounced pilasters. The return verandah has duplex

supports and panelled timber friezes between. Three stuccoed and corniced chimneys mark the periods of building and some six-pane sashes have survived. The timber verandah and valance is of particular importance and may be compared with Bindley House, the former Anglican Rectory of Kilmore and 83 Templeton Street, Castlemaine (c 1864).⁹



FIG 11 9 Chapel Street. 2002
 Source: Lorraine Huddle Pty Ltd

A Victorian period, high hip roof, double-fronted timber house, with verandah, which appears to have been added-to on the north, enclosing the brick chimney and adding an extra window. Alterations include the possible removal of

frieze work from the verandah, new guttering and the fence has been replaced c1920. Otherwise, the house is externally original and representative of the early timber vernacular designed within Georgian principles, common in early Kilmore.



FIG 12 6 Union Street (DB 1538)

Source: Lorraine Huddle Pty Ltd 2002.

An early Victorian Georgian house built c1860. It is a stuccoed brick house with a high-hipped roof and a verandah: the verandah having been partially demolished on two sides and altered. The façade consists of ruled stucco: two doors and three windows all evenly distributed. The duplication of doors may indicate that the

building was used for a private residence and private school, as indicated in the history of the property. The face brick chimney has a dog-toothed cornice and originally would have been unpainted. The verandah posts date from c1910, the entrance doors are not original and the verandah floor was timber. A major wing has been added to the northwest c1890 with a smaller one to the northeast.



FIG 13 18 Union Street (DB 1059)

Source: Lorraine Huddle Pty Ltd 2002.

This Victorian styled weatherboard house has high hipped roof with galvanised corrugated iron. It is typical of Kilmore houses built in the nineteenth century. This house may have been built in the 1890s as it has a wooden fret verandah, or the verandah decoration may have been added at that time. The front

windows would have had a more vertical design, as seen in the house at 20 Union Street.



**FIG 14 20 Union Street.
(DB 1058)**

Source: Lorraine Huddle Pty Ltd. 2002.

The house at number 20 closely resembles the Victorian house adjacent at number 18, but it has exposed rafters, indicating that it may have been built later than number 18, possibly in

the early twentieth century. It is probable that it had timber fretwork decoration on the verandah.

All of the culturally significant residential buildings are Victorian in design or date. They are rectangular, single storey dwellings with steep hipped or gabled roofs, and they are positioned parallel to the rectangular shaped allotments. They have brick chimneys and verandas, and they are constructed either of timber or brick walls, with roofs clad in galvanised corrugated iron or slate. These buildings provide contextual support for the architecturally significant Victorian era church and rectory.

STATEMENT OF CULTURAL SIGNIFICANCE¹⁰

Kilmore Church Precinct

The other culturally significant places within the precinct, not specifically mentioned in this documentation are listed in Appendix 1 and are documented in the accompanying database. The history and description that precedes this Statement of Cultural Significance is the source of the evidence for the statement below.

The Kilmore Church precinct is **aesthetically** significant at the **LOCAL** level (AHC criterion E1). The precinct retains significant views within the precinct to the imposing bluestone mid-Victorian Christ Church and Victorian Regency rectory, which reinforces the historic mid nineteenth century country town values and setting of the precinct and its associated Victorian-era houses. These views occur along Union and Church Streets and are due to the elevated position of the precinct and to the substantial gaps between the trees and buildings. The built form of all of the houses which are single storey with 26 – 33 degree hipped and gabled roofs and with generous setbacks. This contributes to the precinct's historic character. The architecture of the two community buildings provides important architectural integrity and focal points to the precinct. The interior of the church is also aesthetically significant as a relatively intact mid-Victorian church interior space with significant intact detailing including stained glass by Ferguson and Urie.

The Kilmore Church precinct is **historically** significant at the **LOCAL** level (AHC criteria A4, H1). The significant community and residential buildings within the precinct are testimony to the early development of Kilmore, particularly of the Church of England congregation. The precinct is also historically significant for the retention of its original Rutledge Private Town Survey, as seen in the formation and allotments, and it remains largely as it was at the time of subdivision.

The Kilmore Church precinct is **socially** significant at the **LOCAL** level. (AHC criterion G.1). Parts of this area of Kilmore are recognized and highly valued by the local community for religious reasons, particularly the church and rectory.

The Kilmore Church precinct is **scientifically** significant at the **LOCAL** level (Criterion xx). The iron angle framed bell tower and cast bell, and the materials and workmanship in Christ Church and the rectory, especially the stained glass by Ferguson and Urie, are technically important and increasingly rare.

Overall, Kilmore Church Precinct is culturally significant at the LOCAL level.

Planning Scheme Format

Policy Basis

The Kilmore Church precinct is **aesthetically** significant at the **LOCAL** level (AHC criterion E1). The precinct retains significant views, within the precinct, of the imposing bluestone mid-Victorian Christ Church and Victorian Regency rectory, which reinforces the historic mid nineteenth century country town values and setting of the precinct and its associated Victorian-era houses. These views occur along Union and Church Streets and are due to the elevated position of the precinct and the substantial gaps between the trees and buildings. The built form of all of its houses, which are single storey with 26 – 33 degree hipped and gabled roofs and with generous setbacks, contributes to the precinct's historic character. The architecture of the two community buildings provides important architectural integrity and focal points in the precinct. The interior of the church is also aesthetically significant as a relatively intact mid-Victorian church interior space with significant intact detailing including stained glass by Ferguson and Urie.

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Overall, Kilmore Church Precinct is culturally significant at the LOCAL level.

Objectives

1. To encourage the retention, enhancement and conservation of the significant residential and community buildings dating from the nineteenth century.
- To ensure new development in the precinct is of a scale, form, mass and siting that is compatible with the visually connected significant buildings.
- To maintain the low scale and spacious setbacks of buildings throughout the precinct but particularly the church and rectory.
- To support the retention and maintenance of significant trees.
- To retain the original road formation, with asphalt centres flanked by grassed and/or gravel verges.
- Maintain and enhance the important views to the church and manse.

Policy

In considering applications under the Heritage Overlay it is policy to:

- Encourage the retention, enhancement and conservation of the buildings at Nos 5, 6, 18, and 20 Union Street and Nos 3-5 and 9 Chapel Street and the church on the corner of Church and Union Streets.
- Support new development that is single storey with 26 – 33 degree pitched hipped and/or gabled corrugated iron, or slate roofs and with generous front and side setbacks.
- Discourage road and drainage works that alter the original formation of the roadways which have an asphalt centre flanked by gravel and/or grassed verges
- Discourage development, including street tree planting that obscures important views from the precinct to the church and rectory.
- Encourage the use of appropriate fence types, which do not obscure the visibility of the buildings and front gardens from the street.




- ¹ Billis, R V and Kenyon, A S, *Pastoral Pioneers of Port Phillip*, 2nd edition, Stockland Press Pty. Limited, North Melbourne, 1974, pp. 246, 266; Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 34-9; Chappel, K L, *Surveying for Land Settlement in Victoria 1836-1960*, Office of the Surveyor General, Melbourne, 1996, pp. 7-10; Plan of Private Town of Kilmore, n.d. Source: State Library of Victoria, Put-away Plan Collection, K41 (microfiche); Mitchell, Brian, *A New Genealogical Atlas of Ireland*, Genealogical Publishing Co., Inc., Baltimore MD, 1986, p. 26; Holloway, Anne (comp.), *A Walk in Kilmore*, Kilmore Historical Society Inc., Kilmore, 1988, p. 9; Note : Charles Bonney camped at the waterholes and had sheep in the area in 1838-39. He also travelled to Adelaide and took positions in Melbourne. In 1857 he became the first South Australian Minister of Lands and in 1869 was manager of railways. Billis & Kenyon, p. 29-30.
- ² Plan of Old Town of Kilmore, 1855. Source: State Library of Victoria, Put-away Plan Collection, K45(A) (microfiche); Watson, Angus B, *Lost & Almost Forgotten Towns of Colonial Victoria : A Comprehensive Analysis of Census Results for Victoria 1841 - 1901*, Angus B Watson, 2003, p. 243; Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 68-70.
- ³ Kilmore Heritage Study, Shire of Kilmore, 1982; National Estate Register 004438.
- ⁴ Kilmore Heritage Study, Shire of Kilmore, 1982; Information provided by the Kilmore Historical Society Inc.
- ⁵ Kilmore Heritage Study, Shire of Kilmore, 1982; Maher, J.A., *The Tale of a Century*, Lowden Publishing Company, Donvale, 1972, pp. 73-75; National Estate Register 004395; National Trust Register B5361; Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 79-80.
- ⁶ Kilmore Heritage Study, Shire of Kilmore, 1982; National Estate Register 004398; National Trust Register B5360.
- ⁷ Kilmore Heritage Study, Shire of Kilmore, 1982; Maher, J.A., *The Tale of a Century*, Lowden Publishing Company, Donvale, 1972, pp. 104, 131; National Estate Register 004395; National Trust Register B5361; Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 79-80.
- ⁸ National Estate.
- ⁹ National Estate.
- ¹⁰ Definitions used are from the Burra Charter 1999; historical themes relate to the Principal Australian Themes – Australian Heritage Commission; criteria for Locally Significant places are from the Australian Heritage Commission and in the case of State Significant places, from Heritage Victoria; levels of significance used are State and Local, which directly relate to the two legislative authorities who administer the protection of heritage places, the State Government and Local Government respectively.

Kilmore Church Precinct
VOLUME FOUR of Five: PRECINCT DOCUMENTATION Broadford, Emu Flat, Kilmore
MITCHELL SHIRE STAGE TWO HERITAGE STUDY 2006

APPENDIX 1

	<p>Kilmore Church Precinct KILMORE 3764 3 to 5 Chapel Street, House 3 - 5 Chapel Street, Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 255 Municipal Rate No: Precinct HO No: Individual HO No: H 055 Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register: 004438</p>
	<p>Kilmore Church Precinct KILMORE 3764 9 Chapel Street, "Rellow" house, 9 Chapel Street Kilmore</p> <p>Architectural Styles Victorian Georgian Designer Contractors</p>	<p>Database No: 432 Municipal Rate No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Church Precinct KILMORE 3764 cm. Union Street, Church Street, Christ Church Anglican Church and Bell, Kilmore</p> <p>Architectural Styles Victorian Academic Gothic Designer Robert 000 James Fleethy Contractors</p>	<p>Database No: 292 Municipal Rate No: Precinct HO No: Individual HO No: H 097 Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: 85361 Nat. Estate Register: 004395</p>
	<p>Kilmore Church Precinct KILMORE 3764 5 Union Street, Church Street, Church of England Rectory - former, Kilmore</p> <p>Architectural Styles Victorian Regency Designer 1867 - 1867 James Fleethy Contractors</p>	<p>Database No: 291 Municipal Rate No: Precinct HO No: Individual HO No: H 096 Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: 85360 Nat. Estate Register: 004398</p>

Kilmore Church Precinct
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	<p>Kilmore Church Precinct KILMORE 376+ 6 Union Street, House, 6 Union Street Kilmore Architectural Styles Victorian Georgian Designer Circa. 1860 - 1860 Contractors</p>	<p>Database No: 1538 Municipal Rats No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Church Precinct KILMORE 376+ 18 Union Street, House - 18 Union Street Kilmore Architectural Styles Designer Contractors</p>	<p>Database No: 1059 Municipal Rats No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Church Precinct KILMORE 376+ 20 Union Street, House - 20 Union Street Kilmore Architectural Styles Designer Contractors</p>	<p>Database No: 1058 Municipal Rats No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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LOCATION

The Kilmore Creek Precinct is bounded by Patrick Street, to the west, Union Street to the north, and to the east the properties facing Victoria Parade (formerly Victoria Street) south to Foote Street, Ryans Road including HO91, to the south it is bounded by Rutledge Street and then along unnamed roads to White Street and north along White Street to the continuation of the unmade section of Patrick Street along the line of the creek. Refer to FIG 1 below.



FIG. 1. Map of Precinct.

Source: Lorraine Huddle Pty Ltd

HISTORICAL BACKGROUND

Rutledge's Special Survey

The Kilmore Creek Precinct, in the Parish of Willowmavin, is on land formed part of the border between F A Powlett and W P Green's pastoral run of Moranding, taken up in 1838, and H H and W Jones' pastoral run of Pontesford (also spelt Pontisford), that was taken up in 1840.

Kilmore Creek Precinct
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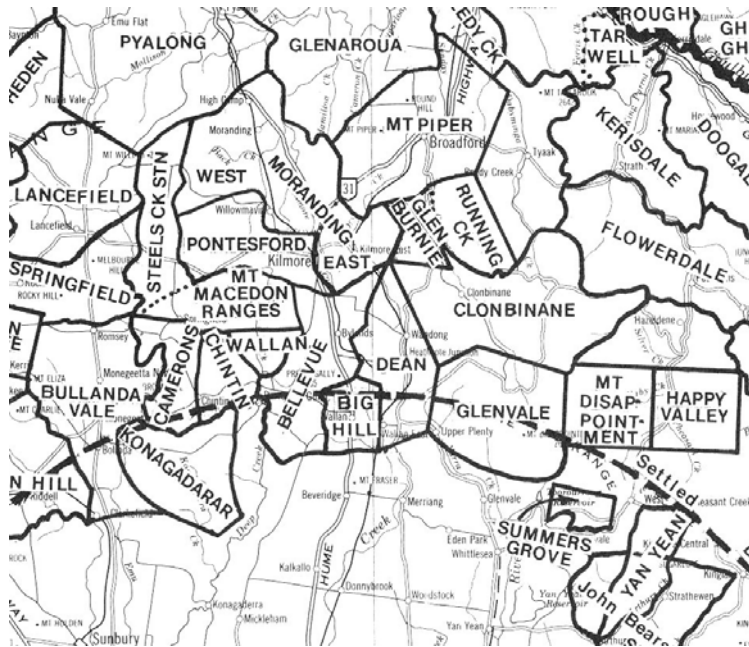


FIG 2. Kilmore Squatters

Source: Spreadborough, Robert & Anderson, Hugh, *Victorian Squatters*, Red Rooster Press, Ascot Vale, 1983.

In 1841 William Rutledge purchased 5,120 acres at a cost of £1 per acre, under the Special Survey scheme that was introduced in 1840 but discontinued in 1841. In June 1841 T H Nutt surveyed Rutledge's claim that included the Melbourne to Sydney road through the eastern portion. Overlanders from New South Wales used the route, which was also part of the mail run between Melbourne and Sydney.

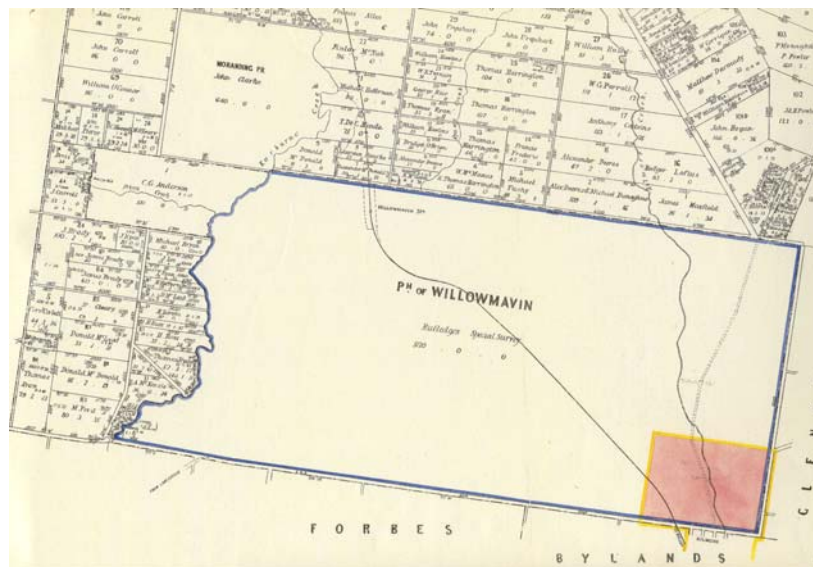


FIG 3. Part of Plan of Parish of Moranding showing Rutledge's Special Survey, 1929.

Source: State Library of Victoria Map Collection, 820 bje 1837.

From humble beginnings as an Irish emigrant to New South Wales in 1829, Rutledge became a successful land speculator and businessman. In September 1841 he advertised township and suburban allotments in the “Kilmore Special Survey” describing the town allotments as possessing “the advantage of close proximity to the Sydney Road and to the well known water holes where Mr Bonney [overlander] and others were accustomed to encamp before Melbourne arose”.

William Rutledge was born in Ballymagirril, County Cavan. Kilmore shares its name with the Irish diocese in which Rutledge was born. Some claim it to be the oldest inland town in Victoria.

The *Plan of the Private Town of Kilmore* shows that streets and allotments were not laid out in traditional north-south grids but followed the original Melbourne to Sydney track which was to the east of Kilmore Creek. When the Government surveyed the “new” town, immediately to the south of Rutledge’s Private Town, the streets were north south, hence the distinction between streets and allotments north and south of Foote Street.

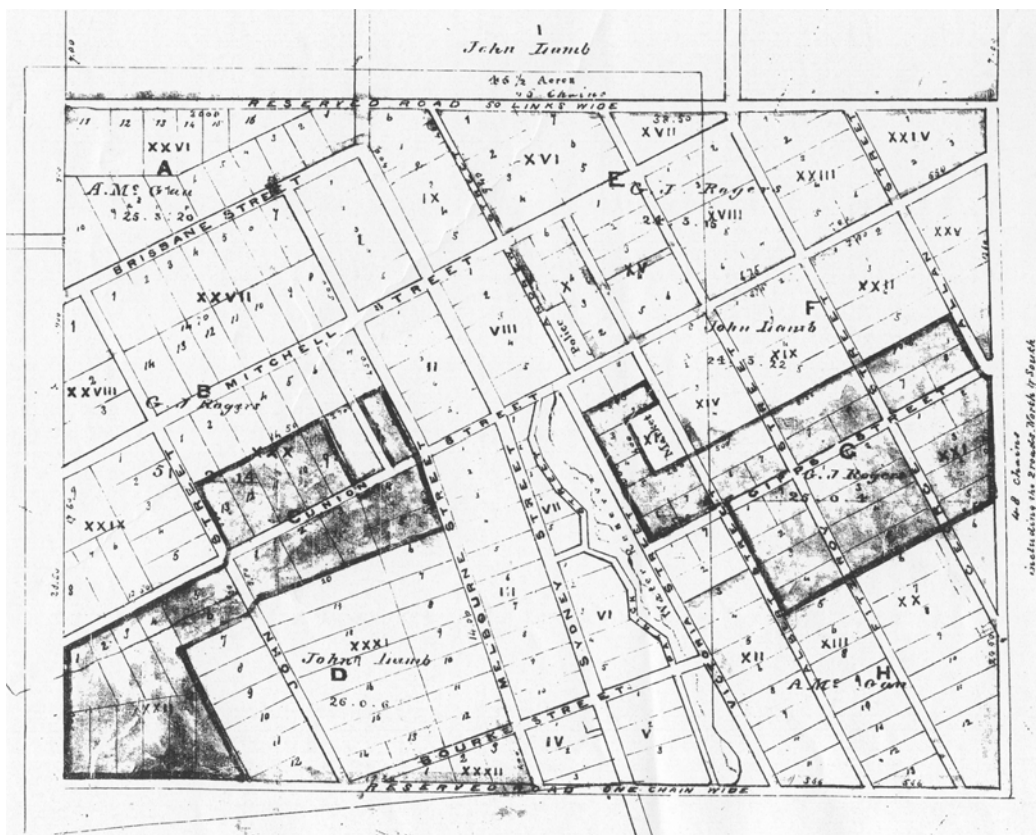


FIG 4. Private Town of Kilmore, n.d. (presumed 1855 or earlier based on map K45A, dated 1855).

Source: State Library of Victoria, Put-away Plan Collection, K41.

Kilmore Creek Precinct
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The northern section of Creek Precinct is located in the Private Town of Kilmore, Sections 11 and 12, in the Parish of Willowmavin, part of Rutledge’s Special Survey. The southern section of the precinct was the Police Horse Paddock, part of the Police Reserve set aside in the “new” town¹

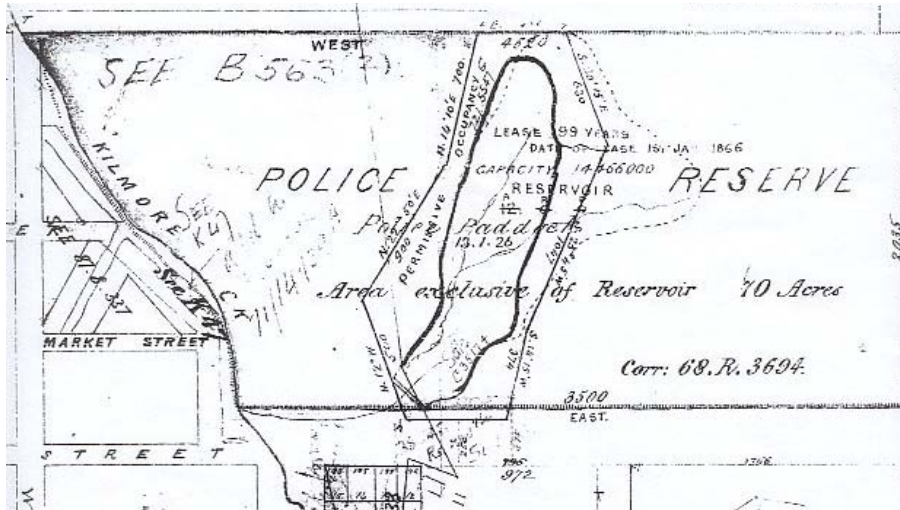


FIG 5 Detail showing the police reserve in relation to the Kilmore Creek

Source: Plan of the Township of Kilmore, n.d., Put-away Plan collection, SLV K46 (microfiche).

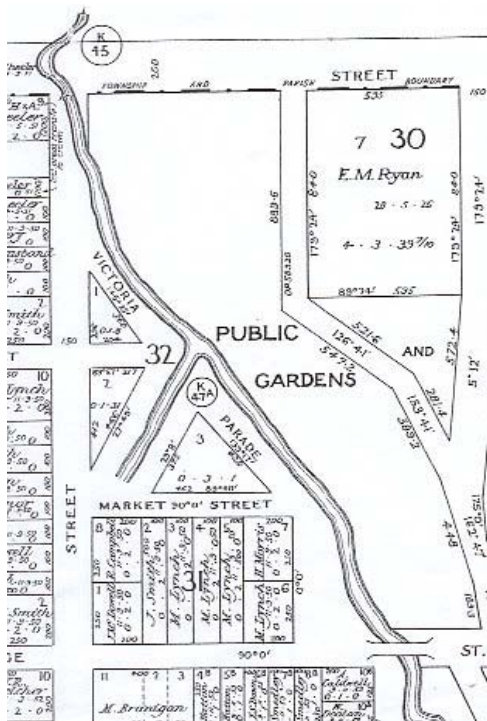


FIG 6 Detail showing the land on which the police residence was built . E M Ryan, and its relationship to the Public Gardens and Kilmore Creek.

Source: Township of Kilmore, Parish of Bylands, County of Dalhousie, 1963, SLV

Development of Kilmore

The plan of the Old Township of Kilmore in 1855 shows a large number of buildings along “Sydney Road”. There are also a number of buildings to the east of Kilmore Creek facing Victoria Street particularly in the southern section between Gipps and Foote Streets. No buildings are shown on the land between Victoria Street and Kilmore Creek.



FIG 7 Map : Old Township of Kilmore, 1855.

Source: State Library of Victoria, Put-away Plan Collection, K45A.

The number of buildings shown on this plan is also reflected in the census figures for Kilmore:

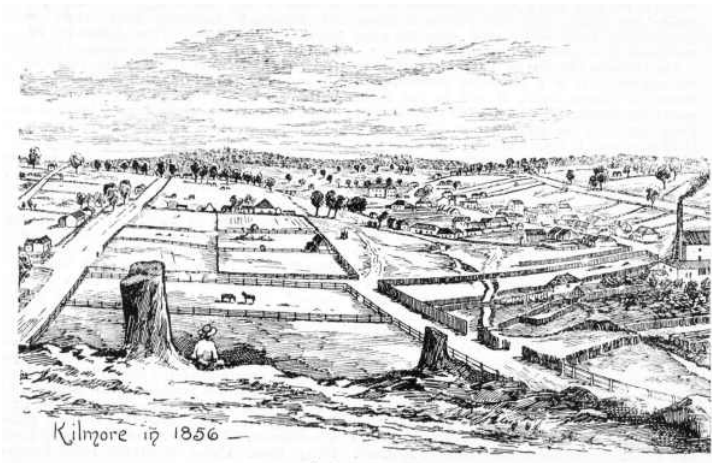
Year of Census	# of Dwellings	Population
1854 (Electoral Borough)	No figures	1426
1857 (Municipal District)	230	1258
1861 (Municipal District)	336	1668
1871 (Electoral Borough)	302	1555
1881	216	1092
1891	231	1122
1901	232	1044

Kilmore had the advantage of being on the main Melbourne to Sydney Road. It was well positioned to take advantage of the gold discoveries to the northeast at Reedy Creek and McIvor (now Heathcote) as well as those at Beechworth and Bendigo. Tucker, in *Kilmore on the Sydney Road*, described the “twenty years following the gold rush [as] the busiest in the establishment of permanent buildings and new businesses in the town until the 1890s”.²

Kilmore Creek Precinct

The 1855 Plan of the Old Township of Kilmore shows buildings fronting Victoria Street in the Creek Precinct. A small number of buildings exist in the block between Union and Gipps Street however the section between Gipps and Foote Streets is much more densely populated.

The 1856 Electoral Roll, the 1866 Butler & Brooke Directory, and the 1868, 1869 & 1870 Bailliere’s Street Directories for Kilmore lists names and occupations by street for the town. There is no indication whether those listed in the Creek Precinct were residents, business operators or both. They do, however, indicate a mixture of professional, trade and labour occupations.



**FIG 8 IN AND AROUND
KILMORE VIC. July 2,
1894.**

Source: State Library of
Victoria, Accession
Number: IAN02/07/94/7-8.
Image Number: mp006723

Victoria Street

In 1856 the occupants of Victoria Street included: farmers (4), labourers (11), gentlemen (3), undertaker, auctioneer, saddler, storekeeper, carrier and wheelwright.

In 1866 the occupants of Victoria Street included: blacksmith (2), carpenter, carrier/carter, constable, coroner/doctor, labourers (4), land agent, miller, shepherd, storeman, town crier and residence (2).

In 1868, 1869 and 1870 the occupants of Victoria Street included: brewer, bullock driver, carpenters (2), carrier, clerk, doctor, engineer, mail guard, mason, miller, plasterer and storeman. The same individuals and occupations remained constant for these three years.

John Freer (clerk), Dr Nicholson and Henry Wilson (carrier) were the only occupants appearing in the 1866 directory who also appeared in the 1868-1870 directories.

Extant Historic Places

House, 1 Gipps Street (DB 461)

The first landowner of this property was James Forster. Martin Burrows was the first owner of the building that was built c.1892. Burrows was a stonemason who first appeared in the directories in 1868 in Victoria Street. He died in 1898 and his widow lived in the house until her death in 1913. Thomas Deane became the owner of the property in 1914. In 2001 it was a Natural Health Centre.³

House, 4 Victoria Parade (DB 1036)

This was the home of the Chapman family.⁴

Cottage and Garden, 6 Victoria Parade (DB 1068)

At one stage this property was owned by Nehemiah Knights who was born at Beveridge in 1859. His children were born at Kilmore and so were his grandchildren. Knights was a farmer at Tantaraboo (Mt. William) until 1917 when he bought the cottage and named it Albert Villa, after his son who died in France during the First World War.⁵

Cottage, 10 Victoria Parade (DB 1069)

No information on this property.

House, 18 Victoria Parade (DB 380)

The first landowner of this property was William Percivall. James Ruthven was the first owner of the building built c.1860. Ruthven was a carrier who first appeared in the electoral roll in 1856, living in Victoria Street. He was also listed in the 1866 directory however he did not appear in later directories although rate book entries show that the house remained in his family until at least 1897. Ruthven died in 1891 aged 78 and his widow Agnes died in 1901 aged 90.⁶

Cottages, 32 & 32a Victoria Parade (DB 547)

The first landowner of this property was James Hitchcock who was listed as a labourer in the 1856 electoral roll but did not appear in later directories. The attached cottages were built c. 1860.⁷

“The Towers” House, Hedge and Fence, 48-50 Victoria Parade (DB 293)

The first landowner of this property was Thomas Lumsden followed by James Mannix whose occupation was listed as a farmer in the 1856 Electoral Roll.

Kilmore Standard of Freedom. 21 July 1855. Large Advertisement.

Greatest Sale of Houses and Building allotments ever held in Kilmore. Mr. Swann hastens to announce most positive instructions, received from Mr. James Mannix, to sell by Public Auction, on the Premises, on Monday, 23rd July, inst., at noon, the whole of his New Market Hotel, Stables, Out-offices, Gardens and Grounds, as recently in the occupation of Mr. Roach, adjoining market reserve, and fronting Victoria street. For situation, healthfulness or beauty of aspect, and grounds, it cannot be excelled, either for Family Hotel, Mechanics' Inst., Boarding House or school, or any other public purpose requiring ample accommodation, as it contains on the ground level, 12 spacious apartments, detached kitchen, laundry, well of good water, and two large stables. Garden etc. To be sold for cash. Etc etc. *Kilmore Advertiser Saturday*, 18 November 1893 Advert. Dr. P. J. Godfry (late of Richmond) Surgeon, Physician etc., may be consulted daily The "Towers" Victoria Pde, Kilmore.⁸

“The Towers” was built c. 1850 as the Newmarket Hotel, leased to James Roche, and later sold to Daniel Gosset. The hotel fronted Victoria Street and was located to the west of the Market Reserve in Albert Street. The National Estate citation states that this building is “the earliest known surviving building on a (Rutledge’s) special survey of 1841 (one of seven in the state)” and “the earliest known surviving building in Kilmore”.

As a residence it was used by a number of doctors including Dr. Charles Cunningham, the first doctor in Kilmore and later by Dr Godfry.

Kilmore Advertiser Saturday, 18 November 1893
Advert. Dr. P. J. Godfry (late of Richmond) Surgeon, Physician etc., may be consulted daily The "Towers" Victoria Pde, Kilmore.

A significant occupant was Thomas Hunt, MLA who was a journalist, owner of the *Kilmore Free Press* and a committee member of the Kilmore Agricultural Society. Hunt represented Kilmore (1874-77), Kilmore and Anglesey (1877-1889), Anglesey (1889-1892) and the Upper Goulburn (1904-1908) in the Victorian Parliament. He died at Kilmore in 1934 aged 93.⁹

Cottage, 56 Victoria Parade (DB 1071)

No information on this property.

Various Trees & Avenue of Honour in Kilmore Creek Precinct (DB 1865)

Overlanders and pastoralists camped by Kilmore Creek in the 1830s. Some of the cypress trees (DB 1865) were planted c. 1907. There are two other known references to planting of trees in this area. KA 21 June 1913. Planting of trees in Victoria Parade. KA 19 July 1913. Planting of trees in Victoria Parade and 230 trees in Powlett street.¹⁰

The extant buildings in the Kilmore Creek Precinct are representative of the residential area that developed on the opposite side of Kilmore Creek away from the activity and commercial centre of Sydney Road. The precinct includes houses for small business people as well as the “earliest known building in Kilmore” - “The Towers”, formerly the Newmarket Hotel.

PHYSICAL DESCRIPTION

Precinct Boundaries

The Kilmore Creek Precinct is bounded by Patrick Street to the west, Union Street to the north, and to the east the properties facing Victoria Parade (formerly Victoria Street), south to Foote Street and Ryans Road including HO91. To the south it is bounded by Rutledge Street and then along unnamed roads to White Street and north along White Street to the unmade section of Patrick Street along the line of the creek. Refer to FIG 9 below.

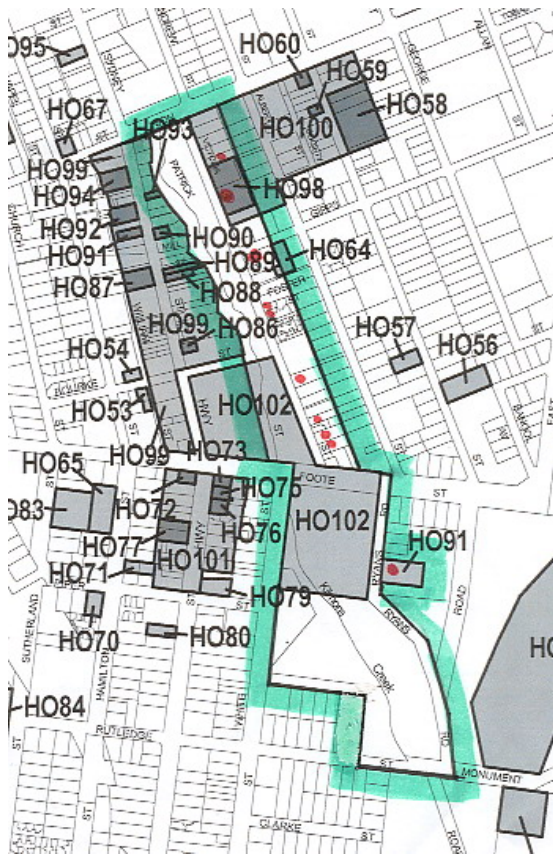


FIG 9. Boundaries of Kilmore Creek precinct and red dots showing the location of culturally significant structure.

Source: Lorraine Huddle Pty Ltd. 2005

Urban Design & Engineering Infrastructure

The most important aspects of the urban design are the views within the precinct to and from the buildings along Victoria Parade and the views along the creek, as well as the views of the exotic trees. These trees and houses along Victoria Parade are an

important backdrop for the very important collection of significant buildings along Sydney Road. Likewise the rear views of the places along the east side of Sydney road are an important backdrop for the Kilmore Creek Precinct.

Other important aspects are the grassed and gravel verges still extant along the creek area, in particular those along Victoria Parade. See FIGS 11, 12, 13.



**FIG 10 VIEW AT
KILMORE, VIC. ca. 1940-
ca. 1960**

Source: State Library of
Victoria Accession Number:
H32492/6142, Image Number:
b02445

Landscaping and Trees

Numerous mature exotic trees are located within the precinct, notably Willow, Elm, Poplar and Cypresses.



**FIG.11 Note the mature
exotic trees along Victoria
Parade and at the end of the
street in the distance,
together with the bitumen
road with gravel and
grassed verges. Db 1865**

Source: Lorraine Huddle Pty
Ltd. 2004



FIG 12. Views of mature exotic trees in the precinct. db 1865
Source: Lorraine Huddle Pty Ltd. 2004



FIG. 13 VIEW AT KILMORE, VIC. ca. 1940-ca. 1960
Showing the use of exotic trees, picket and large spaces between buildings.
Source: Reproduction rights owned by the State Library of Victoria Accession Number: H32492/6136 Image Number: b02439



FIG 14. Views of mature exotic trees in the precinct. db 1865
Source: Lorraine Huddle Pty Ltd. 2004

Culturally Significant Structures

The houses are all single storey with steeply pitched hip or gable roofs, clad in galvanised corrugated iron, with verandahs. Some are very modest in scale, and a few are modest to large in size. The former police residence at 23 Ryans Road (HO91) and the former Newmarket Hotel in Victoria Street (HO98 and H564), now both residences, are on larger allotments than the other places listed below.



Fig 15. 1 Gipps Street, House, (DB 461)

Martin Burrows was the first owner of this building, built c.1892. Source: Lorraine Huddle Pty Ltd.

A single storey Victorian Italianate house clad in timber weatherboards and ashlar, with decorative eaves brackets and cast iron verandah valance, brackets and columns.



Fig. 16 4 Victoria Parade House, (DB 1036) Source: Lorraine Huddle Pty Ltd.



Fig. 17. 6 Victoria Parade, Cottage and Garden, (DB 1068) Source: Lorraine Huddle Pty Ltd.



Fig. 18. 10 Victoria Parade Cottage, (DB 1069) Source: Lorraine Huddle Pty Ltd.



Fig. 19. House, 18 Victoria Parade (DB 380)

The building is believed to have been built c. 1860. Source: Lorraine Huddle Pty Ltd.



Fig. 20. Cottages, 32a & 32b Victoria Parade (DB 547) Source: Lorraine Huddle Pty Ltd.

The first owner of this property was James Hitchcock who was listed as a labourer in the 1856 electoral roll but he did not appear in later directories. The attached cottages were

built c1860.¹¹

“The Towers” House, Hedge and Fence, 48-50 Victoria Parade (DB 293)

“The Towers” was built c.1850 as the Newmarket Hotel, fronting Victoria Street and located to the west of the Market Reserve in Albert Street. It is a steeply pitched hip roof single story brick house that has been stuccoed and scored to appear as ashlar. The cast iron verandah decoration may have been added later in the nineteenth century, however the castellated corner towers were clearly there by 1855. The corner towers are rare in Victoria, and the building is of State significance.



Fig 22 Detail of map of the Old Township of Kilmore, 1855. Showing the footprint of The Newmarket Hotel with the corner towers clearly visible.

Source: State Library of Victoria, Put-away Plan Collection, K45A.



Fig. 22. 48-50 Victoria Parade.

The Towers, Kilmore 1995.

Source: Australian Heritage Commission. RP03910
Photographer: Wright, Philip
Copyright AHC RT38136 - RT38137,



**Fig. 23. Cottage, 56
Victoria Parade (DB
1071)**

Source: Lorraine Huddle
Pty Ltd.

The extant buildings in the Kilmore Creek Precinct are representative of the residential area that developed directly opposite and visually connected to the early activities of the town, such as camping and water getting for travellers passing through Kilmore and new arrivals to the town, who were waiting for more permanent accommodation.

STATEMENT OF CULTURAL SIGNIFICANCE¹² -:
Kilmore Creek Precinct

The other culturally significant places within the precinct, not specifically mentioned in this documentation are listed in Appendix 1 and are documented in the accompanying database. The history and description that precedes this Statement of Cultural Significance is the source of the evidence for the statement below.

Kilmore Creek Precinct is **aesthetically** significant at the **LOCAL** level (AHC Criterion E.1) for its importance as a 160 year old cultural landscape dating from the earliest European occupation of Kilmore in the 1830s. The Victoria Parade residential strip of mostly modest houses has always faced directly onto the open water source and recreational Kilmore Creek area. These elements continue to be visually and historically interrelated. The precinct provides important visual links to the east, from the Kilmore Town Centre are important and evocative of the historic setting of Sydney Road.

The predominantly nineteenth and early twentieth century historic houses, low fences and gardens, and the oldest surviving hotel building in Kilmore (the former Newmarket Hotel, c1850) along Victoria Parade, and the former police residence along Ryan Road are located on a gentle rise out of the low lying area of the creek and are an important visual link, being the ‘front rank’ of houses higher up the hill, with the historic setting associated with the Creek as a camping area and watering hole for many travellers along the Sydney Road. Kilmore Creek has been cleared of indigenous trees (except at the southern end) and a landscape of large mature European trees such as Golden Cypress, Willows, Poplars and Elms is dominates a significant focal point from many parts of the precinct and from outside the precinct.

The variety of traditional building forms, particularly the steeply pitched hipped and gable corrugated iron and slate roofed buildings with brick or rendered chimneys, on the houses in Victoria Parade and the rear of the commercial and civic buildings on the western side of the creek, contribute to the important visual quality of the environment.

Kilmore Creek Precinct is **historically** significant at the **LOCAL** level (AHC criteria A.4). This part of Kilmore is the centre of European occupation and is historically the oldest part of the town.

The mixture of residential and landscape significant places is a reflection of the historical links these two places have had for over 160 years. The police residence and police paddock are historically linked as an essential public service from the earliest period of Kilmore’s history. The exotic trees were planted to assist in improving the beauty and amenity of the town and are expressive of the importance of creating the appearance of a European townscape, to the nineteenth and most of the twentieth century inhabitants of Kilmore.

The visual relationship of the residence “The Towers”, once known as the Newmarket Hotel, Kilmore’s oldest surviving hotel building, to the early camping ground and water hole, along Kilmore Creek, is historically well established.

Kilmore Creek Precinct is **scientifically** significant at the **LOCAL** level (AHC Criterion C2.) because it is presumed to have strong archaeological research potential.

Kilmore Creek Precinct is **socially** significant at the **LOCAL** level (AHC Criterion G.1) in its continuing use by the public of the open areas, and particularly the community efforts to beautify the area.

Overall, Kilmore Creek Precinct is culturally significant at the LOCAL level.

Planning Scheme Format

Policy Basis

Kilmore Creek Precinct is **aesthetically** significant at the **LOCAL** level (AHC Criterion E.1) for its importance as a 160 year old cultural landscape dating from the earliest European occupation of Kilmore in the 1830s. The Victoria Parade residential strip of mostly modest houses has always faced directly onto the open water source and recreational Kilmore Creek area. These elements continue to be visually and historically interrelated. The precinct provides important visual links to the east, from the Kilmore Town Centre are important and evocative of the historic setting of Sydney Road.

The predominantly nineteenth and early twentieth century historic houses, low fences and gardens, and the oldest surviving hotel building in Kilmore (the former Newmarket Hotel, c1850) along Victoria Parade, and the former police residence along Ryan Road are located on a gentle rise out of the low lying area of the creek and are an important visual link, being the 'front rank' of houses higher up the hill, with the historic setting associated with the Creek as a camping area and watering hole for many travellers along the Sydney Road. Kilmore Creek has been cleared of indigenous trees (except at the southern end) and a landscape of large mature European trees such as Golden Cypress, Willows, Poplars and Elms is dominates a significant focal point from many parts of the precinct and from outside the precinct.

The variety of traditional building forms, particularly the steeply pitched hipped and gable corrugated iron and slate roofed buildings with brick or rendered chimneys, on the houses in Victoria Parade and the rear of the commercial and civic buildings on the western side of the creek, contribute to the important visual quality of the environment.

Kilmore Creek Precinct is **historically** significant at the **LOCAL** level (AHC criteria A.4). This part of Kilmore is the centre of European occupation and is historically the oldest part of the town.

The mixture of residential and landscape significant places is a reflection of the historical links these two places have had for over 160 years. The police residence and police paddock are historically linked as an essential public service from the earliest period of Kilmore's history. The exotic trees were planted to assist in improving the beauty and amenity of the town and are expressive of the importance of creating the appearance of a European townscape, to the nineteenth and most of the twentieth century inhabitants of Kilmore.

The visual relationship of the residence "The Towers", once known as the Newmarket Hotel, Kilmore's oldest surviving hotel building, to the early camping ground and water hole, along Kilmore Creek, is historically well established.

Kilmore Creek Precinct is **scientifically** significant at the **LOCAL** level (AHC Criterion C2.) because it is presumed to have strong archaeological research potential.

Kilmore Creek Precinct is **socially** significant at the **LOCAL** level (AHC Criterion G.1) in its continuing use by the public of the open areas, and particularly the community efforts to beautify the area.

Overall, Kilmore Creek Precinct is culturally significant at the LOCAL level.

1.1 Objectives

- To support the retention, enhancement and conservation of the buildings at 1 Gipps Street, 4, 6, 10, 18, 32a and 32b, 48-50, 56 Victoria Street and 23 Ryans Road Kilmore.
- To ensure new development on Victoria Street and Ryans Road, is of a scale, form, and mass that is compatible with visually connected significant buildings.
- To support the retention and enhancement of the mature exotic trees in the precinct.
- To support the enhancement of the visual qualities of mature exotic trees in the precinct, with a program of replacement of the same or similar species, as the existing trees die.
- To provide for development that will support the retention of continuing use of Kilmore Creek area as a public park consisting of activities that do not require the construction of buildings.
- To support the enhancement of the area north of and including Foote Street using exotic species of trees and shrubs.
- To support the enhancement of the area south of Foote Street using exotic species of indigenous trees and shrubs.
- To conserve and enhance the views to and from Victoria Street from within and outside the precinct, especially the views to and from Sydney Street.
- To conserve and enhance the use of informal engineering infrastructure within the precinct.

1.2 Policy

In considering applications under the Heritage Overlay it is policy to:

- encourage the retention of the residential buildings dating from the nineteenth century fronting Victoria Street and Ryans Road.
- encourage the retention of the garden settings of the residential buildings fronting Victoria Street and Ryans Road.
- encourage traditional building design and contemporary interpretation of traditional building design for infill development within the residential allotments of the Precinct, which are characterised by modest scaled detached dwellings, hipped and/or gabled roofs, and verandahs.
- encourage the use of appropriate fence types, designs and locations in the residential areas which do not obscure the visibility of the buildings and front gardens from the street
- ensure that any new signage is of a design, form and colour that compliments the style of the building on the allotment
- ensure that any directional and interpretative new signage is of a design, form and colour that compliments the cultural significance of the area.






Kilmore Creek Precinct
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MITCHELL SHIRE STAGE TWO HERITAGE STUDY 2006

- encourage development in Victoria Street and Ryans Road which is in harmony with the height, proportions form and bulk of buildings on visually connected significant sites.
- encourage the retention and enhancement of the mature exotic trees in the precinct.
- support the continuing use of informal engineering infrastructure in the precinct.
- maintain the significant views in the precinct and those linking Sydney Street with the Kilmore Creek precinct.






- ¹ Billis, R V and Kenyon, A S, *Pastoral Pioneers of Port Phillip*, 2nd edition, Stockland Press Pty. Limited, North Melbourne, 1974, pp. 246, 266; Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 34-9; Chappel, K L, *Surveying for Land Settlement in Victoria 1836-1960*, Office of the Surveyor General, Melbourne, 1996, pp. 7-10; Plan of Private Town of Kilmore, n.d. Source: State Library of Victoria, Put-away Plan Collection, K41 (microfiche); Mitchell, Brian, *A New Genealogical Atlas of Ireland*, Genealogical Publishing Co., Inc., Baltimore MD, 1986, p. 26; Holloway, Anne (comp.), *A Walk in Kilmore*, Kilmore Historical Society Inc., Kilmore, 1988, p. 9; Note : Charles Bonney camped at the waterholes and had sheep in the area in 1838-39. He also overlanded to Adelaide and took positions in Melbourne. In 1857 he became the first South Australian Minister of Lands and in 1869 was manager of railways. Billis & Kenyon, p. 29-30.
- ² Plan of Old Town of Kilmore, 1855. Source: State Library of Victoria, Put-away Plan Collection, K45(A) (microfiche); Watson, Angus B, *Lost & Almost Forgotten Towns of Colonial Victoria : A Comprehensive Analysis of Census Results for Victoria 1841 - 1901*, Angus B Watson, 2003, p. 243; Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 68-70.
- ³ Kilmore Heritage Study, Shire of Kilmore, 1982; Note : Martin Burrows was also recorded as Martin Boroughs.
- ⁴ Reference kindly provided by Heather Knight. KHS
- ⁵ Information provided by the Kilmore Historical Society Inc.; Victorian Birth, Death & Marriage indexes on CD-Rom.
- ⁶ Kilmore Heritage Study, Shire of Kilmore, 1982; Victorian Birth, Death & Marriage indexes on CD-Rom.
- ⁷ Kilmore Heritage Study, Shire of Kilmore, 1982; Victorian Birth, Death & Marriage indexes on CD-Rom.
- ⁸ Reference kindly provided by Heather Knight. KHS
- ⁹ Kilmore Heritage Study, Shire of Kilmore, 1982; Victorian Birth, Death & Marriage indexes on CD-Rom; National Estate Register 004403; Heritage Victoria Register H564; National Trust Register B5332; Holloway, Anne (comp.), *A Second Walk in Kilmore*, Kilmore Historical Society Inc., Kilmore, 1992, p. 9.
- ¹⁰ Kilmore Heritage Study, Shire of Kilmore, 1982; Information provided by the Kilmore Historical Society Inc.
- ¹¹ Kilmore Heritage Study, Shire of Kilmore, 1982; Victorian Birth, Death & Marriage indexes on CD-Rom.
- ¹² Definitions used are from the Burra Charter 1999; historical themes relate to the Principal Australian Themes – Australian Heritage Commission; criteria for Locally Significant places are from the Australian Heritage Commission and in the case of State Significant places, from Heritage Victoria; levels of significance used are State and Local, which directly relate to the two legislative authorities who administer the protection of heritage places, the State Government and Local Government respectively.

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APPENDIX 1

	<p>Kilmore Creek Precinct KILMORE 3764</p> <p>Kilmore Creek Precinct Architectural Styles Designer Contractors</p>	<p>Database No: 1865 Municipal Rate No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Creek Precinct KILMORE 3764 1 Gipps Street, House - 1 Gipps Street Kilmore</p> <p>1 Gipps Street Kilmore Architectural Styles Designer Contractors</p>	<p>Database No: 451 Municipal Rate No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Creek Precinct KILMORE 3764 23 Ryans Road, The Camp - Formerly Police Station & Residence</p> <p>The Camp - Formerly Police Station & Residence Architectural Styles Designer Contractors</p>	<p>Database No: 277 Municipal Rate No: Precinct HO No: Individual HO No: H081 Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: B5357 Nat. Estate Register:</p>
	<p>Kilmore Creek Precinct KILMORE 3764 Various Streets, Various Trees & Avenue of Honour in Kilmore Creek Precinct</p> <p>Various Trees & Avenue of Honour in Kilmore Creek Precinct Architectural Styles Designer Contractors</p>	<p>Database No: 1865 Municipal Rate No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Creek Precinct KILMORE 3764 4 Victoria Parade, House - 4 Victoria Parade Kilmore</p> <p>4 Victoria Parade Kilmore Architectural Styles Designer Contractors</p>	<p>Database No: 1036 Municipal Rate No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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	<p>Kilmore Creek Precinct KILMORE 3764 6 Victoria Parade , Collage and Garden - 6 Victoria Parade Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 1058 Municipal Rate No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Creek Precinct KILMORE 3764 10 Victoria Parade , Collage - 10 Victoria Parade Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 1059 Municipal Rate No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Creek Precinct KILMORE 3764 18 Victoria Parade , House - 18 Victoria Parade Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 380 Municipal Rate No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Creek Precinct KILMORE 3764 32 & 32a Victoria Parade , Collages - 32 & 32a Victoria Parade Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 547 Municipal Rate No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Creek Precinct KILMORE 3764 48-50 Victoria Parade , "The Towers" House , Hedge and Fence , Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 293 Municipal Rate No: Precinct HO No: Individual HO No: H 098 Her. Vic. Register: H 54 Her. Vic. Inventory: Nat. Trust Register: 65332 Nat. Estate Register: 004403</p>

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Kilmore Creek Precinct
KILMORE 3764
56 Victoria Parade ,
Collage - 56 Victoria Parade Kilmore
Architectural Style:
Designer:
Contractors:

Database No: **1071**
Municipal Rank No:
Precinct HQ No:
Individual HQ No:
Her. Vic. Register:
Her. Vic. Inventory:
Nat. Trust Register:
Nat. Estate Register:

Contents

SUPPORTING DOCUMENTATION

Kilmore Hawthorn Hedge PRECINCT

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LOCATION

The Kilmore Hawthorn Hedge Precinct is roughly bounded by Andrew Street (and includes the Oak tree on the west side) between Clarke and Mitchell Streets, then east along Mitchell Street, including properties facing Mitchell Street to George Street, north along George Street to Clarke Street, east along Clarke Street to Burgess Street, north along Burgess Street to include HO62, then west along Clarke Street including the properties facing Clarke Street to Andrew Street and west along the Clarke Street road reserve to Sydney Road.

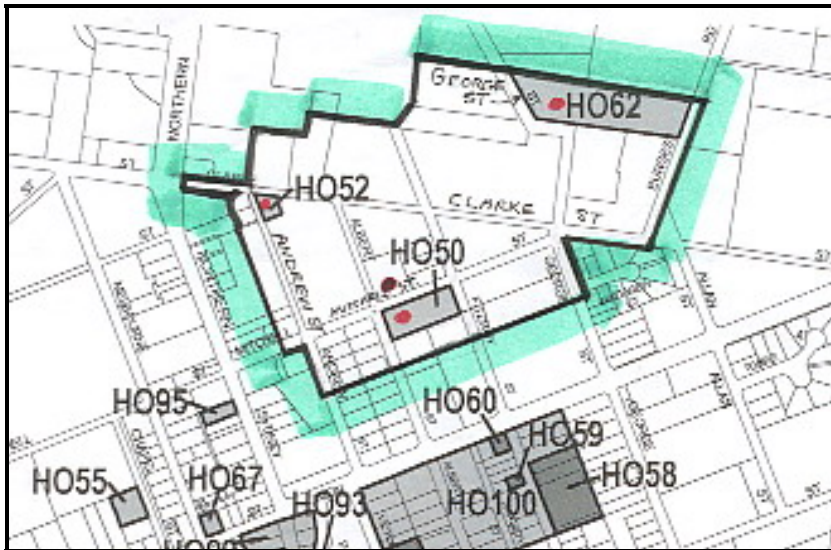


FIG. 1. Map of Kilmore Hawthorn Hedges Precinct

Source: Lorraine Huddle Pty. Ltd. 2005

HISTORICAL BACKGROUND

Rutledge's Special Survey

The Kilmore Hawthorn Hedge Precinct, in the Parish of Willowmavin, is on land that formed part of the border between F A Powlett and W P Green's pastoral run of Moranding, taken up in 1838, and H H and W Jones' pastoral run of Pontesford (also spelt Pontisford) that was taken up in 1840.

Kilmore Hawthorn Hedge Precinct
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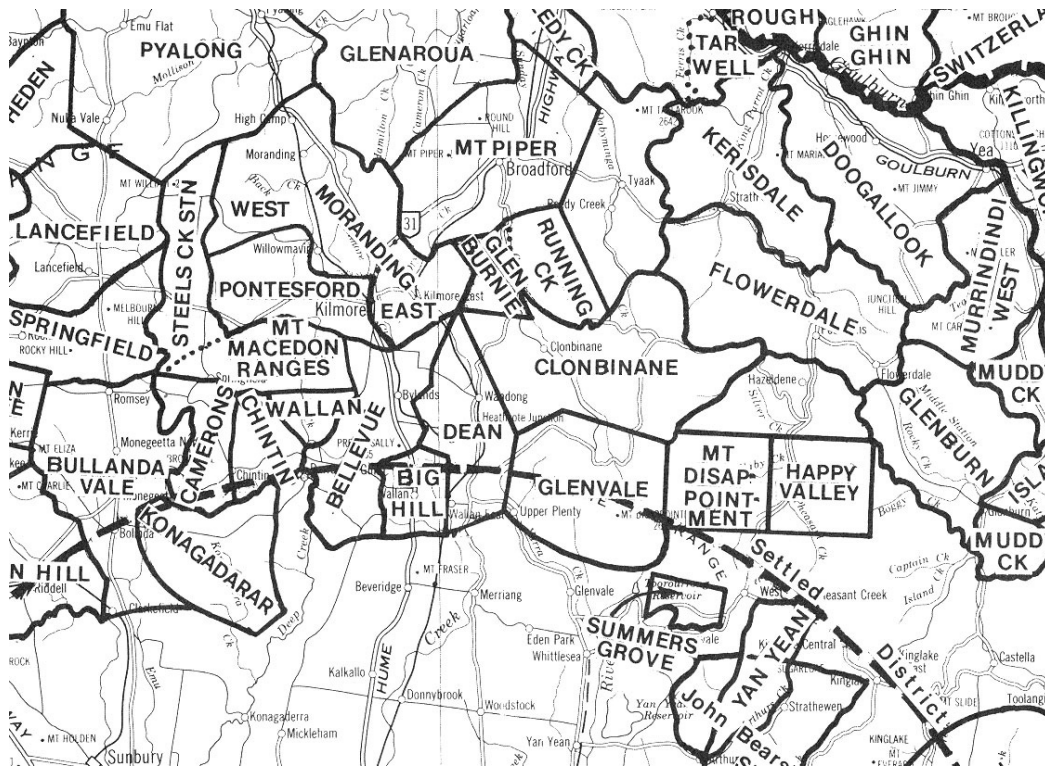


FIG 2. Map : VIC Kilmore Squatters

Source: Spreadborough, Robert & Anderson, Hugh, *Victorian Squatters*, Red Rooster Press, Ascot Vale, 1983.

In 1841 William Rutledge purchased 5,120 acres, at a cost of £1 per acre, under the Special Survey scheme that was introduced in 1840 but was discontinued the following year. In June 1841 T H Nutt surveyed Rutledge’s claim that included the Melbourne to Sydney road through the eastern portion. Overlanders from New South Wales used the route that was also part of the mail run between Melbourne and Sydney.

Kilmore Hawthorn Hedge Precinct
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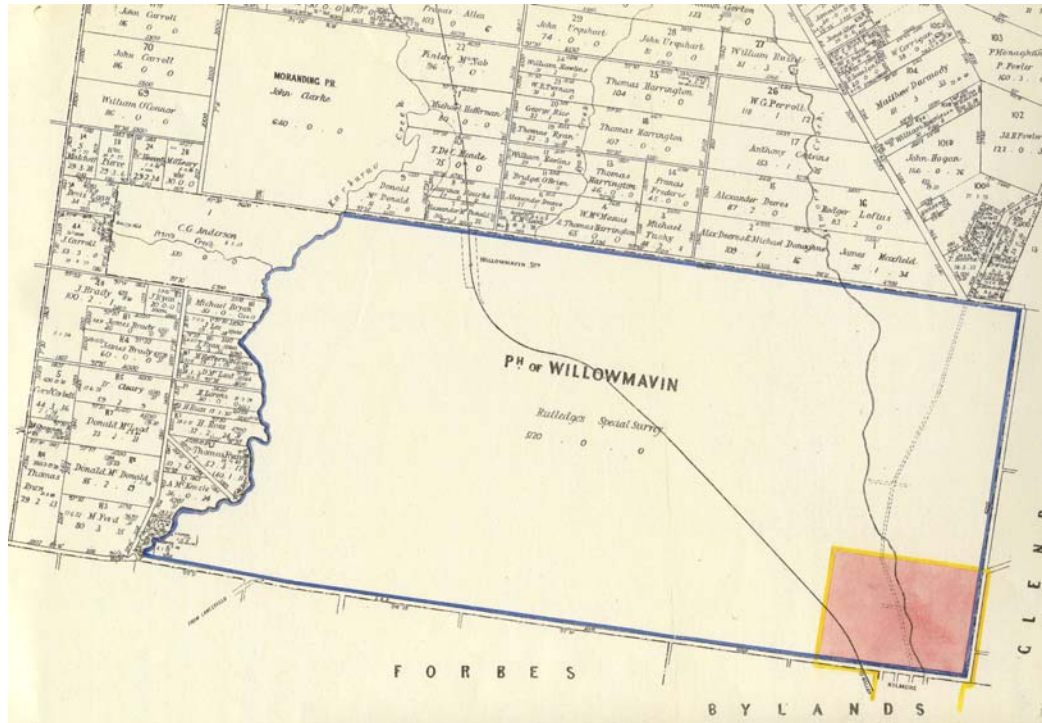


FIG 3 Map : VIC Kilmore Rutledge Part of Plan of Parish of Moranding showing Rutledge’s Special Survey, 1929.

Source: State Library of Victoria Map Collection, 820 bje 1837.]

From humble beginnings as an Irish emigrant to New South Wales in 1829, Rutledge became a successful land speculator and businessman. In September 1841 he advertised township and suburban allotments in the “Kilmore Special Survey” describing the town allotments as possessing “the advantage of close proximity to the Sydney Road and to the well known water holes where Mr Bonney [overlander] and others were accustomed to encamp before Melbourne arose”.

William Rutledge was born in Ballymagirril, County Cavan. Kilmore shares its name with the diocese in which he was born. Some claim that it is the oldest inland town in Victoria.

The *Plan of the Private Town of Kilmore* shows streets and allotments that were not laid out in traditional north-south grids but followed the original Melbourne to Sydney track to the east of Kilmore Creek. When the government surveyed the “new” town, immediately to the south of Rutledge’s Private Town, the streets were north-south, hence the distinction between streets and allotments north and south of Foote Street.

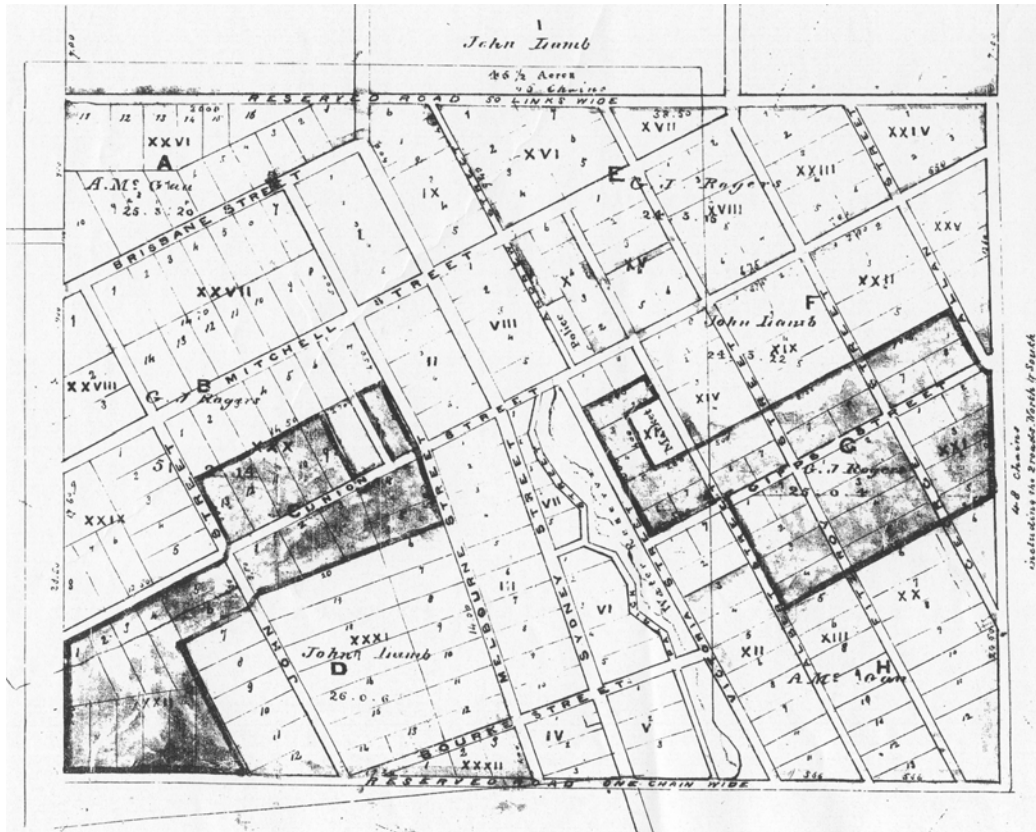


FIG 4 Map :VIC Kilmore Private Town. Private Town of Kilmore, n.d. (presumed 1855 or earlier based on map K45A, dated 1855). Note the Reserved Road at the top of the map is now known as Clarke Street.

Source: State Library of Victoria, Put-away Plan Collection, K41.

Hawthorn Hedge Precinct straddles the boundary (Clarke Street) of the Private Town of Kilmore, parts of Sections 10, 15, 16, 17 and 18, in the Private town area, and Section 1 outside the Private town area, in the Parish of Willowmavin, part of Rutledge's Special Survey.¹

Development of Kilmore

The *Plan of the Old Township of Kilmore* (1855) shows a large number of buildings along "Sydney Road", but there are few buildings in the Hawthorn Hedge Precinct to the east of Kilmore Creek.



FIG 5. Map : VIC Kilmore Old Town. Old Township of Kilmore, 1855.

Source: State Library of Victoria, Put-away Plan Collection, K45A.

The number of buildings shown on this plan are also reflected in the census figures for Kilmore:

Year of Census	# of Dwellings	Population
1854 (Electoral Borough)	No figures	1426
1857 (Municipal District)	230	1258
1861 (Municipal District)	336	1668
1871 (Electoral Borough)	302	1555
1881	216	1092
1891	231	1122
1901	232	1044

Kilmore had the advantage of being on the main Melbourne to Sydney Road. It was well positioned to take advantage of the gold discoveries at Reedy Creek and McIvor (now Heathcote) as well as those at Beechworth and Bendigo. Tucker, in *Kilmore on the Sydney Road*, described the “twenty years following the gold rush [as] the busiest

in the establishment of permanent buildings and new businesses in the town until the 1890s”.²

Hawthorn Hedge Precinct

The 1855 *Plan of the Old Township of Kilmore* shows buildings on the east side of Albert Street both sides of Mitchell Street in the Hawthorn Hedge Precinct. The features of the precinct are the areas of hawthorn hedgerows. It is possible that these were part of the boundary of a larger property however as they exist in a “subdivided” town area, it is more likely that occupiers were following the trend in Kilmore of using hedgerows as an alternative to fencing.³

Extant Historic Places

House 86 Albert Street (DB 250) and Hawthorn Hedges along the pre- 2002 subdivision of this property,

This timber house was built between 1850 and 1860 on land originally owned by William Froddett. In the 1890s Andrew George Maxwell Hudson, draper, was the owner. Hudson was born in Kilmore in 1857 and was the oldest of three sons and three daughters of George Hudson and his wife Mary Hamilton. Hudson was a shire councillor and he captained the local football team.

The house appears on the National Estate Register as “one of nineteen places representing early residential buildings in Kilmore, particularly as one of two stone cottages [and] part of the early character of Kilmore in the mid nineteenth century”.⁴

House, 44 Andrew Street corner Clarke Street (DB 252)

This stone house was built c.1860 for Alexander Stewart who was listed in the 1856 Electoral Roll, 1866 Butler & Brooke Directory, and the 1868, 1869 and 1870 Bailliere’s Directories as a carpenter in Andrew Street.

The house appears on the National Estate Register as “one of nineteen places representing early residential buildings in Kilmore, particularly as one of two stone cottages [and] part of the early character of Kilmore in the mid nineteenth century”.⁵

Tree Oak, Andrew Street (DB 1533)

Oak trees were planted by the early residents of Kilmore, in a similar way to the hedgerows of Hawthorn, in order to define and make the town beautiful and more like their homes in Ireland, Scotland and England. This is one of the remaining oaks that can be seen scattered throughout Kilmore.

“The Elms” House and Trees, 90 Albert Street corner Mitchell Street (DB 1532)

No information on this property.

The Rocks (DB 261)

1-5 Burgess Street and 78-82 George Street.

Constructed c1870, it was occupied by R. Hudson from 1910. Other notable residents of this property include Mitchell Kilgour Beveridge, editor of the *Kilmore Advertiser* from approximately 1876 to 1891; Gavan D. Mason, ironmonger in the 1890s.

The extant places in the Kilmore Hawthorn Hedge Precinct are representative of the semi-residential area that developed on the opposite side of Kilmore Creek away from the commercial centre of Sydney Road. The precinct includes stone and timber houses on substantial allotments, hedgerows and oak trees, from an early period in Kilmore's history. The Hawthorn hedgerows were a popular alternative to fences in Kilmore.



Fig. 6 Engraving showing the use of hedging to delineate boundaries. “In And Around Kilmore Vic. July 2, 1894”.

Source: State Library of Victoria Accession Number: IAN02/07/94/7-8 Image Number: mp006717

PHYSICAL DESCRIPTION

Precinct Boundaries

The Kilmore Hawthorn Hedge Precinct is bounded by Andrew Street (and includes the Oak tree on the west side) between Clarke and Mitchell Streets, then east along Mitchell Street, including properties facing Mitchell Street to George Street, north along George Street to Clarke Street, east along Clarke Street to Burgess Street, north along Burgess Street to include HO62, then west along Clarke Street including the properties facing Clarke Street to Andrew Street and west along the Clarke Street road reserve to Sydney Road.

Urban Design & Engineering Infrastructure



The most distinctive feature of the urban design and infrastructure is the use of hedgerows instead of modern fences, minimal road works and minimal subdivision into small allotments. Clarke street has, in parts, retained the appearance of a narrow lane flanked by broad hawthorn hedgerows.

FIG 6 Hawthorn hedgerows lining part of Clarke Street 2002

Source: Lorraine Huddle Pty Ltd.

Except where subdivision and roadworks have destroyed the hedges, they exist by the roads, which are either graded earth or black asphalt, with gravel verges and earth, or earth coloured swail drains.



FIG 7 “The Rocks”, a Victorian era house with concave verandas. Pine and cypress trees form a windbreak at the rear.

Source: Heather Knight 2004.

Important focus points include the use of tall pine and cypress windbreaks on the crest of the hill at “The Rocks”, the row of elm trees along part of Mitchell and Albert Streets, in the property known as “The Elms” and the pattern of Hawthorn hedges along the fence lines of roads and paddocks.



FIG 8 A row of elm trees at “The Elms” along Albert Street, also bounded by a long picket fence. 2003

Source: Lorraine Huddle

Landscaping and Trees

The early settlers' use of Pines, Cypress, Oaks and Elms, in rows, or as feature specimens, was as much for aesthetic reasons as it was for practical reasons. The remnant examples of this custom are represented in this precinct and are an important visual reminder of a deliberate practice by the early settlers of Kilmore to enhance the aesthetics of their town with distinctive exotic trees and hedges.

“The Hawthorn is a rather small tree that grows with a dense, many branched and twisted tangle. Due to its impenetrable growth, it is mainly used for hedgerows, and the origin of its name comes from the Anglo-Saxon 'haegthorn,' meaning hedge-thorn. It is also known as whitethorn.”⁶

Hawthorn hedges were introduced into parts of Victoria in the nineteenth century for use as hedgerow fencing by Irish, Scotch and English people who came to occupy the land. “Hawthorn has been for many centuries a favorite park and hedge plant in Europe, and numerous varieties have been developed by cultivation...[i]n England the hawthorn, owing to its hardiness and closeness of growth, has been employed for enclosure of land since the Roman occupation, but for ordinary field hedges it is believed it was generally in use till about the end of the 17th century”.⁷ They may also have used the hedge timber for fuel, the bark for dying wool and tannins skins, the leaves for food for cattle, the haws for feed for introduced birds, and for making intoxicating liquor.

“As an ornamental feature in landscapes, it is worthy of notice; and the pleasing shelter, it affords and the beauty of its blossoms have frequently been alluded to by poets.”⁸

They were common in Kilmore and around parts of Ballarat. The hedges that remain in this precinct provide the best example of the visual impact that this old rural practice had on the town's landscape.



FIG 9 View of Hawthorn Hedges delineating the paddocks.

Source: Lorraine Huddle 2004.



FIG 10 Oak tree in Andrew Street 2002 (top) and Elm trees at ‘The Elms’ property, Mitchell Street (right).2004

Source: Lorraine Huddle Pty Ltd.

Culturally Significant Structures

There are four culturally significant structures in the precinct.

1. House at **44 Andrew Street**
2. House at **86 Albert Street** and, the hawthorn hedges which continue along Mitchell and Fitzroy Streets boundary .
3. “The Rocks” house at **78 – 82 George Street and 1-5 Burgess St”**
4. “The Elms” house, trees and fence, corner **Mitchell and Alberts Streets.**



FIG 11 44 Andrew Street

Source: Kilmore Heritage Study, Shire of Kilmore, 1982; National Estate Register 004432.

This is a double-fronted stone rubble house with a high gable roof and the remnant of a skillion verandah clad in galvanised corrugated iron. A tall face-brick chimney indicates the possibility of an originally detached kitchen at the rear. Two wide chimneys project above the apex of each gable, six-pane windows form an important part of the front elevation and parts of the ogee-profile spouting are evident. The elevated site provides a picturesque setting. The setting and architectural style is typical of Kilmore's early housing.⁹



FIG 12 86 Albert Street

Source: Kilmore Heritage Study, Shire of Kilmore, 1982; National Estate Register 004411;

This weatherboard house has a high hip-roofed clad in painted galvanised corrugated iron with several brick chimneys, each dog-toothed at the cornice. It has a concave corrugated iron roof with timber columns supporting the verandah with a notable asymmetrically placed timber porch. Quatrefoil fretted designs are repeated in the porch face-panels and segmented arched profiles have been placed as portals to provide three directions of access. Six pane, double hung timber window sashes are placed asymmetrically either side of the front door. The Albert Street frontage is bounded by a sympathetic square-head picket fence.



FIG 13 “The Rocks” 78 – 82 George Street and 1-5 Burgess Street

Source: Lorraine Huddle 2003.

This M-shaped high-hip roof weatherboard house; has an approximately square plan form. The symmetrically placed face brick chimneys (now painted) protrude from the ridge line of the roof that is clad with short sheets of galvanised corrugated iron, as is the concave roof verandah which surrounds the house on three sides. The verandah shape, with its chaste cast iron brackets, appears to be original. The Rocks is a large

house of an early design and original in its basic form. The house is located in a rural setting and is partly surrounded by a mature cypress and pine hedge.¹⁰

FIG 14 “The Elms” house and trees at the corner of Mitchell and Albert Streets.

Source: Lorraine Huddle 2004.



This single storey timber bungalow style house, with a second floor in the attic, appears to have been constructed circa 1930. It has a broad gabled roof clad in galvanised corrugated iron, with walls covered with horizontal weatherboard. The banks of timber framed windows with diamond lead lighting are a decorative feature. The bull-nosed verandah (common on early twentieth century buildings) is recent. The house is

set on extensive grounds with magnificent stands of elm trees sitting behind a striking picket fence along the boundary of Mitchell and Albert Streets.

STATEMENT OF CULTURAL SIGNIFICANCE

Kilmore Hawthorn Hedges Precinct

The other culturally significant places within the precinct, not specifically mentioned in this documentation are listed in Appendix 1 and are documented in the accompanying database. The history and description that precedes this Statement of Cultural Significance is the source of the evidence for the statement below.

Kilmore Hawthorn Hedges Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria A.1, D.2.). It demonstrates several visual qualities that reflect the early historical and cultural development of the Kilmore area. The rural view, typical of parts of Ireland, Scotland, England and early Kilmore, is made up particularly of hawthorn hedging, but it also includes mature oak and elm trees and pine and cypress windbreaks. In some places the hedging lines the roads, making them appear as narrow lanes, and they also provide a decorative pattern that delineate the paddocks on the hill, culminating in a tall pine and cypress windbreak on the top of the rise. The roads are constructed of graded gravel, some with a narrow strip of black asphalt with graded gravel verges. These roads are bounded by hawthorn hedges with pastures beyond, also bounded by hawthorn hedging, which provide a rare and picturesque setting for the remaining early widely spaced houses and cottages in this area. This once common view of the rural outskirts of Kilmore is now very rare in this increasingly developed town.

Kilmore Hawthorn Hedges Precinct is **historically** significant at the **LOCAL** level (AHC criterion H.1). It is primarily associated with the development of Kilmore as a residential town, which commenced with Rutledge's private town subdivision from 1841 and the sale of allotments south of the Clarke Street boundary, and the government sale of allotments north of Clarke Street. The *Plan of the Private Town of Kilmore* shows that streets and allotments were not laid out in north-south grids but followed the original Melbourne to Sydney track which was to the east of Kilmore Creek.

Overall, Kilmore Hawthorn Hedges Precinct is culturally significant at the LOCAL level.

Planning Scheme Format

Policy Basis

Kilmore Hawthorn Hedges Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria A.1, D.2.). It demonstrates several visual qualities that reflect the early historical and cultural development of the Kilmore area. The rural view, typical of parts of Ireland, Scotland, England and early Kilmore, is made up particularly of hawthorn hedging, but it also includes mature oak and elm trees and pine and cypress windbreaks. In some places the hedging lines the roads, making them appear as narrow lanes, and they also provide a decorative pattern that delineate the paddocks on the hill, culminating in a tall pine and cypress windbreak on the top of the rise. The roads are constructed of graded gravel, some with a narrow strip of black asphalt with graded gravel verges. These roads are bounded by hawthorn hedges with pastures beyond, also bounded by hawthorn hedging, which provide a rare and picturesque setting for the remaining early widely spaced houses and cottages in this area. This once common view of the rural outskirts of Kilmore is now very rare in this increasingly developed town.

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Objectives

- To encourage the retention, enhancement and conservation of the significant residential buildings.
- To encourage the retention, enhancement and conservation of the significant hedges, trees, and windbreaks.
- To ensure new development in the precinct is of a scale, form, mass and siting that is compatible with the visually connected significant buildings.
- To maintain the low scale and spacious setbacks of buildings throughout the precinct.
- To support the retention and maintenance of significant trees and hedges.
- To retain the original road formation, with asphalt centres flanked by grassed and/or gravel verges.
- Maintain and enhance the important views along the 'lanes' of hawthorn hedges and across the paddocks to boundary hedging and windbreaks.

Policy

In considering applications under the Heritage Overlay it is policy to:






- Encourage the retention, enhancement and conservation of the house and hawthorn hedges at 86 Albert Street, the house at 44 Andrew Street, "The Elms" house, trees and fence, corner Mitchell and Alberts Streets and house and exotic trees and windbreak at The Rocks 78 – 82 George Street and 1-5 Burgess Street.

- Support new development that is single storey with 26 – 33 degree pitched hipped and/or gabled corrugated iron, roofs and with generous front and side setbacks.
- Discourage road and drainage works that alter the original formation of the roadways.
- Encourage subdivision design that does not require cross-overs or other intrusions so that the important aesthetics of the boundary hawthorn hedging can be maintained.
- Support road works that maintain and enhance the appearance of a 'lane lined with hawthorn hedges' and where this is not possible, support road works which have an asphalt centre flanked by gravel and/or grassed verges and lined with hawthorn hedges.
- Discourage development, including street tree planting that obscures important views of laneways lined with hawthorn hedges.
- Encourage the use of appropriate fence types, which do not obscure the visibility of the buildings and front gardens from the street, and allotments lined with hawthorn hedges.

- ¹ Billis, R V and Kenyon, A S, *Pastoral Pioneers of Port Phillip*, 2nd edition, Stockland Press Pty. Limited, North Melbourne, 1974, pp. 246, 266; Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 34-9; Chappel, K L, *Surveying for Land Settlement in Victoria 1836-1960*, Office of the Surveyor General, Melbourne, 1996, pp. 7-10; Plan of Private Town of Kilmore, n.d. Source: State Library of Victoria, Put-away Plan Collection, K41 (microfiche); Mitchell, Brian, *A New Genealogical Atlas of Ireland*, Genealogical Publishing Co., Inc., Baltimore MD, 1986, p. 26; Holloway, Anne (comp.), *A Walk in Kilmore*, Kilmore Historical Society Inc., Kilmore, 1988, p. 9; Note : Charles Bonney camped at the waterholes and had sheep in the area in 1838-39. He also overlanded to Adelaide and took positions in Melbourne. In 1857 he became the first South Australian Minister of Lands and in 1869 was manager of railways. Billis & Kenyon, p. 29-30.
- ² Plan of Old Town of Kilmore, 1855. Source: State Library of Victoria, Put-away Plan Collection, K45(A) (microfiche); Watson, Angus B, *Lost & Almost Forgotten Towns of Colonial Victoria : A Comprehensive Analysis of Census Results for Victoria 1841 - 1901*, Angus B Watson, 2003, p. 243; Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 68-70.
- ³ Plan of Old Town of Kilmore Heritage Study, Shire of Kilmore, 1982, p. 104.
- ⁴ Kilmore Heritage Study, Shire of Kilmore, 1982; National Estate Register 004411; Victorian Birth, Death & Marriage Indexes on CD-Rom.
- ⁵ Kilmore Heritage Study, Shire of Kilmore, 1982; National Estate Register 004432.
- ⁶ <http://www.geocities.com/~huathe/grove.html>
- ⁷ <http://94.1911encyclopedia.org/H/HA/HAWTHORN.htm> ... Both green and dry it forms excellent fuel. The bark possesses tanning properties, and in Scotland in past times yielded with ferrous sulphate a black dye for wool. The leaves are eaten by cattle, and have been employed as a substitute for tea. Birds and deer feed upon the haws, which are used in the preparation of a fermented and highly intoxicating liquor. The hawthorn serves as a stock for grafting other trees.
- ⁸ <http://94.1911encyclopedia.org/H/HA/HAWTHORN.htm> The common hawthorn is a native of Europe as far north as 603/4 in Sweden, and of North Africa, western Asia and Siberia, and has been naturalized in North America and Australia. It thrives best in dry soils, and in height varies from 4 or 5 to 12, 15 or, in exceptional cases, as much as between 20 and 30 ft. It may be propagated from seed or from cuttings. The seeds must be from ripe fruit, and if fresh gathered should be freed from pulp by maceration in water.
- ⁹ Source: National Estate on-line Register
- ¹⁰ Source: National Estate on-line Register. It is in excellent condition, but reduced integrity as this house has had a number of changes made to it. The turned posts on the south face, the verandah floor and possibly the square posts are not original. Neither is the guttering or its absence on the main roof. The shutters appear not to be original and the 'post and rail' fence is a remarkable example of a traditionally timber design constructed in concrete.

Kilmore Hawthorn Hedge Precinct
VOLUME FOUR of Five: PRECINCT DOCUMENTATION Broadford, Emu Flat, Kilmore
MITCHELL SHIRE STAGE TWO HERITAGE STUDY 2006

APPENDIX 1

	<p>Kilmore Hawthorn Hedge Precinct KILMORE 3764</p> <p>Kilmore Hawthorn Hedge Precinct Architectural Styles Designer Contractors</p>	<p>Database No: 1842 Municipal Rate No: Precinct HC No: Individual HC No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Hawthorn Hedge Precinct KILMORE 3764 86 Albert Street, House and Boundary Hawthorn Hedge, Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 250 Municipal Rate No: Precinct HC No: Individual HC No: H050 Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: 85350 Nat. Estate Register: 004411</p>
	<p>Kilmore Hawthorn Hedge Precinct KILMORE 3764 90 Albert Street, Mitchell Street, "The Elms" House and Trees, 90 Albert Street Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 1532 Municipal Rate No: Precinct HC No: Individual HC No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Hawthorn Hedge Precinct KILMORE 3764 44 Andrew Street, cm. Clarke Street, House - 44 Andrew St, Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 252 Municipal Rate No: Precinct HC No: Individual HC No: H052 Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register: 004432</p>
	<p>Kilmore Hawthorn Hedge Precinct KILMORE 3764 Viewed from Andrew Street looking west, Tree Oak- Andrew St Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 1533 Municipal Rate No: Precinct HC No: Individual HC No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

Kilmore Hawthorn Hedge Precinct
VOLUME FOUR of Five: PRECINCT DOCUMENTATION Broadford, Emu Flat, Kilmore
MITCHELL SHIRE STAGE TWO HERITAGE STUDY 2006



Kilmore Hawthorn Hedge Precinct
KILMORE 3764
East End East End Clarke Street, View from Sydney Street,
Hawthorn Hedges - Clarke Street Kilmore
 Architectural Styles
 Designer
 Contractors

Database No: **692**
 Municipal Rate No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Kilmore Hawthorn Hedge Precinct
KILMORE 3764
78-82 George Street, 1-5 Burgess Road,
"The Rocks" House, 78 George Street Kilmore
 Architectural Styles
 Designer
 Contractors

Database No: **251**
 Municipal Rate No:
 Precinct HO No:
 Individual HO No: **H062**
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register: **004442**

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LOCATION

This precinct is bounded to the south by Monument Road (known in some maps as Anderson Road), by Hunts Road, East Street, Foote Street to the north and Ryans Road to the west. The area excludes approximately four acres of private land on the corner of Foote Street and Ryans Road. [Note: this “excluded” area includes Database No. 277, HO81 : “The Camp” – former Police Station & Residence.]¹

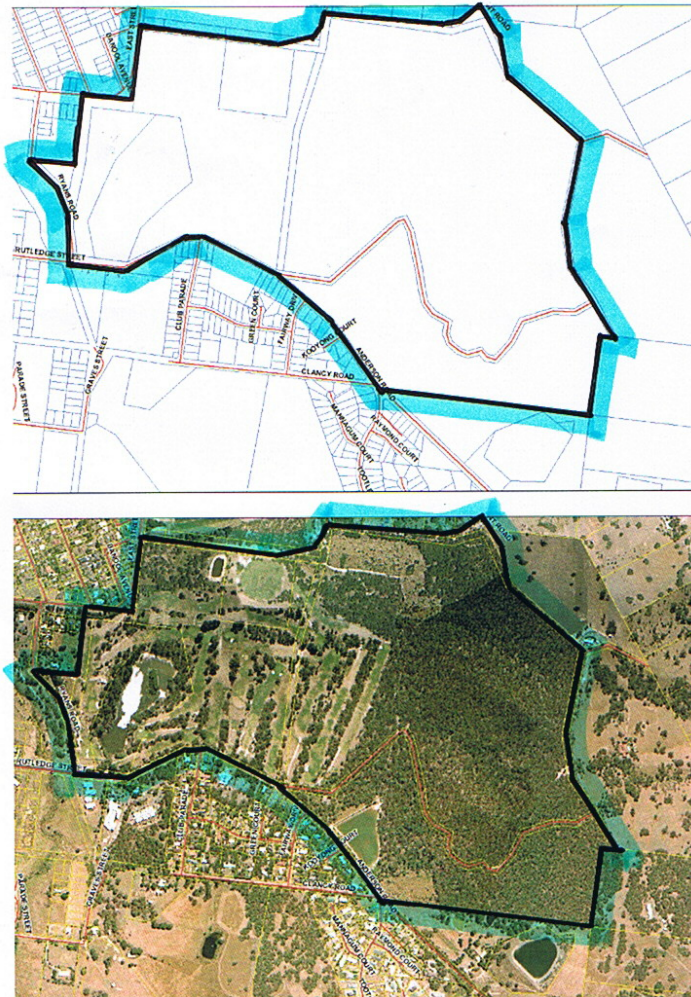


Fig. 1. Map of precinct. Source: Lorraine Huddle Pty Ltd.

¹ The Police Magistrate lived in ‘The Camp’ but the police station is believed to have been located on the west bank of the Kilmore Creek near White Street, which was then transferred to a building adjacent to the Kilmore Gaol on the west side of Hamilton Street, until it was gutted by fire. Refer to the database for more details. Source: correspondence from Jim Lowden, June 2003.

HISTORICAL BACKGROUND

Early Land Tenure

The precinct comprises land that was set aside for public use in 1853. It has retained its significance as a public space for over 150 years. Several uses have co-existed on various parts of the site, including: a police paddock, a common, a town water reserve and watershed area, a cricket ground, golf club, swimming club, picnic areas, walking/cycling tracks and a lookout that forms part of an historic monument. Parts of three separate reserves that form the precinct are identified on an 1853 map of Kilmore (Fig 1):

- Part one, which includes the existing cricket ground, is a narrow strip of land in the southern section of the large “Reserve for Commonage” (1280 acres). The western boundary of this reserve is now known as East Street, and the south boundary aligns with the extension of Foote Street.
- Part two includes most of the Police Paddock (eighty acres), excluding areas on the western end, for example, the area west of the road now known as Ryans Road and the private subdivision bounded by the roads now known as Foote and Ryans.² This area includes the existing lake and golf course.
- Part three is the northern section of the “Reserve for Extension”. In 1850 this area was described as “Grassy Range Moderately timbered”.³ It includes the existing area known as Monument Hill.

² Other maps show that the Creek was included in this reserve. Township of Kilmore, Surveyor General’s Office, October 1855. Source: State Library of Victoria, Maps collection [Attachment : Map 2], and, Township of Kilmore, Surveyor General’s Office, October 1855. Source: State Library of Victoria, Put-away Plan collection, K44 (microfiche) [Attachment : Map 3 and map both show the police paddock was there by 1850].

³ Plan of the Village of Kilmore in the Parish of Bylands County of Dalhousie, Assistant Surveyor H.B Foot, January 1850. Source: State Library of Victoria, Historic Maps & Plans collection, SYDNEY K8 (microfiche) [Attachment: Map 1].

Kilmore Outdoor Recreation Heritage Precinct
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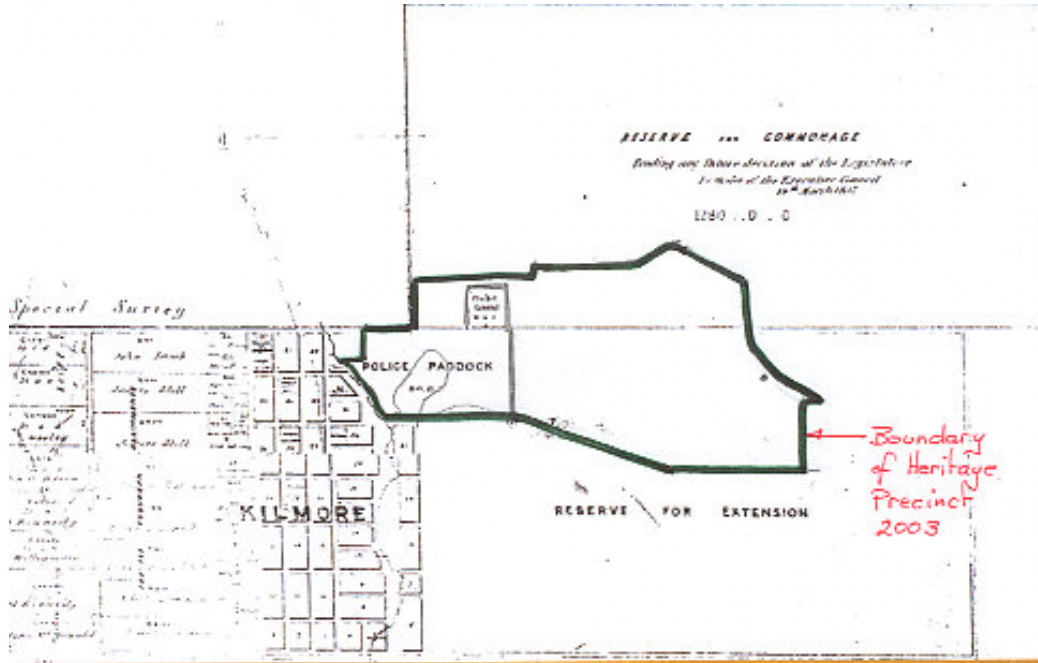


FIG. 2. Modified map showing Kilmore Outdoor Recreation Heritage Precinct marked in green/black, on the Plan Suburban Allotments Kilmore in the Parish of Bylands, Historic Maps & Plans FEATR 544, 1853. Source: Land Victoria, microfiche.

Ten acres in the south west of the Reserve for Commonage was officially set aside on 22 March 1858 for the Cricket and Recreation Reserve.⁴ Although the club was formed on 11 September 1857,⁵ the map above shows that the cricket ground was in that location by 1853.

The Police Paddock was fenced by the Government in 1850.⁶ It included the police barracks⁷, stables, and a residence built in 1859.⁸ In 1926, approximately four acres, including the police residence, was sold to E. M. [Ellen Mary] Ryan.⁹ The former police residence was on a substantial allotment and it still exists in 2003 (HO81).

⁴ Township of Kilmore, Surveyor General's Office, n.d. Source: State Library of Victoria, Put-away Plan collection, K46 (microfiche) [Attachment : Map 4].

⁵ Kilmore Free Press 21 May 1914 referring to the Kilmore Examiner 11 September 1857.

⁶ Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, p. 54.

⁷ Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, p. 86.

⁸ Kilmore Heritage Study, prepared for Shire of Kilmore by Planning Collaborative, Kilmore, 1982, Appendix A1. Identified as HO81 on the Mitchell Planning Scheme Heritage Overlay Schedule.

⁹ Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, p. 86, and Township of Kilmore, Parish of Bylands, County of Dalhousie, 1963. Source: State Library of Victoria, Maps collection [Attachment : Map 13]. The former police residence still exists and is protected by HO81.

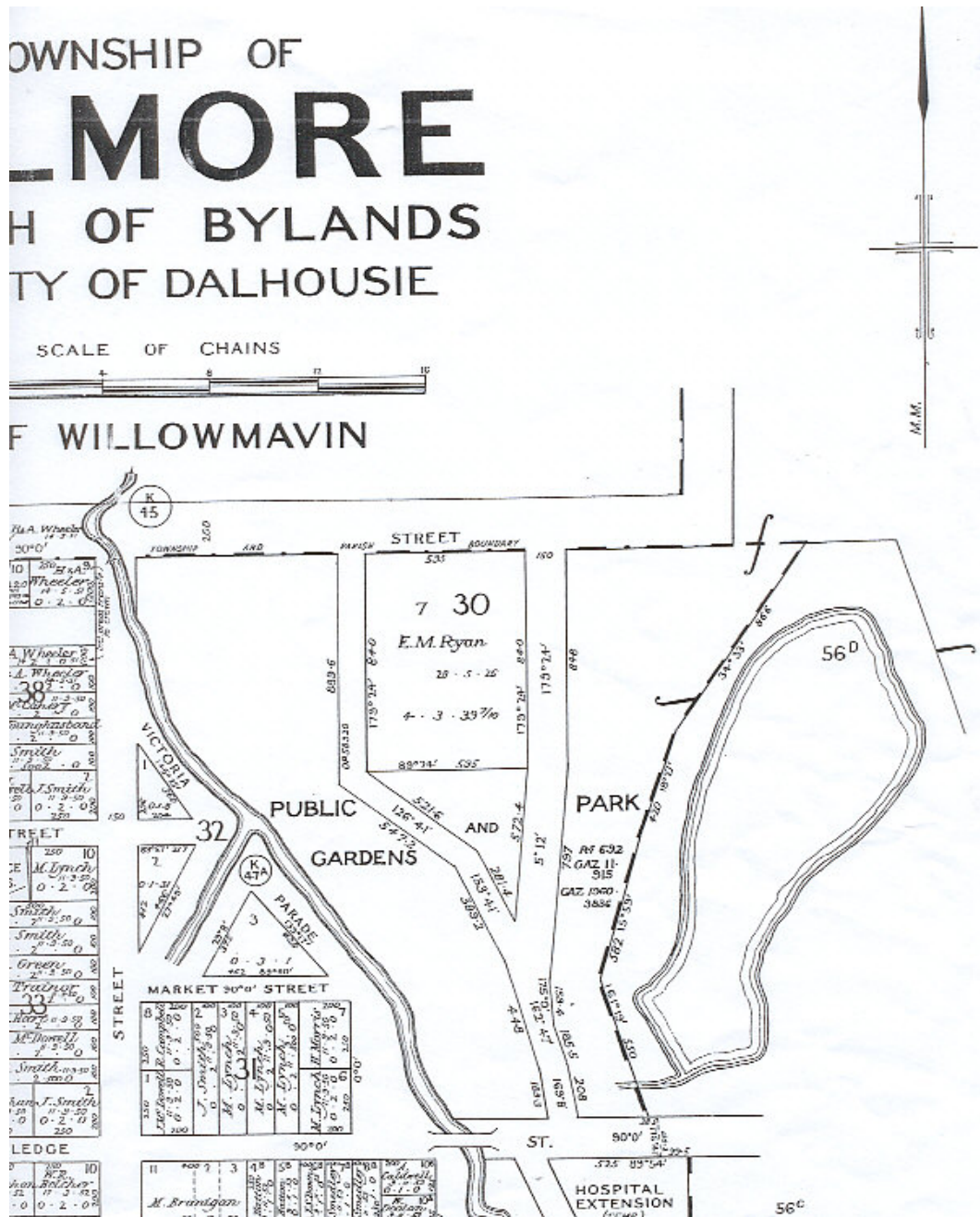


FIG. 3. Detail the township of Kilmore map showing the public park and gardens separated by Ryan's allotment. Source: Township of Kilmore, Parish of Bylands, County of Dalhousie, 1963, SLV

Town Water Supply 1862 - 1893

In 1862, the Government prepared the lake in the Police Paddock for the town's first water supply.¹⁰ The reservoir had a capacity of 14,466,000 gallons and an area of 13 acres 1 rood and 3 perches and was covered by a ninety-nine year lease dated 1 January 1866.¹¹ Maps for this period show a large section of the Reserve for Extension defined as a "Water Shed Area" of 409 acres extending to the top of Monument Hill.¹² The lake, retaining wall and much of the watershed area still exists within the precinct in 2003, but it ceased to be used as the town's water supply in 1893.

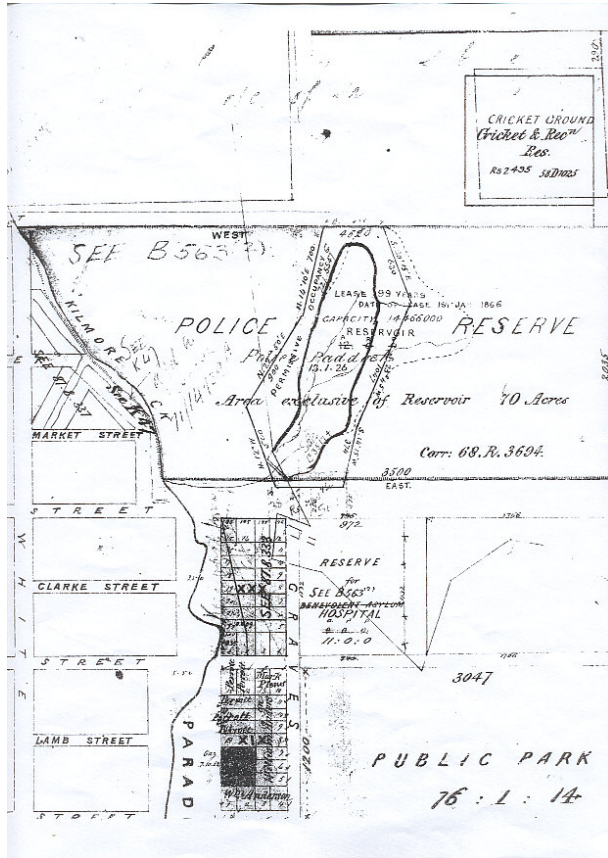


FIG. 4. Detail showing the Police Reserve with Reservoir. Source: Plan of the Township of Kilmore, n.d., Put-away Plan collection, SLV K46 (microfiche).

Outdoor Public Recreation 1853 - 2005

- ¹⁰ Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, p. 85.
¹¹ Township of Kilmore, Surveyor General's Office, n.d. Source: State Library of Victoria, Put-away Plan collection, K47 (microfiche) [Attachment : Map 5].
¹² Plan of Suburban Allotments Kilmore in the Parish of Bylands, n.d.). Source: State Library of Victoria, Put-away Plan collection, B562 (microfiche) [Attachment : Maps 7a & 7b].

The area within the precinct has been continuously associated with various types of outdoor recreation including cricket (since 1853), swimming (since 1895), golf (since 1911), group and individual picnics, walking trails, and an official lookout over some historically and aesthetically significant landscapes (since 1924). It has been the subject of beautification schemes since 1895. The combined area of the Police Paddock and the section of the Reserve for Extension north of Monument Road was gazetted for “Public Park and Gardens” in 1911.¹³ Maps also showed the following notation for the reservoir: “The President, Councillors & Ratepayers of the Shire of Kilmore. 22.9.09. Sec. 376 Water Act 1905. C. 38695. Area 17.2.36 (A.R.P.)”.¹⁴ The section north of the Police Paddock was reserved for Commonage.

Cricket Ground 1853 – 2005

The cricket ground is shown on the 1853 map within the boundaries of the reserve for Commonage. (Fig 1) But it was not until 1858 that this land was formally set aside as the “Cricket and Recreation Reserve”, when ten acres of land (within this precinct) was gazetted on 22 March 1858. In 1865 the *Kilmore Examiner* reported that Kilmore defeated two teams from Melbourne and a team from Seymour.¹⁵ The Kilmore Cricket Club has operated from that site, with minor recesses, for over one hundred and fifty years.

The turf wicket went in 1970. In 1981-2 the ground’s facilities were greatly improved by electricity wiring to the clubrooms, a ground watering system and the construction of a nearby dam, which is on crown land that is managed by Mitchell Shire council. The pony club use the area in the corner. Since 1858, trustees have been appointed every three years, at a public meeting, to manage the reserve.¹⁶

The Kilmore Swimming Pool 1895

Historically, this man made sheet of water has been known as “the lake” and as “the reservoir”. It was known as the reservoir in the nineteenth century and has been known more commonly as “the reservoir” or “the res” in the past few decades. Both names have been used in this document, but they refer to the same place.

The Kilmore Waterworks Trust was gazetted in October 1891 following a public meeting in 1888 regarding the need for a new water supply. It was recognised that the reservoir could not meet the needs of the population and there were concerns that pollution in the water made it a health risk.¹⁷ A reticulated water system completed in December 1893 provided fresh water from Mt Disappointment to Wandong, Wallan

¹³ Victorian Government Gazette, 1911, p. 915.

¹⁴ Town of Kilmore, Parish of Bylands, County of Dalhousie, 1931. Source: State Library of Victoria, Maps collection [Attachment : Maps 10a & 10b].

¹⁵ Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 15-16.

¹⁶ Discussion between Laurie Boyd, Kilmore and Lorraine Huddle, June 2003.

¹⁷ “Remember the Res?”, notes compiled by Jim Lowden, August 4, 1998.

East railway station and Kilmore.¹⁸ Although the reservoir was considered too polluted for the town water supply, it was not so polluted as to preclude other activities.

In 1895 the Kilmore Swimming Club was established at the “Old Res”. A change shed and a 40ft spring board were erected beside “the magnificent sheet of water forming without exception the finest site for bathing in any inland town in the colony”.



FIG. 5. Kilmore, Department of Defence, 1914 Map showing the “Bath House” (underlined) at the south end of the reservoir. Source: State Library of Victoria, Historic Maps & Plans collection, M/DEF 55 (microfiche).

Club officials drew up a “stringent code of rules”. Only club members could use the facility, “all must wear trunks”, and hours of bathing were restricted to 5:00 to 8:30 a.m. and 5:00 to 8:30 p.m. except Sundays. Trustees of the Swimming Club were Messrs Swanwick, Middleton and Finn and the membership fee was 2s 6d.¹⁹ The opening was a great success, the “banks were lined with spectators” while about eighty people swam at the event.²⁰

¹⁸ *The Kilmore Advertiser*, December 2, 1893, p. 2, and Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 179-180.

¹⁹ *The Kilmore Advertiser*, February 9, 1895, p. 2

²⁰ *The Kilmore Advertiser*, February 16, 1895, p. 2



Lake, c1895, looking south towards the Kilmore Swimming Club, with Kilmore Hospital beyond.

FIG. 6. View looking south towards the woman sitting, change sheds, picket fence, and hospital. Source: Kilmore Heritage Study 1982.

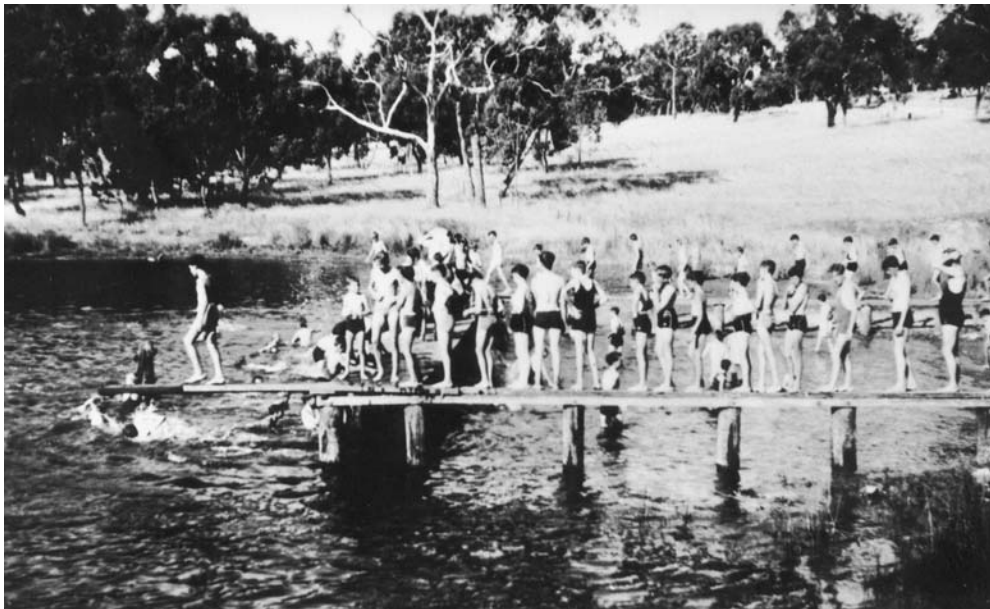


FIG. 7. Children on the pier, in their trunks. Source: P Clancy.

Tree Planting and Beautification of the Reservoir 1895

This activity commenced in the same year that the Swimming Club opened. Police Constable W.H. Swanwick, a trustee, donated about a dozen pines in 1895 and, in August the following year, John Taylor, the first mayor of Kilmore, wrote to Swanwick asking for more of the same type of tree because they were of “excellent quality, and made such progress”. A new supply of trees arrived from the Fruit and Ornamental Tree Supply Company of Australia – again donated by Constable Swanwick.²¹ Eight of these trees remain on the elevated north-west bank of the reservoir (see Table 1 and accompanying index of photographs in the Appendices).

Mr Henry Lander also contributed to the tree-planting program in July 1896, donating and planting a row of Pampas grass trees, several shrubs and flowers.²²

John Taylor commenced an appeal “towards the fund for the improvements at the Kilmore reservoir”²³ and subscribers to the fund were listed in the *Kilmore Advertiser*.²⁴

Kilmore Golf Club 1911 – 2005

In 1911 the Kilmore Golf Club was the next group to establish itself by the lake. The club had previously used the centre of the Kilmore Racecourse but found it unsuitable. “A large portion of the Government (former police) paddock was placed at the disposal of the club, and with a fair amount of clearing and removal of trees, new links have been formed.” At the opening of the course in May 1911 it was noted that the ground was not ideal due to its “undulating nature and obstacles, which are likely to impede a good drive”.²⁵ Twelve months later, at the official opening of the Golf Club, the *Kilmore Advertiser* stated that the “links have been greatly improved” and the committee were hoping for increased membership.²⁶

Social Events in 1923 and 1924

1. Kilmore Swimming Carnival 1923
2. Kilmore Swimming Carnival 1924
3. Major Beautification of the Lake and the Lookout
4. Tree Planting On Lake Banks

1 Kilmore Swimming Carnival 1923

The popularity of the Swimming Club and use of the reservoir is illustrated by the events and carnivals reported by the *Kilmore Advertiser*. Swimming safety was on the minds of the club officials when they organised the swimming carnival in March 1923. The programme included demonstrations from members of the Sandringham Surf Life Saving Club and the president of the Royal Surf Life Saving Society. The carnival was held in the afternoon and the evening with the reservoir “illuminated both by the full moon and electric light”. Funds raised from ticket sales, and the

²¹ *The Kilmore Advertiser*, August 22, 1896, p. 2

²² *The Kilmore Advertiser*, July 4, 1896, p. 3

²³ *The Kilmore Advertiser*, August 22, 1896, p. 2

²⁴ *The Kilmore Advertiser*, August 29, 1896, p. 2

²⁵ *The Kilmore Advertiser*, May 27, 1911, p. 2

²⁶ *The Kilmore Advertiser*, May 11, 1912, p. 2

refreshment and ice cream stalls were donated to the Kilmore Hospital, located across the road (H1685).²⁷

Events at the carnival included swimming races for girls, boys and adults, diving competitions, and novelty events such as walking the greasy pole and chasing the goose. Many members and sectors of the community contributed to the success of the carnival and the organisers thanked the local band for their entertainment, the Hon. T.H.[Thomas Henry] Payne, MLC, who lent his boat²⁸ (although it was suggested that a motor boat would be better for the next carnival), and Mrs Toohey for supplying the goose. Although the carnival was a great success, it was mentioned that the surroundings “could well be improved”.²⁹

2 Kilmore Swimming Carnival in 1924

The Kilmore Swimming Carnival in 1924 included lifesaving demonstrations. Club officials purchased a life-buoy for the reservoir and erected a “jump-off platform” for the events. Proceeds from the event were split between the hospital and the Swimming Board of Control for lifesaving and swimming needs. The reservoir was again lit with coloured lights and the crowds were entertained by the Kilmore Citizens’ Brass Band and a Highland piper.³⁰

A number of people using the Reservoir and Swimming Club facilities, including groups of students from the State school, called for the erection of a separate ladies’ dressing room in 1924, however this caused some problems with the ladies who were “holding indignation meetings on the shores of our lake re the injustice of placing their dressing room on the cold shaded side of the pool”. It was agreed that the ladies would continue to use the main dressing room and the “new” small room would be used at busy times for either men or women.³¹

²⁷ *The Kilmore Advertiser*, March 3, 1923, p. 2

²⁸ In later years Payne donated a boat. KA 14 March 1925. Hon. T. H. Payne M.L.C. donated a boat to swimming club for use on Lake.

²⁹ *The Kilmore Advertiser*, March 10, 1923, p. 2

³⁰ *The Kilmore Advertiser*, March 8, 1924, p. 2

³¹ *The Kilmore Advertiser*, March 15, 1924, p. 2

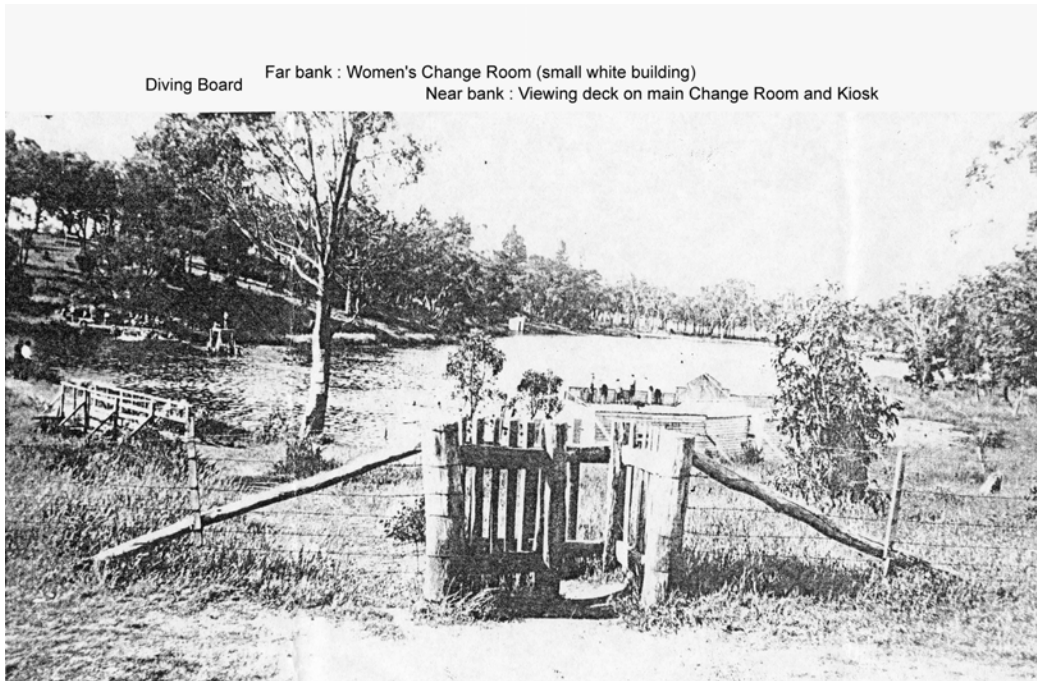


FIG. 8. View from the entry gate to the Ladies Dressing Room in the shadow of the trees on the north-west bank. Source: Jim Lowden.

Some of the Swimming Club facilities visible in Figure 7 include: a viewing deck on top of the clubrooms, a kiosk, lifeboat, two lifebuoys and a two-metre spring board for diving.³² Swimming events at the carnival included diving events and races over thirty, fifty, fifty-five, one hundred and two hundred yards.³³ The side of the swimming pool was the spillway (extant) constructed for the reservoir and the ends were the clubroom deck and the diving area.³⁴

3 Major Beautification of the Lake and Monument Hill. 1924

The President of the Board of Control for the Swimming Carnival was also the Shire President, Cr W. [William] Crilley. Swimming carnivals were a regular feature at the 'Res', but the one held in March 1924 included several invited guests:

³² "Remember the Res?", notes compiled by Jim Lowden, August 4, 1998.

³³ *The Kilmore Advertiser*, August 4th 1923, p2. March 22, 1924, p. 3. The swimming baths, measuring 500ft. by 100 ft. and 16ft. deep, are a great attraction in the summer months. These alone should ensure a large influx of visitors to Kilmore at holiday time, for one of the principal drawbacks to mountain resorts is the scarcity [sic] of water in the hot weather.³³

³⁴ KA 7 March 1925. 1/2 col. Kilmore Swimming Baths. No carnival this year. Mentions the bathing sheds and raising the water level by putting a solid barrier across the spillway. Some cleaning up required. Also information provided by Kilmore residents, Paul Duff and Philip Clancy, during visit to the Reservoir, April 16, 2003.

Representatives of the Wattle League, the Masters Tanners Association and Cr J. Mc Fadzean of Preston, will be present, and arrangements have been made by the council to suitably entertain the visitors. In the evening the lake will be illuminated with coloured electric lights, and the local band and a Highland piper will supply the music.³⁵

The public notice for the swimming carnival mentioned it invited guests and an advertisement for the swimming baths stated that proceeds from the carnival were “in aid of the Hospital and Beautifying the Lake”.³⁶

³⁵ *The Kilmore Advertiser*, March 15, 1924, p. 3

³⁶ *The Kilmore Advertiser*, March 15, 1924, p. 3

Public Notices.

**Carnival on the Lake,
KILMORE.**

Saturday Next, March 15

MR REGINALD POLLARD, M.L.A.,
Will be Present to OPEN the
Proceedings.

BY Special Request of Competitors from
Euroa the Programme will include
Prizes for the Longest and also the Neatest
Dive by a Lady.

Mrs JAMES and Party, representing the
Wattle League, are also expected to be pre-
sent.

Learn to Swim.

Or W. CRILLEY, President.
EDWARD MURPHY,
Hon. Secretary.

**SHIRE OF KILMORE
SWIMMING BATHS.**

LEARN TO SWIM WEEK.

COMMENCING WEDNESDAY, 12th Inst.

Every Person Should Learn to Swim
COMMENCE NOW

Baths now Renovated, Every Convenience.

Your Co-operation is invited on Satur-
day Afternoon and Evening on
the Lake. SWIMMING CARNIVAL,
DEMONSTRATIONS, MOTOR BOAT,
Etc. Proceeds in aid of the Hospital
and Beautifying the Lake.

W. CRILLEY, Shire President.

FIG. 9. Public Notices advertising a carnival on the lake. Source: *The Kilmore Advertiser*, 15 March 1924, 3.

The *Kilmore Advertiser* made special mention of the guests in its report of the Swimming Carnival, which stated: “A number of visitors were present from Melbourne, which will be the subject of a special article in our next issue.”³⁷

On 15 March 1924, the *Advertiser* included a summary report of the Kilmore Shire Council meeting with “the full report being held over”. The summary included these three key items:

- Minister of Lands to visit Kilmore to inspect park reserves.
- £10 voted to improvements to swimming baths and grounds.
- Two acres of park reserve granted to Kilmore State School on application of Mr H. [Henry] McCann, head teacher, for planting *pinus insignis* trees.³⁸

The article which appeared in the *Kilmore Advertiser* on March 29, 1924 was entitled “Kilmore – A Health Resort. Notable Gathering of Interested Visitors.” The visitors included:

- Mr J.S. McFadzean, Senior Dairy Supervisor of the Department of Agriculture, member of the Royal and Whittlesea Agricultural Societies and Wattle League of Victoria, councillor of the Town of Preston. Previously he had been secretary

³⁷ *The Kilmore Advertiser*, March 22, 1924, p. 3

³⁸ *The Kilmore Advertiser*, March 15, 1924, p. 3

of the Reservoir Progress Association and was responsible for the construction and planting of Edwardes Park and Edwardes Lake at Reservoir at a cost of £1500 by Returned Soldiers' labour.

- Mrs G.H. James, President of the Wattle League and member of the New Settlers' League.
- Mr. Linacre, member of the Wattle League, landscape gardener in charge of all work connected with the State mental asylums, responsible for the planting and construction of the Ararat gardens.
- Mr W.F. Gates, Inspector under the Education Department, secretary of the Victoria Town Planning Association, interested in afforestation.
- Mr Robert Broadhurst, owner of a large tanning and leather dressing works at Preston, President of the Master Tanners' Association of Victoria, associated with the firm of Messrs Lloyd Bros., and Maginnis, formerly of Broadford.
- Mr Warner, representing the Wattle League, and connected with the tanning industry.
- Mr Barnsley, who was connected with the tanning industry and high grade steel knives and other tools of trade.
- Mr Potts, member of the Forest League and the Master Tanners.

There were eleven visitors in total who were taken to the lookout on Monument Hill, and all were interested in the suggestion by "Cr McFadzean that the reserve running from the Kilmore Lake to the Lookout could be made very much more attractive, and at the same time commercially remunerative through planting of suitable timber trees, which would include wattle for the production of wattle bark for tanning purposes." Each promised to promote the idea throughout their organisations and return to Kilmore to assist with the planting of a specially selected area adjoining the lake. Advice was also given on the formation of a local branch of the Town Planning Association.³⁹

"Neat and concise speeches" were made at the lookout. The Shire President, Cr Crilley, encouraged enthusiasm and commitment and urged that "every business man and woman in Kilmore should pledge themselves to work together in this matter. Everyone should do all he or she can to place Kilmore in a permanent and prominent position on the Tourists' Map for Australia. Let us label it amongst the prominent Health, Holiday and Week-end Resorts of Victoria, and we will all participate in its prosperity".⁴⁰

Late in May 1924, Mr Owen Jones, BA, Chairman of the Victorian State Forest Commission, and Mr W. Gay, superintendent of State Schools Plantation Committee, visited Kilmore to inspect the parks lands. They were met at the Town Hall and travelled the "somewhat rough" track to the lookout where they were "struck with admiration of the scenery". In the afternoon, students from the State School were taken to the lookout to meet Mr Jones who encouraged them to participate in Arbor

³⁹ *The Kilmore Advertiser*, March 29, 1924, p. 2

⁴⁰ *The Kilmore Advertiser*, March 29, 1924, p. 2

Day on 27 June. In the same week, the District Land officer agreed to reject an application by a returned soldier, Mr Johnston, to be granted fifty acres of land in the reserve and gave the council “three years in which to carry out improvements and to establish plantations”.⁴¹ No reference has yet been found to tree planting on Arbor Day, however, school working bees at this plantation occurred in the 1960s.⁴² The State School Plantation was in a large area called Kilmore Park that was located “at the back of the racecourse”, which appears to be slightly east of the cricket ground, south of Hunts and Monument Roads, in the area identified as “Reserve for Commonage”. Over the years, new pine trees were planted, but the plantation was harvested in the late 1990s and has remained bare.⁴³ A second school plantation, allocated to Kilmore East State School (which was allocated to Wandong (formerly Lightwood Flat No. 1277) Primary School after Kilmore East was closed)⁴⁴ was located on the southern boundary of the precinct, off Monument Hill Rd. This has also been harvested and the land remains bare.

4 Tree Planting On Lake Banks 1924.

One month after Arbor Day *The Kilmore Advertiser* reported the “Tree Planting on Lake Banks” which occurred at the end of July 1924. As promised earlier in the year, Mr McFadzean and his wife returned to Kilmore to assist with the planting. The article included details of the planting:

The State School children, under the able direction of the head teacher, Mr H McCann, planted 10 *pinus insignis* in the lake grounds on Friday afternoon of last week.

Mr and Mrs J. McFadzean, of Reservoir, represented the Towns’ Planning Association, the Historical Society and the Wattle League. Assisted by Mr John Mullins, the couple planted some *Longifolia* wattles, flowering plums and roses. Messrs J.L. [John Lorn] McDougall, A. [Alphonse] Meier and H.[Herbert] Chapman planted a couple of dozen sugar and mahogany gums.⁴⁵ An afternoon tea was provided after the tree-planting and the “children were in high glee and had a great romp under the venerable pines planted long ago by the late Mr John Taylor”.⁴⁶ These ‘venerable pines’ appear to be those planted in 1895 and 1896, as eight *P. radiata* [also known as *P. insignis*] trees, over one hundred years old, which are consistent in age and species with those planted by Taylor, are still extant. (Refer to Table 1).

Monument Hill

⁴¹ *The Kilmore Advertiser*, May 31, 1924, p. 3

⁴² Personal communication by Darren Knight with Susie Zada. May 2003 and Jim Lowden, June 2003 who attended a working bee at the plantation while a student at Kilmore State School in the 1950s.

⁴³ Refer to Fig 16 Mitchell Shire Aerial map of the precinct.

⁴⁴ *Vision and Realisation*, 3 Volumes, Education Department of Victoria, Melbourne, 1973. in S Zada Schools Database.

⁴⁵ *The Kilmore Advertiser*, August 2, 1924, p. 2

⁴⁶ *The Kilmore Advertiser*, August 2, 1924, p. 2

The area now known as Monument Hill incorporates various historical places including the lookout, water catchment area for the lake/res, nature reserve, walking trails, and the bluestone tower, erected on that site in 1924, which became known as the Hume and Hovell Monument.

The lookout pre 1924

The newspaper article above reported that Sir James Barrett visited Cr McFadzean a fortnight previous. He was then told about Kilmore's great potential, in particular the special advantages that the town could enjoy in connecting the "Look-out" with the forthcoming celebration of the centenary of Hume and Hovell's "Great Adventure." Sir James then deputed Cr McFadzean to make arrangements for him, and to tell the Kilmore folk that he would be delighted to come and lay the foundation of the cairn on the lookout and give an address. Cr [John Joseph] Ryan offered stones from the walls of the old Kilmore gaol (HO83) for the cairn, which was still extant in 2003.⁴⁷ The hill was well established as a lookout before the monument tower was built.

Hume and Hovell Monument 1924 -2005

The Hume and Hovell expedition gave glowing reports of the Port Phillip area. These reports encouraged the Henty brothers to settle at Portland in 1834. The following year John Batman (who was a school fellow of Hume) crossed Bass Strait and commenced the first permanent settlement at Port Phillip.⁴⁸

Plans for the Hume and Hovell Centenary celebrations had progressed steadily since a public meeting was held and a committee formed. The importance of the anniversary and the significance of Hume and Hovell's journey was reflected in State plans for the centenary, which included the naming of the Hume Highway by the Country Roads Board,⁴⁹ and a re-enactment, by car, of the journey from Albury to Lara. The actual route taken by Hume and Hovell in 1824 was inaccessible by car and only certain vantage points provided a good view. "One of the finest ... is from the Look-out on the forest reserve at Kilmore".⁵⁰ It was the most suitable location to build a cairn.

The advantage of this location was reported in the *Argus* and the *Kilmore Advertiser*:

From it many miles of country travelled by the exploring party is directly under view, covering the track taken by them after leaving the Murchison, up the Sunday Creek, which rises in the ranges commanded by the Outlook, down the valley towards Wandong and then to Mount Disappointment, which is also under view from this vantage point.⁵¹

⁴⁷ *The Kilmore Advertiser*, August 2, 1924, p. 2

⁴⁸ 'Hume and Hovell at Limeburners' Creek: A Lost Record' in *The Corian: Journal of the Geelong Grammar School*, May 1921, pp.25-26, cited in Dr David Rowe, 'Conservation Management Plan for the Hume and Hovell monument, Lara,' commissioned by the City of Greater Geelong, 2002.

⁴⁹ Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, p. 85

⁵⁰ *The Kilmore Advertiser*, August 2, 1924, p. 2

⁵¹ *The Kilmore Advertiser*, August 2, 1924, p. 2

Although a cairn had initially been planned for the lookout⁵², the plan presented by Mr R. [Richard] Fennelly, CE, was the one adopted.⁵³ The directors of the Kilmore Dairy Company donated the stone tower (sometimes referred to as the guard's tower) from the old Kilmore Gaol. "It was 25ft high, with spiral stone steps, the platform being 10 x 8." Mr Fennelly suggested that the tower could be raised an additional 4 feet higher by using a blue stone foundation. An appeal for funds was launched and the *Advertiser* reported the list of donors and amounts each week. It also listed people who volunteered to assist with carting material up the track to the summit: Messrs D. [Daniel] Clancy, R.[Robert] Bowers, J. [John] Butler, E. [Edward] Poulter, J. [James] Proudfoot, J. [John] Bryden, G. [George] Hamilton, A [Alphonse] Mier and H. [Herbert] Chapman.⁵⁴

Mr James Proudfoot demolished the blue stone tower at the old gaol and rebuilt it in a similar form at the lookout. The cost of the work was estimated at one hundred pounds. Mr R. Bowers had the task of repairing the road to ensure that drays could transport the material to the summit. Kilmore residents were not the only donors to the monument appeal. Donations came from Melbourne and other Victorian country towns, accompanied by letters of congratulations and support.⁵⁵

The Hume and Hovell Memorial Committee held regular well-attended meetings to ensure the monument was completed in time for the celebrations. They chose 25 October as the day of the "carting bee" when most of the material was transported to the monument site, and agreed to invite Lord Stradbroke, the Governor of Victoria, to unveil the memorial.⁵⁶

Thirty-three loads of material were carted up to the summit between 8.00 a.m. and sunset and the sentiments expressed in the *Advertiser* are worth reading:

The ten teamsters, with their magnificent horses, presented an inspiring [sic] as well as an unusual sight in our township, and, when one considers it was all done free of charge for the memorial in honour of the explorers Hume and Hovell, one feels sure that the spirit of chivalry is not dead, neither are the deeds of our pioneers forgotten by those of us who love our native land.⁵⁷

In the weeks leading up to the centenary celebrations, the *Kilmore Advertiser* continued to report donors and offers of labour from members of the local community. They included lengthy articles on the journey of Hume and Hovell, the first Europeans to visit the area, and included extracts from their journal with local and current place names appropriately inserted.⁵⁸

⁵² This place had already been in use as a look-out prior to the Hume and Hovell celebration, but the date this commenced is uncertain.

⁵³ Fennelly also practiced as an architect and designed many fine buildings in the Shire. Some of these are also protected by Heritage Overlays. Refer to the Mitchell Shire Heritage Database.

⁵⁴ *The Kilmore Advertiser*, October 4, 1924, p. 2

⁵⁵ *The Kilmore Advertiser*, October 18, 1924, p. 3

⁵⁶ *The Kilmore Advertiser*, October 25, 1924, p. 2

⁵⁷ *The Kilmore Advertiser*, November 1, 1924, p. 2

⁵⁸ *The Kilmore Advertiser*, October 25, 1924, p. 2

At least twenty-eight monuments were to be unveiled in Victoria as part of the celebrations. Kilmore's day was planned for Saturday 13 December.⁵⁹ Work on the monument was delayed due to the "scarcity of skilled stonemasons" however the Committee obtained the services of Mr Charles Axen and they were confident that it would be completed in time.⁶⁰

When the plans for the unveiling ceremony were announced, they included a "monster district picnic in the Park [Lake] grounds during the afternoon". At the Shire Council meeting on December 3, 1924, the memorial committee asked the council to donate £25 to ensure the monument was completed for the unveiling. The public had already donated £127 2s but additional funds were required. Cr [Francis Walwyn] Wortley voted against the donation arguing that the council needed the funds for the civic reception for the Governor. A suggestion to cut the champagne from the civic reception was met with cheers by members of the public, and all councillors, except Cr Wortley, voted to provide £25 to the monument and £5 for the children's picnic. It was suggested by some that the Governor "would prefer a glass of lager beer to champagne".⁶¹

The day of the unveiling was hot but this did not deter a large crowd. "The town was profusely decorated with bunting, flags flying from the Town Hall and other buildings, whilst along Powlett and Sydney-streets, several lines of streamers of multi-coloured flags were stretched. The Governor arrived at the Town Hall for the civic reception, followed by dinner at the Royal Oak Hotel. A long procession of cars then drove to the summit where the plaque was unveiled:"

"Erected December 1924, by residents to the memory of Hume and Hovell, who passed near by on December 18, 1824."



FIG. 10. Marble plaque, set into the bluestone tower. Source: Susie Zada, May 2003.

⁵⁹ *The Kilmore Advertiser*, November 15, 1924, p. 2

⁶⁰ *The Kilmore Advertiser*, November 22, 1924, p. 2

⁶¹ *The Kilmore Advertiser*, December 6, 1924, p. 2

The picnic was held in the park between the track and the water trough [lake] and all enjoyed the entertainment, refreshments and merry-go-round.⁶²

In January 1925, in response to the Memorial Committee's appeal for a further £25 to complete the monument, donations and letters to the editor were printed in the *Kilmore Advertiser*. One letter from Edward Murphy, President of the Kilmore Branch of Australian Natives Association, included a donation of one guinea and stated:

This site is also unique and commands more of the explorers' track than any other point on the route.⁶³

Eventually, thirty-seven monuments were erected in Victoria to celebrate the centenary of the Hume and Hovell expedition. Their route was accurately mapped and a coordinated effort was made with local councils to erect appropriate monuments in locations along the track. Herbert Hansford, from the Lands Department, delineated and mapped the route of the Hume and Hovell expedition for the centenary celebrations. According to the Victorian Historical Magazine, "the knowledge he had acquired enabled him, also, to offer the best advice as to the places where monuments might be erected". From 1924 the commemorative efforts in most localities took the form of a cairn or obelisk bearing a tablet, with an unveiling ceremony and a picnic. The central committee sent representatives to each ceremony. The monuments were erected in a variety of shapes and sizes; some were completed after 1924 – in some cases as late as 1927 – as funds became available. According to contemporary reports the monument was considered unique and the best of its kind.⁶⁴ In Dr Rowe's comparative analysis of the monuments, the Kilmore monument is the most unusual, and possibly the most substantial one erected. With the exception of four tablets placed in schools (including the schools at Hansonville, Lima South and Samaria West), these cairns or obelisks were situated at or near Lara, Werribee, Deer Park, St. Albans, Bulla, Mount Bland, Upper Plenty, Kilmore, Broadford, Yarck, Yea, Seymour, Woodfield, Avenel, Euroa, Violet Town, Warrenbayne West, Barjarg, Samaria, Angleside, Swanpool, Tatong, Molyullah, Mount Buffalo, Myrtleford, Whorouly, Murrungee, Stanley, Everton, Back Creek, Allan's Flat, Staghorn Flat, Ebden, Bethanga and Albury.⁶⁵

The whole area of Monument Hill, including the monument, was noted in the 1982 Kilmore Heritage Study as a place of historical importance for its historical connections, its natural bushland cover and its contribution to Kilmore's setting.

Parks and Gardens from 1925

⁶² *The Kilmore Advertiser*, December 20, 1924, p. 2

⁶³ *The Kilmore Advertiser*, January 10, 1925, p. 2

⁶⁴ KA 4 July 1925. Para on the H & H Memorial. It was mentioned in the "Sun" as best of its kind and being unique.

⁶⁵ Dr David Rowe, 'Conservation Management Plan for the Hume and Hovell monument, Lara,' commissioned by the City of Greater Geelong, 2002.

By 1925 seventeen acres in the parish of Bylands, known as the Kilmore Reservoir, had been proclaimed a sanctuary for native game.⁶⁶

During the 1930s and 1940s, the parks and gardens in this precinct, as well as a school plantation nearby, became known collectively as Kilmore Park. Many locals referred to the old reservoir and swimming pool as “The Res”. Nevertheless, there were concerns about the “destruction of trees’ in the reservoir reserve as early as 1941.⁶⁷

At the reservoir a new pier was built from the southern shore in the 1930s and a fenced concrete wading pool was built near the old clubrooms.⁶⁸ Remnants of the latter structure remain in the precinct. The brothers and boarders from Assumption College used the swimming pool twice a week during the summer and groups of children were often seen heading “en masse to The Res” to swim unsupervised throughout the day. During the 1950s, under the leadership of Clarrie Berry, president of the Kilmore Swimming Club, a concrete wall (extant) was added at the north end of the pool, a pontoon of empty fuel drums with a wooden deck was installed at the north end to make it a fifty metre pool, and the pier was refurbished with a T-piece added for the race starts. Plans were discussed to enclose the pool with the west wall, however use of the swimming pool declined when Assumption College built their own pool in 1964 and opened it to the public on weekends.⁶⁹ The dressing sheds were renovated in 1956 and located south of the wading pool.⁷⁰

In 1992 floodwaters spilled over the western wall of the reservoir and the top section was washed away. Both faces of the wall were repaired with an escape channel cut into the wall to diminish the potential for damage in future floods.⁷¹

The golf club built a clubhouse⁷², (this later became a scout hall which burnt down and has since been removed), to the north west of the reservoir on land rented from the Shire Council. Some work sheds were moved, in the 1960s, from the Wandong railyards to the golf links, and one of these remains as the core structure of the maintenance area. The course was extended around all sides of the lake, and a new clubhouse was built across the road (not in the precinct) in the 1970s.⁷³

Community interest and participation in improving the public areas of the precinct continues to this day. The ‘Res’ continues to be used for swimming, fishing, bike riding, and walking. It is a place for the Kilmore community to celebrate. In August

⁶⁶ KA 8 Aug 1925.

⁶⁷ KFP 30 Oct 1941 p. 5 Destruction of Trees.

⁶⁸ “Remember The Res?”, notes compiled by Jim Lowden, August 4, 1998.

⁶⁹ “Remember The Res?”, notes compiled by Jim Lowden, August 4, 1998 and information provided by Kilmore residents, Paul Duff and Philip Clancy, during a visit to the reservoir, 16 April 2003.

⁷⁰ KFP 21 June 1956 p.4 col.4 Shire of Kilmore. Tenders. For improvements and additions to the pool and dressing sheds at the Kilmore Swimming Pool.

KFP 13 Dec 1956 p.2 Kilmore Shire Council. Kilmore Swimming Pool the contractor has completed the major work in the renovation of the dressing sheds, and hopes to complete the whole of the works within the next week.

⁷¹ “Remember The Res?”, notes compiled by Jim Lowden, August 4, 1998 and Information provided by Kilmore residents, Paul Duff and Philip Clancy, during visit to the Reservoir, April 16, 2003.

⁷² Osborn and Hudson submitted plans and elevations and George Langly was the successful tender for 260 pounds, K.A. 30 April 1927.

⁷³ Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 210,222

1998, the Kilmore Historical Society presented a talk and presentation entitled “Remember the Res?”.⁷⁴ The monument was restored in 1999 for its seventy-fifth anniversary celebration. The project committee included Don McQueen, Sam De Gabriel, Philip Clancy and Ray Fagg, who was the project manager. It had been closed for some time because it was not safe. The monument was reopened on 13 December 1999 by Jim Lowden, Chair of the McEwan Electorate Federation Fund Committee, on behalf of the Member for McEwan, Fran Bailey, and was a project of the Kilmore-Broadford Rotary Club and Kilmore Mechanics' Institute, funded by grants from the Commonwealth and Mitchell Shire, and was supported by its sponsors: CSR Building Materials Division – Humes Concrete, and Programmed Maintenance Services. The Friends of Monument Hill have been active in caring for the monument and the grounds for the past few years.⁷⁵

⁷⁴ Flyer produced by Kilmore Historical Society, 4 August 1998.

⁷⁵ Jim Lowden, Manuscript, Hume and Hovell Monument Reopening 13 December 1999. Newsletters; Friends of Monument Hill.

There are four overlapping character areas, (or sub-precincts) each directly related to their historic use. These are the lake/reservoir, golf links, and cricket ground and monument hill. The existing physical boundaries are imprecise, particularly the boundaries between the golf course and the lake/reservoir and the golf course and the cricket ground, although they are clearly defined on historical maps. Importantly, the physical attributes of each of the areas flow physically and visually into the other sub-precincts.

The Cricket Ground



FIG. 12. View of the cricket oval and turf pitch, fence, golf fairway and monument hill in 2003.
Source: Lorraine Huddle 2003.



FIG. 13. View of two Cypress Trees. Source Lorraine Huddle 2003.

The picturesque rural setting of this well-formed cricket ground is visually connected to two of the sub-precincts, the golf course and Monument Hill. This site is dominated by views of rural bush, with southerly views to the mowed fairways and

greens of the golf course. Distant views of Monument Hill can be seen in the south-east, and a walking track leads to the monument itself. The large grassed oval, with turf cricket pitch, takes up the majority of the original ten acres allocated to the cricket club in 1853 (made official in 1858). The oval has a post and chain fence around most of its perimeter and two large cypress trees near the cricket pavilion. About a quarter of the ten acre area is now being leased to the golf club as fairways.

Vehicle access to the cricket ground is from Hunts Road which is unmade but graded. To the north of the ground is a wide expanse of the racecourse but most of this is concealed from the ground by a dense area of bush. Other structures of less significance include: the cricket nets, a gravel driveway, a gravel and grassed car park, a small timber shed which was the original cricket pavilion, organised by Murray Moore in 1960, and a large brick pavilion building. The latter was built in four stages: in 1976, a bar kitchen and toilets were constructed, followed by an extension in 1986 that consisted of a recreation area and a second storey viewing area with score box, in 1994 a new kitchen was added to the north end and in 2002, change rooms and new toilets were added. The timber shed was reduced by one third in 2002 to allow for the extensions. There are remnants of another cricket shed on the other side of the ground near the golf course, which was demolished early in the 1950s.⁷⁶

The Lake or ‘Res’



FIG. 14. View of the lake in drought conditions, looking north from the retaining wall footbridge. Note the stand of historic pine trees in the distance on the left. Source: Susie Zada. 2003.

⁷⁶ Discussion between Laurie Boyd, Kilmore and Lorraine Huddle, June 2003.



FIG. 15. View of the lake, looking north, showing the remnants of the swimming baths in the foreground. Source: Susie Zada 2003.



FIG. 16. View of the lake looking towards the 100 year old *P. radiata* trees, in the distance, at the gate on Anderson Road; the site of the swimming baths in the middle ground; and, on the right of the photograph, the shaded area created by the 1895 and 1924 beautification project, used for passive recreation. Source: Susie Zada.

The exact size of the lake has not been measured, but it is known that it has been enlarged and deepened in recent times. It was originally constructed to hold 14,466,000 gallons within an area of 13 acres 1 rood and 3 perches.

The reserve is owned by Council but the amount of land that is available for non-golf use has been reduced by the construction of several golf course fairways and greens within the boundaries of the reserve. This is particularly noticeable in the area between the pedestrian gate on Anderson Road and the lake, and the south-east end of the lake. Refer to the aerial photograph in Figure 10.

The Retaining Wall and Foot Bridge

The dam wall, built at the southern end of earth and grass, is a pivotal feature of the place. The top of the wall has always functioned as a walking track to the other side

of the lake and continues to do so. A small timber foot bridge straddles the overflow outlet which is located at the eastern end of the wall. This wall has been repaired several times since it was constructed in 1862, and the bridge has been reconstructed, most recently after floods in the 1990s.

Significant Trees

Trees are a significant physical feature throughout the precinct. Around the lake the native trees include Candlebark Gums, some over two hundred years old, which provide habitat for native birds and animals. They have been retained as part of the aesthetic setting for walks, picnics and carnivals.

The age of most of the large pine trees was determined using horticultural analysis prior to the historical research. The historical evidence concurs with the physical evidence to conclude that the plantation dates of these trees coincide with the 1895/6 and 1924/5 lake beautification projects.

Table 1 identifies the type, age and GPS location, of the pine trees on the North West bank and at the entrance gate.⁷⁷

Many of the remnant indigenous trees are older than the town of Kilmore, yet they have been purposely incorporated into the cultural landscape that was formed and adapted around them since European settlement. These trees provide a natural structure to delineate the layout of the golf course, and they form a picturesque backdrop against the lake, cricket ground and monument. They provide a habitat for native fauna and flora, which enhance the various passive and active outdoor recreation activities of the past 150 years. The old indigenous trees dominate the views of monument hill and its walking tracks.

The **walking track** around the lake is a significant feature, having been part of the recreation activities for over one hundred years. Early and recent views below show its use for passive recreation.

The archaeological remnants of the swimming baths.

The southern side of the swimming pool includes the retaining wall/spillway (extant) constructed for the reservoir, as well as the ends, for the clubrooms and deck at the east end. The diving area at the west end (the extant concrete wall, constructed in the 1950s, is illustrated in Figure 16). Figure 15 illustrates the location and form of the concrete swimming baths and toddlers' pool.

⁷⁷ Table 1 with thumbnail photos on separate pages, is in the appendices.



FIG. 17. 1950s concrete wall at the diving end, clearly visible in the drought conditions. Source: Susie Zada 2003.

The Golf Course

The golf course was created in 1911 on Crown land previously used as the police paddock. The lake remained within this area, as it had since it was formed in 1862 on land that was set aside for “The President, Councillors & Ratepayers of the Shire of Kilmore. 22.9.09. Sec. 376 Water Act 1905. C. 38695. Area 17.2.36 (A.R.P.)”.⁷⁸ The course now has fairways and greens within the boundaries of the cricket ground reserve and the lake reserve. Many native trees were removed to create the fairways but some particularly fine specimens of mature *Eucalyptus viminalis* survive.⁷⁹ These help to delineate the layout of the golf course, but the swimming baths, walking tracks, trees and other features of the council owned land were not disturbed.

Important historic views can be seen from various locations on the golf course, including a clear view to the former convent (International School Database No.384) from the area near the access road and the maintenance sheds. There is an impressive view of the hospital from the fairways and greens near the lake. Other important views are towards Monument Hill and the cricket ground.

A golf clubhouse was constructed near the access road, located off Foote Street. This was later used as a scout hall when the golf club moved to new premises on the other side of Anderson Road. The original clubhouse was destroyed by fire. The only extant building structure which is significant is the former Wandong railway shed, which is now used as a maintenance shed for the golf club. It is a small rectangular gable roofed building constructed with a timber frame clad (roof and walls) in galvanised corrugated iron. There are numerous leans-to attached to the shed, and a railway goods truck, which are visible in Figure 17.

⁷⁸ Town of Kilmore, Parish of Bylands, County of Dalhousie, 1931. Source: State Library of Victoria, Maps collection [Attachment : Maps 10a & 10b].

⁷⁹ *Kilmore Heritage Study*, 1982, p 95.



FIG. 18. Golf Club Maintenance Shed showing the gable roofed Wandong railway shed and goods truck, with the significant *P. radiata* in the background. Source: Lorraine Huddle 2003.

The Hume and Hovell Monument, Monument Hill and the Lookout

As noted in the history above, the area known as Monument Hill was set aside as a public park in 1911 and is historically and visually linked to the other sub-precincts. The whole precinct was often assumed to be one recreational reserve. In 1924, for example, the area was described as “the reserve running from the Kilmore Lake to the Lookout”⁸⁰. Vehicular access is via Monument Road, which is unsealed (Fig 18). Two walking tracks lead from the monument along the ridges down to the golf course and through to the cricket ground and the lake.



FIG. 19. View from the monument showing Kilmore in the middle ground and the walking track and eucalyptus trees in the foreground. Source: S Zada 2003.

⁸⁰ *The Kilmore Advertiser*, March 29, 1924, p. 2



FIG. 20. View of Monument Road from on top of the tower. Source: Lorraine Huddle 2003.

The summit of the hill was well established as a lookout for some time before the monument tower was built.⁸¹

It is predominantly covered in eucalypt woodland composed of peppermint box and yellow box, but there are also wattles, heaths and a wide variety of native grasses and native orchids, as it was when Hamilton Hume climbed the hill in 1824. He recorded in his journal what he saw from the hill:

Being some distance ahead of the party I observed an opening and fall of the land far to the south, thinking at last the struggle at last won, my heart rose and I cheered long and loud, most of the men left their cattle and rushed towards me, Mr Hovell amongst their number.⁸²

Ken McInnes argued that the Hume and Hovell expedition:

[W]as a remarkable journey of exploration in many ways. It was successful, no one died, everyone returned, the route was mapped, good previously unknown country was discovered, settlers followed soon after, and it provided an excellent return for a meagre government investment.⁸³

From the hill, many miles of country travelled by the exploring party is directly under view, covering the track taken by them after leaving the Murchison, up to Sunday Creek, which rises in the ranges and goes down the valley towards Wandong and then to Mount Disappointment, which is also in view from this vantage point.

It was originally constructed as the watch tower in the former Kilmore Gaol (1859) HO83. It is a rectangular structure 17.8 m (23 feet) in height. The exterior walls are

⁸¹ According to anecdotal evidence.

⁸² Recorded on the 1999 Information board at the monument.

⁸³ K. McInnes, 'Hume and Hovell Walking Track', abstract to a paper delivered at the Australia ICOMOS Conference, Alice Springs, August 2001.

made of random-range quarry faced bluestone ashlar with subtle quoining at the corners and simple rectangular viewing openings in the upper walls and roof. Originally access to the flat concrete roof was restricted because there was no safety railing.



FIG. 21. View of the tower with plaque. Source: Susie Zada 2003.

Set into the exterior of one of the walls is a smooth white marble plaque with finely crafted black lettering that is surrounded by a mixture of roughly tooled, and quarry-faced, bluestone ashlar (Fig. 9).

There is a red brick interior wall that supports a winding staircase constructed of finely tooled bluestone steps, leading to the top of the tower. The top of the monument is made of white concrete, (replaced in 1999) and is accessed via a metal ladder set in concrete sides, and then through a cleanly cut rectangular opening in the concrete (Fig. 24). The black painted metal balustrade was also restored in 1999, (although the paint is badly deteriorating) and resembles the balustrade design illustrated in early photographs. There is a Geodetic Survey Victoria Triangulation Station marker set into the concrete (Fig. 22).

The original concrete posts that were constructed by the Hume Pipe company, which supported chain fencing, were removed by Kilmore Shire Council around 1970, but new ones were donated by CSR-Humes in 1999 and the fence is being restored by the Friends of Monument Hill.⁸⁴

⁸⁴ Paul Duff in personal communication with Lorraine Huddle, May 2003.



FIG. 22. View of concrete top, deteriorating black paint on metal balustrade and view to the Kilmore Gap. Source: Lorraine Huddle 2003.



FIG. 23. Geodetic Survey Victoria Triangulation Station. Source: Lorraine Huddle 2003.



FIG. 24. View of staircase showing bluestone and brick walls, and winding bluestone steps.
Source: Lorraine Huddle 2003.



FIG. 25. View of concrete and metal ladder to roof of tower. Source: Lorraine Huddle 2003.

There is a gravel car park and a recently constructed double-sided interpretative sign that tells the “Hume and Hovell Story.” It commemorates the restoration work carried out in 1999 and is made of a painted tubular steel frame with flat sheet metal that supports the information which has been painted onto its surface. The paint work of the tubular steel is deteriorating in the same manner as the metal balustrade on top of the monument. The sign has been vandalised, but it is in good condition.

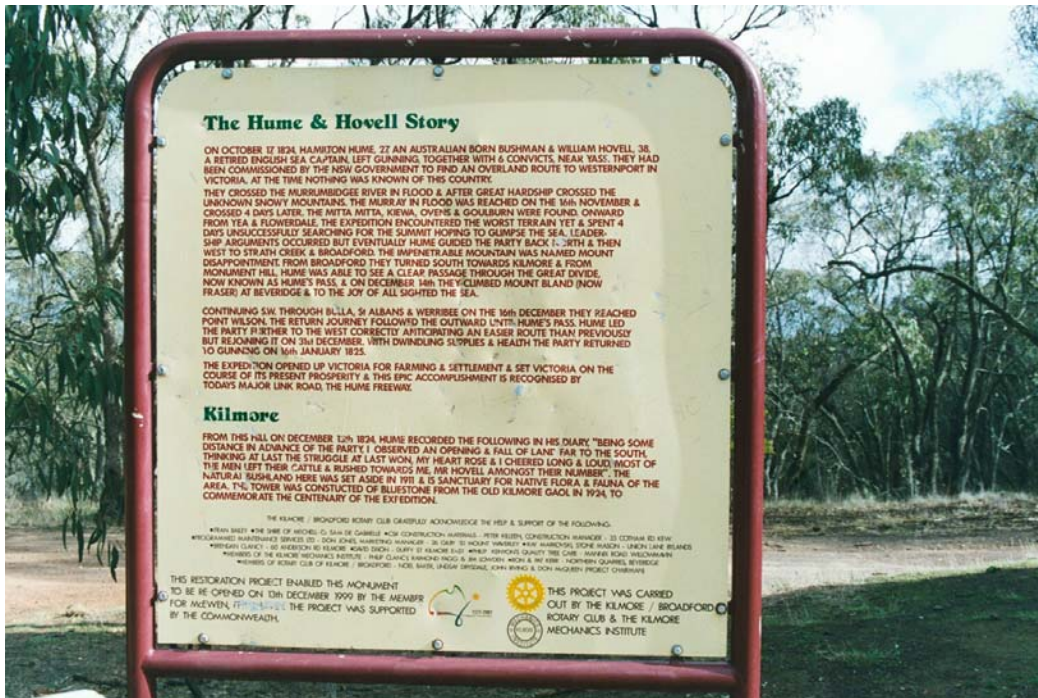


FIG. 26. 1999 Interpretive sign - text. Source: Susie Zada 2003.



FIG. 27. 1999 Interpretative sign – map. Source: Susie Zada 2003.

This is possibly the most unusual and distinctive Hume and Hovell monument in Victoria.

STATEMENT OF CULTURAL SIGNIFICANCE⁸⁵

The other culturally significant places within the precinct that are not specifically mentioned in this document are listed in Appendix 1 and are documented in the accompanying database. The history and description of the precinct that precedes this Statement of Cultural Significance is the source of evidence for the statement below.

The Kilmore Outdoor Recreation Heritage Precinct is a culturally significant landscape that has been continuously used and developed for public outdoor recreation since 1853. There are four overlapping character areas, (or sub-precincts) each directly related to their historic use. These are the lake/reservoir, golf links, the cricket ground and Monument Hill. The existing physical boundaries are imprecise, relative to the boundaries shown on the Mitchell Shire Planning Scheme maps, particularly the boundaries between the golf course and the lake/reservoir and the golf course and the cricket ground; importantly, the physical attributes of each of the areas flow physically and/visually into the other sub-precincts.

The Kilmore Outdoor Recreation Heritage Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria E1).

It demonstrates important interrelated visual qualities which reflect the historical and cultural development of passive and active outdoor recreation facilities, and contribute to the rural setting of Kilmore. These qualities include close and distant views dominated by interconnected continuous open space, individual and groups of indigenous and exotic trees, with minimal hard surfaces, buildings or other above ground structures.

Panoramic views, from the top of the monument, exemplify the country travelled by the first European explorers to inland Victoria, including the track taken by them after leaving the Murchison, up the Sunday Creek, which rises in the nearby ranges, down the valley towards Wandong and then to Mount Disappointment and to Kilmore Gap. These views, together with the view of the whole of the Rutledge Special Survey, illustrate the nineteenth century appeal of the area for settlement, first documented by Hume and Hovell in 1824. The walk to the summit of the hill, which culminates with a lookout to the town, has continued to be a popular activity since the nineteenth century. Views to Monument Hill from Kilmore, valued by Europeans since they occupied the area, continue to provide a scenic country setting for Kilmore.

The picturesque rural setting of the cricket ground is visually connected to the golf course and Monument Hill. The site is dominated by views of nearby bush, with

⁸⁵ Definitions used are from the Burra Charter 1999; historical themes relate to the Principal Australian Themes – Australian Heritage Commission; criteria for Locally Significant places are from the Australian Heritage Commission and in the case of State Significant places, from Heritage Victoria; levels of significance used are State and Local, which directly relate to the two legislative authorities who administer the protection of heritage places, the State Government and Local Government respectively.

southerly views in the middle ground to the mowed fairways and greens of the golf course and distant views of Monument Hill to the south-east.

For over one hundred years the scenic qualities of the lake's magnificent sheet of water, formed by an earth retaining wall, used for swimming, fishing and boating, and the surrounding grounds and woodlands – used for carnivals, picnics and walking – have been recognised as a picturesque place for outdoor recreation.

Trees and shrubs form a significant physical feature throughout the precinct. They dominate the views of monument hill and its walking tracks. Around the lake, native trees, which include Candlebark Gums (*E. rubida*), provide habitat for native birds and animals. They have been retained as part of the aesthetic setting for the swimming pool, walks, picnics and carnivals. There are substantial numbers of trees from 'beautification projects' and other public planting projects (*P. radiata*) in and around significant indigenous trees. Notable significant stands of *P. radiata* include those planted in 1895/6 and in 1924/5.

Important historic views are obtained from various locations on the golf course, including a clear view to the former convent (International School Database No. 384) from the area near the access road and the maintenance sheds. The view to the hospital is particularly important, especially from the fairways and greens near the lake. Other important views, seen in the direction of the former police residence (HO 81), Monument Hill and the cricket ground.

The public infrastructure, established during the nineteenth century, is relatively intact with the reservoir/lake, retaining wall, walking paths and road to monument hill extant.

The design and materials of the 1924 Hume and Hovell Monument, demonstrate significant visual qualities which reflect the importance the celebration of the centenary of the Hume and Hovell expedition, to the Kilmore community.

The Kilmore Outdoor Recreation Heritage Precinct is **historically** significant at a **LOCAL** level (AHC criteria A4, H1). It is associated with events, developments and cultural phases that have had a significant role in the occupation and evolution of the community's continuous use of the land for outdoor community purposes from the 1850s until today.

In particular, the precinct is associated with Kilmore's first police paddock and residence from 1850; the construction of 'The Reservoir' for the town's first water supply (1862–1895); the 1853 ten acre reserve set aside for the Kilmore cricket ground; continuous outdoor recreational activities at the 'the res' or lake since 1895; beautification projects such as the tree plantings in 1895 and in 1924; the formation of golf links on the former police paddock by the Kilmore Golf Club in 1911 and the continuous use of the land for that sport.

Monument Hill is one of the oldest known lookouts in Victoria, dating from its first known use for that purpose by explorers Hume and Hovell in 1824. It has continued as a lookout for Kilmore residents and visitors since European occupation began in the 1840s, culminating in the 1924 erection of the bluestone lookout to celebrate the centenary of Hume and Hovell's expedition and the 1999 restoration of the monument by the Kilmore-Broadford Rotary Club and Kilmore Mechanics' Institute, to celebrate the 175th anniversary of the expedition.

The precinct, particularly Monument Hill, has strong associations with the famous inland explorers Hume and Hovell and their 1824 expedition. Beautification of the precinct, particularly the lake and Monument Hill, has a strong association with the life and work of Cr John Joseph Clancy and with Kilmore's first mayor, Cr John Taylor.

The Kilmore Outdoor Recreation Heritage Precinct is **socially** significant at a **LOCAL** level (AHC criteria G1).

The history and culture interwoven in the precinct is recognised by the Kilmore community as having broad public value and it is held in high esteem for its long associations with voluntary community organising committees, and working bees to prepare and maintain the cricket oval and grounds, the golf course, Monument Hill's flora, fauna and walking tracks, the Hume and Hovell monument, and the lake and its surrounds.

The transformation of the watch tower from the former 1859 Kilmore Gaol, to a lookout on the hill, illustrates the social resourcefulness of the Kilmore residents to achieve a unique and fitting monument to celebrate the achievement of the inland explorers, Hume and Hovell.

Walking tracks from the Cricket Ground and from the lake, lead through the golf course, along the ridges, to the monument itself.

Overall, Kilmore Outdoor Recreation Heritage Precinct is of LOCAL significance.

NOTE

Within the locally significant heritage precinct, the monument, the location in which it is sited, and the views from it, are aesthetically, historically, and socially significant at a STATE level. (HV criteria A, D.)

A. The place has historical importance for its relationship with the social events associated with the erection of 32 monuments as part of a State wide celebration of the 1924 centenary of the first inland journey to the area now known as Victoria, by Hume and Hovell, in their 1824 expedition.

B. The place and tower are important in demonstrating the uniqueness of this monument, relative to the other 31 monuments, as the site on the summit and vantage point used by Hume and Hovell to navigate through the mountains, via the Kilmore Gap to Port Phillip Bay, and the unique design by the local architect Fennelly, who adapted the materials and design of the original Kilmore Gaol watch tower.

The monument at Kilmore will be documented as part of a group of four Hume and Hovell Monuments in Mitchell Shire. They will be recommended for protection by Heritage Victoria, as part of a collective group of 32 monuments throughout Victoria, for protection on the State Register.

PLANNING SCHEME FORMAT: Policy Basis, Objectives, Policy, Performance Measures, Decision Guidelines.

KILMORE OUTDOOR RECREATION HERITAGE PRECINCT:

The Lake (Res), Golf Course, Cricket Ground and Monument Hill

Policy Basis

The Kilmore Outdoor Recreation Heritage Precinct is a culturally significant landscape that has been continuously used and developed for public outdoor recreation since 1853. There are four overlapping character areas, (or sub-precincts) each directly related to their historic use. These are the lake/reservoir, golf links, the cricket ground and Monument Hill. The existing physical boundaries are imprecise, relative to the boundaries shown on the Mitchell Shire Planning Scheme maps, particularly the boundaries between the golf course and the lake/reservoir and the golf course and the cricket ground; importantly, the physical attributes of each of the areas flow physically and/visually into the other sub-precincts.

The Kilmore Outdoor Recreation Heritage Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria E1).

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The Kilmore Outdoor Recreation Heritage Precinct is **historically** significant at a **LOCAL** level (AHC criteria A4, H1). It is associated with events, developments and cultural phases that have had a significant role in the occupation and evolution of the community's continuous use of the land for outdoor community purposes from the 1850s until today.

In particular, the precinct is associated with Kilmore's first police paddock and residence from 1850; the construction of 'The Reservoir' for the town's first water supply (1862–1895); the 1853 ten acre reserve set aside for the Kilmore cricket ground; continuous outdoor recreational activities at the 'the res' or lake since 1895; beautification projects such as the tree plantings in 1895 and in 1924; the formation of golf links on the former police paddock by the Kilmore Golf Club in 1911 and the continuous use of the land for that sport.

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The Kilmore Outdoor Recreation Heritage Precinct is **socially** significant at a **LOCAL** level (AHC criteria G1).

The history and culture interwoven in the precinct is recognised by the Kilmore community as having broad public value and it is held in high esteem for its long associations with voluntary community organising committees, and working bees to

prepare and maintain the cricket oval and grounds, the golf course, Monument Hill's flora, fauna and walking tracks, the Hume and Hovell monument, and the lake and its surrounds.

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The monument at Kilmore will be documented as part of a group of four Hume and Hovell Monuments in Mitchell Shire. They will be recommended for protection by Heritage Victoria, as part of a collective group of 32 monuments throughout Victoria, for protection on the State Register.

Objectives

- To ensure the retention and conservation of the culturally significant cricket ground, lake, golf course, walking tracks, and the Hume and Hovell monument and interpretative signs.
- To conserve and enhance the significant and distinctive features of each sub-precinct without compromising the other sub-precincts or the precinct as a whole.

- To conserve and enhance the important features that demonstrates the interrelationship of each sub-precinct.
- To conserve and enhance the picturesque interrelated views of the different sub-precincts.
- To conserve and enhance the open and spatial character created by the exclusive use of the area for outdoor passive and active recreational use.
- To encourage activities that require only small buildings and structures so that they will not be a dominant part of the views.
- To encourage the construction and maintenance of infrastructure that is rural in character, minimalist in extent and subdued in design and colour
- To maintain the rural setting of the activities by caring for indigenous trees and accompanying vegetation.
- To encourage the retention and care of historically significant exotic trees, particularly the 1895 and 1924 plantations of *Pinus radiata*, and Cypress trees throughout the precinct.
- To conserve the existing topography and important views within the precinct.
- To conserve and enhance important views to and from the precinct.
- To promote and support the continuing development of outdoor recreation facilities without compromising the culturally significant features of the precinct.
- To promote greater understanding of the cultural significance of the precinct by the development of appropriately designed and located, interpretative signs.

Policy

Exercising Discretion

It is policy to:

- Mm
- Xx
- Xx
- Xx

Where a permit is required for building alterations, new development or other works, it is policy to:

- Enhance the heritage values of this precinct.
- Ensure the existing, significant cultural landscape forming the cricket ground, the res/lake, the golf course and Monument Hill, should not be demolished or subdivided for development.
- Ensure the dominant features in the precinct should be grassed for outdoor games, have trees appropriate undergrowth, plant debris and biomass, open spaces, and views of these.
- Ensure impermeable hard surfaces such as concrete, and asphalt are kept to an absolute minimum and are not used for large areas such as car parking.

- Encourage the use of well drained graded earth roads, drainage works, and car parking areas, divided by appropriate and substantial vegetation to minimise the visual impact of these facilities on the aesthetic qualities of the precinct.
- Ensure that the minimum number and size of buildings are small.
- Ensure that alterations and/or infill development draw on traditional architectural characteristics (including but not limited to):
 - Gabled and/or hipped roof forms
 - Rectangular plan forms
 - Xx
- Ensure that alterations and /or infill development employ traditional building materials including:
 - Horizontal weatherboards or vertically oriented corrugated sheet metal.
 - Corrugated sheet metal roof cladding
 - Bricks for the cricket club pavilion.
- Ensure that alterations and new works to infrastructure is
 - Is in character with the precinct's rural, open and minimalist character and is where possible, constructed of gravel paths, earthen gutters, including a graded gravel road to the monument and cricket ground.
- Ensure that boundary fences are kept to minimum, are low, and have a high degree of openness and are rural in design.
- Ensure that internal fences are kept to a minimum, are highly transparent and low in height.
- Ensure that signage is restricted to information related to the use of the outdoor activities and is designed so that it does not diminish or dominate the significant views and cultural landscape.
- Ensure that advertising signage at the cricket ground is restricted to the front and rear of the club rooms, and not in the view line from the cricket ground to Monument Hill or to the golf course.
- Ensure that existing structures that detract from the culturally significance of the place are screened by appropriate vegetation, particularly from important views.
- Ensure that expert advice is obtained for the care of vegetation and trees to promote their longevity and safety.
- Ensure interim management plans are developed and adopted for an appropriate replacement program for diseased and dangerous trees and vegetation.
- Ensure a full conservation management plan is developed and adopted for the precinct.

Performance measures

It is policy to assess proposals against the following performance measures as appropriate:

- Xx
- Xx
-

Decision Guidelines

It is policy that the responsible authority considers as appropriate:

- Supporting background (Historical Documentation, Physical Description and Statement of Cultural Significance) of the Kilmore Outdoor Recreation Heritage Precinct in Mitchell Shire Heritage Study 2004.

Historical photographs and maps, held by the Kilmore Historical Society.

APPENDICES

Arborist Report, Table and Photos: P Clancy.

Kilmore Outdoor Recreation Heritage Precinct
VOLUME FOUR of Five: PRECINCT DOCUMENTATION Broadford, Emu Flat, Kilmore
MITCHELL SHIRE STAGE TWO HERITAGE STUDY 2006

TABLE 1.

Location, type and age of trees based on the Kilmore Res Pine tree survey 5 May 03 carried out by Philip Clancy.										
Ref No.	Position via GPS UTM WGS 84 P Clancy						Historic notes. L Huddle	Digital Photo P Clancy	Tree age and type P Clancy	
	East				North		Pinus radiata was commonly known as pinus insignis.			
1	55	3	18	984	58	69	806		Near gate to Res	
2	55	3	19	000	58	69	807	1895/6 planting	Near gate to res 1526 & 1580	>100 yrs + Pinus radiata
3	55	3	19	002	58	69	807		Near gate to Res	
4	55	3	18	970	58	69	914	1895/6 planting	1527	>100 yrs + Pinus radiata
5	55	3	18	961	58	69	935	1895/6 planting		>100 yrs + Pinus radiata
6	55	3	18	992	58	69	971	1895/6 planting		>100 yrs + Pinus radiata
7	55	3	18	988	58	69	995	Dead 1895/6 planting		>100 yrs + Pinus radiata
8	55	3	18	990	58	70	004	1924 plantation.	1574	>75 yrs + Pinus radiata
9	55	3	18	991	58	70	009	1924 plantation.	1575	>75 yrs Pinus radiata
10	55	3	19	000	58	70	029	1895/6 planting	1529 & 1530 & 1578	100 yrs + Pinus radiata
11	55	3	19	006	58	70	027	1895/6 planting with a Timber platform	1531 & 1577	100 yrs + Pinus radiata
12	55	3	19	008	58	70	048	1895/6 planting		100 yrs + Pinus radiata
13	55	3	19	005	58	69	972	1924 plantation	1547	75 yrs + Pinus radiata
14	55	3	19	004	58	69	979	1924 plantation	1548	75 yrs + Pinus radiata
15	55	3	19	017	58	70	008	1924 plantation	1550	75 yrs + Pinus radiata
16	55	3	19	018	58	70	024	1924 plantation	1551 & 1552 canopy	75 yrs + Pinus radiata
17	55	3	19	023	58	70	031	1924 plantation	1553 with 4 at right	75 yrs + Pinus radiata
18	55	3	19	025	58	70	036	1924 plantation	1554	75 yrs + Pinus radiata
19	55	3	19	039	58	70	062	1924 plantation	1555	75 yrs + Pinus radiata
20	55	3	19	043	58	70	066	1924 plantation	1556	75 yrs + Pinus radiata
21	55	3	19	046	58	70	072	1924 plantation	1557 & 1559	75 yrs + Pinus radiata
22	55	3	19	049	58	70	080	1924 plantation	1560 with 22	75 yrs + Pinus radiata
23	55	3	19	072	58	70	120	1924 plantation	1561 & 1562	75 yrs + Pinus radiata
24	55	3	19	078	58	70	137	1924 plantation	1562	75 yrs + Pinus radiata
25	55	3	19	068	58	70	128	1924 plantation	1562	75 yrs + Pinus radiata
26	55	3	19	064	58	70	120	1924 plantation	1562	75 yrs + Pinus radiata
27	55	3	19	072	58	70	139	1924 plantation	1562	75 yrs + Pinus radiata
28	55	3	19	065	58	70	134	1924 plantation	1562	75 yrs + Pinus radiata
29	55	3	19	063	58	70	128	1924 plantation	1562	75 yrs + Pinus radiata
30	55	3	19	061	58	70	123	1924 plantation	1562	75 yrs + Pinus radiata
31	55	3	19	051	58	70	116	1924 plantation	1562 & 1564 for 17, 18, 19	75 yrs + Pinus radiata

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Location, type and age of trees based on the Kilmore Res Pine tree survey 5 May 03 carried out by Philip Clancy.										
Ref No.	Position via GPS UTM WGS 84 P Clancy						Historic notes. L Huddle	Digital Photo P Clancy	Tree age and type P Clancy	
	East				North					
32	55	3	19	058	58	70	103	1924 plantation	1567	75 yrs + Pinus radiata
33	55	3	19	054	58	70	090	1924 plantation	1567	75 yrs + Pinus radiata
34	55	3	19	046	58	70	083	1924 plantation	1567	75 yrs + Pinus radiata
35	55	3	19	038	58	70	079	1924 plantation Tyre, timber platform	1565 & 1566 & 1558	75 yrs + Pinus radiata
36	55	3	19	013	58	70	065	1924 plantation		75 yrs + Pinus radiata
37	55	3	19	014	58	70	047	Dead 1924 plantation	1569	75 yrs + Pinus radiata
38	55	3	19	017	58	70	032	1924 plantation	1570	75 yrs + Pinus radiata
39	55	3	19	019	58	70	040	1924 plantation		75 yrs + Pinus radiata
40	55	3	19	014	58	70	026	1924 plantation	left 1571	75 yrs + Pinus radiata
41	55	3	19	013	58	70	019	1924 plantation	right 1571	75 yrs + Pinus radiata
42	55	3	19	009	58	70	022	1924 plantation	1572	75 yrs + Pinus radiata
43	55	3	19	003	58	70	014	Dead 1924 plantation		75 yrs + Pinus radiata
44	55	3	18	999	58	70	008	1924 plantation		75 yrs + Pinus radiata
Eucalyptus	55	3	19	009	58	69	983		1549	
Res									1563	
Ag fungi	55	3	19	005	58	69	806		1525 & 1576	
	55	3	19	061	58	70	117			
	55	3	19	020	58	70	030	Line of trees		

Notes to accompany Table 1 above.

The pine trees have been located using GPS which should have an accuracy of within 4 metres. To ensure that these trees are given every chance to survive the undergrowth, plant debris and biomass must be maintained, including fungal species. The stability of the pine trees is reliant on wind protection provided by the entire existing group of trees. These afford protection against strong and hot winds. It is essential that shading of the pines' root zones is maintained. Source: Philip Clancy.

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APPENDIX 1

	<p>Kilmore Outdoor Recreation Precinct KUMORE3764</p> <p>Kilmore Outdoor Recreation Precinct</p> <p>Architectural Style: Designer: Contractors:</p>	<p>Database No: 1859</p> <p>Municipal Place No: Precinct HC No: Individual HC No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Outdoor Recreation Precinct KUMORE3764</p> <p>Andersons Road, Kilmore Cricket Club, Tees & Oval - Andersons Road Kilmore</p> <p>Architectural Style: Designer: Contractors:</p>	<p>Database No: 1861</p> <p>Municipal Place No: Precinct HC No: Individual HC No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Outdoor Recreation Precinct KUMORE3764</p> <p>Andersons Road, Kilmore Lake, Swimming Baths & Tees - Andersons Road Kilmore</p> <p>Architectural Style: Designer: Contractors:</p>	<p>Database No: 1850</p> <p>Municipal Place No: Precinct HC No: Individual HC No: HO 152 Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Outdoor Recreation Precinct KUMORE3764</p> <p>Andersons Road, Golf Course & Club - Andersons Road Kilmore</p> <p>Architectural Style: Designer: Contractors:</p>	<p>Database No: 1031</p> <p>Municipal Place No: Precinct HC No: MHS09K Individual HC No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Outdoor Recreation Precinct KUMORE3764</p> <p>Monument Road, off Anderson Road, Monument Hill and Hume & Howell Monument, Kilmore</p> <p>Architectural Style: Designer: Contractors:</p>	<p>Database No: 497</p> <p>Municipal Place No: Precinct HC No: Individual HC No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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LOCATION

The Kilmore Railway Precinct extends from the intersection of Conway and Sutherland Streets, north to Railway Court,¹ south to Sutherland Street, and south again along the railway reserve to the intersection of Hamilton and Rutledge Streets, continuing over Rutledge Street to include the first section of the Railway reserve on the southern side of Rutledge Street.



FIG. 1. Map of Kilmore Railway Precinct.

Source: Lorraine Huddle Pty Ltd

HISTORICAL BACKGROUND

Development of Kilmore

The Kilmore Railway Precinct, in the Parish of Bylands, is on land set aside for the “new town” of Kilmore.

The *Plan of the Private Town of Kilmore* (1855) shows that streets and allotments were not laid out in north-south grids but followed the original Melbourne to Sydney track to the east of Kilmore Creek. When the Government surveyed the “new” town, immediately to the south of Rutledge’s Private Town, the streets were north-south, hence the distinction between streets and allotments north and south of the dividing line at Foote Street.

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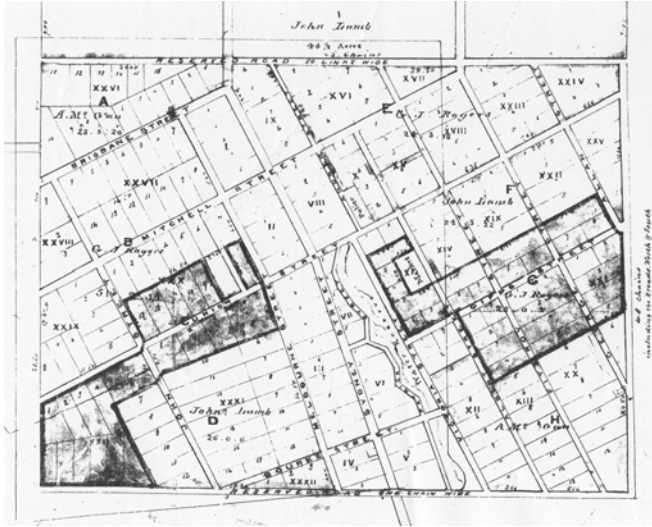


FIG 2. Map : Private Town of Kilmore, n.d. (presumed 1855 or earlier based on map K45A being dated 1855). Source: State Library of Victoria, Put-away Plan Collection, K41.



FIG 3. Kilmore New Town Railway: The Township of Kilmore, 1855.

Source: State Library of Victoria, 820bje 1837, Map Collection.

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FIG 4. VIC Kilmore New Town Railway Town of Kilmore, Parish of Bylands, 1933.

Source: State Library of Victoria, Map Collection.]

The number of buildings shown on the Private Town plan are also reflected in the census figures for Kilmore:

Year of Census	# of Dwellings	Population
1854 (Electoral Borough)	No figures	1426
1857 (Municipal District)	230	1258
1861 (Municipal District)	336	1668
1871 (Electoral Borough)	302	1555
1881	216	1092
1891	231	1122
1901	232	1044

Kilmore had the advantage of being on the main Melbourne to Sydney Road. Early survey and settlement positioned it to take advantage of gold discoveries to the northeast at Reedy Creek, McIvor (now Heathcote), Beechworth and Bendigo. Tucker, in *Kilmore on the Sydney Road*, described the “twenty years following the gold rush [as] the busiest in the establishment of permanent buildings and new businesses in the town until the 1890s”.²

Railway Precinct

A railway line to northeastern Victoria was first proposed in 1862 and various routes were suggested.³ An 1866 map shows the proposed line from Melbourne to Albury, however discussion on routes through different towns continued until an 1869 survey by the Engineer-in-Chief, Thomas Higinbotham, was adopted.⁴

On February 10, 1870, the Minister for Lands signed notices to be given in order to claim alienated land for the railway, and six days later owners were told to send in claims.⁵

The northeastern railway line was constructed in three major sections: Melbourne to Seymour; Seymour to Benalla; and Benalla to Wodonga. Thomas O'Grady, James Leggatt and James Noonan were awarded the contract for the Melbourne to Seymour section to be completed by March 31, 1872. A ceremony was held at Essendon on 20 June 1870 where the Minister for Railways turned the first sod. The main site office for this section was set up at Kilmore, approximately half way along this section of the line.⁶

Opening of the Railway Branch Line to the Kilmore Township

Branch Line. The precinct relates to the Kilmore branch line and Kilmore station, which were opened in 1888 and closed in 1968.⁷

In October 1888 a branch line connected the town of Kilmore to the main line at Heathcote Junction. The main line ran from Essendon and was completed to the south bank of the Goulburn River, two miles from Seymour, by April 1872. A reception was arranged at the terminus and Thomas Higinbotham, Engineer in Chief and surveyor of the route, made a speech in which he predicted that the northeastern railway line would become "the great Australian highway between Sydney and Melbourne".⁸ This line bypassed the town of Kilmore with the nearest station at Kilmore East.

Extant Historic Places

Railway employee houses, Railway Court (DB 1045)

There were four houses (c1940s) for railway employees in Railway Court. Two of these buildings were demolished after 1982.⁹

Approach to old Railway, Railway Court (DB 1044)

Railway Platforms, Railway Court (DB 1046)

The entrance to the station site and the embankments of the platforms are still visible at the former Railway Station site.

PHYSICAL DESCRIPTION

PRECINCT BOUNDARIES

The Kilmore Railway Precinct extends from the intersection of Conway and Sutherland Streets, north to Railway Court and Railway Place, south to Sutherland Street, and south again along the railway reserve to the intersection of Hamilton and Rutledge Streets. It continues over Rutledge Street to include the first section of the Railway reserve on the southern side of Rutledge Street.

URBAN DESIGN & ENGINEERING INFRASTRUCTURE

Since the compulsory acquisition of privately owned land prior to 1888 for the construction of the branch line from Heathcote Junction to Kilmore, the urban design has developed around the railway reserve and station area for over one hundred and thirty years until the line was closed in 1968.

The remaining culturally significant engineering infrastructure consists of earth works and timber buffers.

The location of the station and direction of the line can be seen by the form of the railway reserve boundary. Its linear form is reinforced in a three-dimensional way by the embankments and the large exotic trees.

LANDSCAPING AND TREES

There are twelve significant mature exotic cypress and radiata cypress pine trees on the site, which have been planted along the direction of the line. This row of tall trees provides a focal point that can be seen from various parts of the town.

CULTURALLY SIGNIFICANT PLACES

The few remaining remnants of the Kilmore Railway line and station are concentrated within this precinct area. The *radiata* and cypress pine trees, the post and rail timber fencing, the embankments, buffers and the lineal formation of the allotment, are the site's most important vestiges. There are also two former railway weatherboard houses, c1940s, which provide evidence of an important part of Kilmore's history.

The site has potential archaeological value as it was used for railway transport for goods and passengers during seventy years of Kilmore's period of development.

STATEMENT OF CULTURAL SIGNIFICANCE¹⁰ -:
Kilmore Railway Precinct

The other culturally significant places within the precinct, not specifically mentioned in this documentation are listed in Appendix 1 and are documented in the accompanying database. The history and description that precedes this Statement of Cultural Significance is the source of the evidence for the statement below.

Kilmore Railway Precinct is **historically** significant at the **LOCAL** level (AHC criteria A.4). The remnants of residential structures and infrastructure from 1888¹¹ to 1968 demonstrates the nature of the development of the town after the arrival of the railway in 1888 as it occupies a diagonal interstitial space between the remaining residential and educational properties in this part of Kilmore.

Kilmore Railway Precinct is **aesthetically** significant at the **LOCAL** level (AHC Criterion E.1).

The row of tall mature radiata and cypress pines in an open lineal reserve makes an important contribution to this otherwise grid-like subdivision pattern in this part of Kilmore's civic landscape.

Kilmore Railway Precinct is **scientifically** significant at the **LOCAL** level (AHC criteria C2). It is of importance for information contributing to an understanding of the history of human occupation and the cultural history of the railway and associated activities, and it is presumed to have strong potential for archaeological research;

Overall, Kilmore Railway Precinct is culturally significant at the LOCAL level.

Planning Scheme Format

Policy Basis

Kilmore Railway Precinct is **historically** significant at the **LOCAL** level (AHC criteria A.4). The remnants of residential structures and infrastructure from 1888¹² to 1968 demonstrates the nature of the development of the town after the arrival of the railway in 1888 as it occupies a diagonal interstitial space between the remaining residential and educational properties in this part of Kilmore.

Kilmore Railway Precinct is **aesthetically** significant at the **LOCAL** level (AHC Criterion E.1).

The row of tall mature radiata and cypress pines in an open lineal reserve makes an important contribution to this otherwise grid-like subdivision pattern in this part of Kilmore's civic landscape.

Kilmore Railway Precinct is **scientifically** significant at the **LOCAL** level (AHC criteria C2). It is of importance for information contributing to an understanding of the history of human occupation and the cultural history of the railway and associated activities, and it is presumed to have strong potential for archaeological research;

Overall, Kilmore Railway Precinct is culturally significant at the LOCAL level.

Objectives

- To support the retention, enhancement and conservation of significant trees and structures in the precinct, including the radiata and cypress pine trees, the form of the embankments and buffers.
- To maintain as far as possible views into and along the railway reserve area, and the lineal formation of the former railway reserve and station area.
- To encourage archaeological documentation to gain further understanding of the important technological achievements associated with railway transport in Kilmore.

Policy

In considering applications under the Heritage Overlay it is policy to:

- encourage the retention of the historic trees and structures in the precinct
- maintain the visual links into and within the railway reserve
- Encourage archaeological documentation into the associations of this precinct with rail transport in the historical development of Kilmore.

- ¹ This may also be called Railway Place and needs to be checked by the Shire for the correct street names, as the maps provided to the consultants are inconclusive.
- ² Plan of Old Town of Kilmore, 1855. Source: State Library of Victoria, Put-away Plan Collection, K45(A) (microfiche); Watson, Angus B, *Lost & Almost Forgotten Towns of Colonial Victoria : A Comprehensive Analysis of Census Results for Victoria 1841 - 1901*, Angus B Watson, 2003, p. 243; Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 68-70.
- ³ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 15.
- ⁴ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 15-18.
- ⁵ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 20.
- ⁶ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 24,26,35.
- ⁷ Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 124-6; Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, p. 90.
- ⁸ Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 17-18,28, 30.
- ⁹ Information provided by the Kilmore Historical Society Inc. and the Kilmore Heritage Study 1982 p91.
- ¹⁰ Definitions used are from the Burra Charter 1999; historical themes relate to the Principal Australian Themes – Australian Heritage Commission; criteria for Locally Significant places are from the Australian Heritage Commission and in the case of State Significant places, from Heritage Victoria; levels of significance used are State and Local, which directly relate to the two legislative authorities who administer the protection of heritage places, the State Government and Local Government respectively.
- ¹¹ There would not have been any railway infrastructure in this precinct in 1870 as the railway (branch line) did not open until 1888.




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APPENDIX 1

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	<p>Kilmore Railway Precinct KILMORE 3764</p> <p>Railway Court approach to old Railway Station , Approach to old Railway, Railway Court Kilmore</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1044</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Kilmore Railway Precinct KILMORE 3764</p> <p>Railway Court, Railway Platforms, Kilmore</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1046</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Kilmore Railway Precinct KILMORE 3764</p> <p>Railway Court, Railway employee houses (c) Railway Court Kilmore</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1045</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>

¹² There would not have been any railway infrastructure in this precinct in 1870 as the railway (branch line) did not open until 1888.

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	<p>Kilmore Railway Precinct KILMORE 3764</p> <p>Kilmore Railway Precinct Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1843</p> <p>Municipal Role No:</p> <p>Predncl HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Kilmore Railway Precinct KILMORE 3764</p> <p>Railway Court, approach to old Railway Station , Approach to old Railway, Railway Court Kilmore</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1044</p> <p>Municipal Role No:</p> <p>Predncl HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Kilmore Railway Precinct KILMORE 3764</p> <p>Railway Court, Railway Platforms, Kilmore</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1045</p> <p>Municipal Role No:</p> <p>Predncl HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Kilmore Railway Precinct KILMORE 3764</p> <p>Railway Court, Railway employee houses (c) Railway Court Kilmore</p> <p>Architectural Styles</p> <p>Designer</p> <p>Contractors</p>	<p>Database No: 1045</p> <p>Municipal Role No:</p> <p>Predncl HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>

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LOCATION

The Kilmore Society Precinct is bounded by Union Street on the north, the rear of the allotments facing Fitzroy Street on the east up to and including the reserve and no. 57, west to Albert Street including no. 47, north including both sides of Albert Street to Union Street. These boundaries are the same as the existing HO100 except that the properties fronting Victoria Street are now included in the Kilmore Creek Precinct.

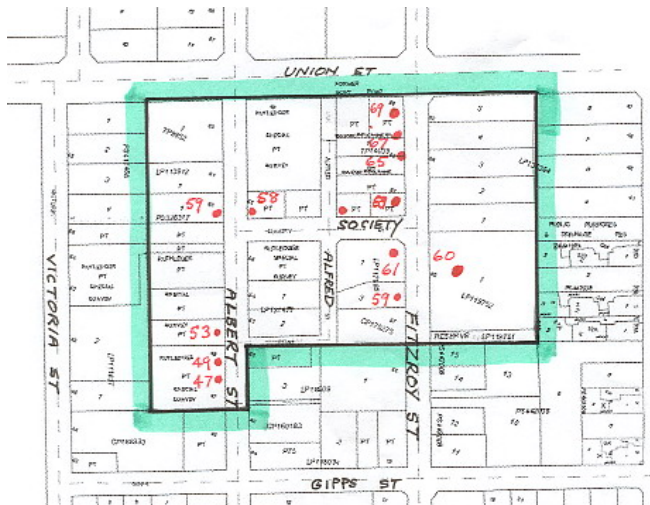


FIG. 1. Map of Precinct.

Source: Lorraine Huddle Pty Ltd

HISTORICAL BACKGROUND

Rutledge's Special Survey

The Kilmore Society Precinct, in the Parish of Willowmavin, is on land which formed part the border between F A Powlett and W P Green's pastoral run of Moranding, taken up in 1838, and H H and W Jones' pastoral run of Pontesford (also spelt Pontisford) that they took up in 1840.

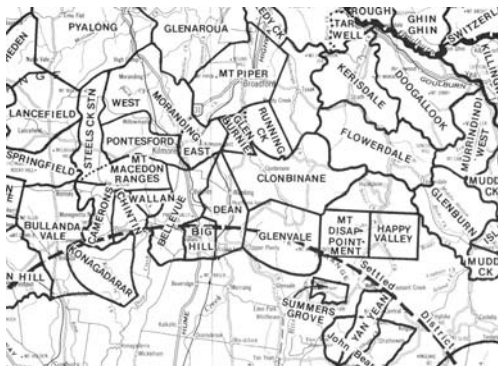


FIG 2. Map Showing Kilmore Squatters

Source: Spreadborough, Robert & Anderson, Hugh, *Victorian Squatters*, Red Rooster Press, Ascot Vale, 1983.

In 1841 William Rutledge purchased 5,120 acres, at a cost of £1 per acre, under the Special Survey scheme that was introduced in 1840 but discontinued in 1841. In June 1841 T H Nutt surveyed Rutledge's claim that included the Melbourne to Sydney road through the eastern portion. Overlanders from New South Wales used the route, which was part of the mail run between Melbourne and Sydney.

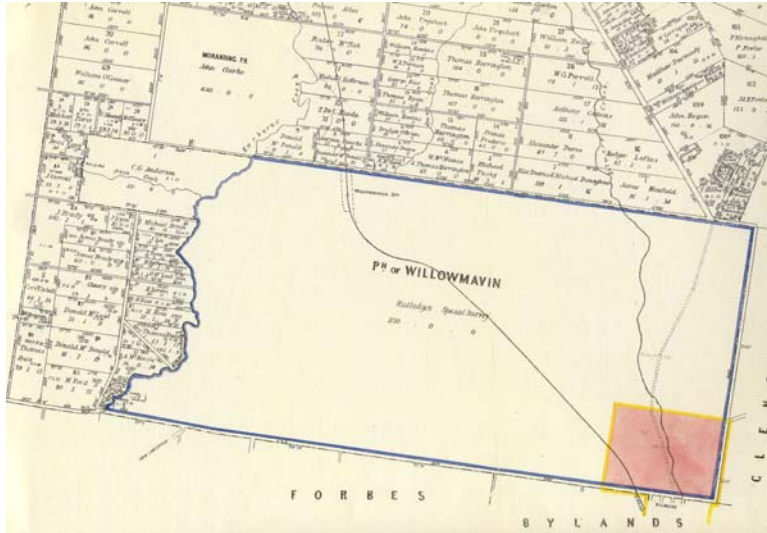


FIG 3. Part of Plan of Parish of Moranding showing Rutledge's Special Survey, 1929.

Source: State Library of Victoria Map Collection, 820 bje 1837.

From humble beginnings as an Irish emigrant to New South Wales in 1829, Rutledge became a successful land speculator and businessman. In September 1841 he advertised township and suburban allotments in the “Kilmore Special Survey” describing the town allotments as possessing “the advantage of close proximity to the Sydney Road and to the well known water holes where Mr Bonney [overlander] and others were accustomed to encamp before Melbourne arose”.

William Rutledge was born in Ballymagirril, County Cavan. Kilmore shares its name with the diocese in which he was born. Some claim that it is the oldest inland town in Victoria.

The *Plan of the Private Town of Kilmore* shows streets and allotments that were not laid out in traditional north-south grids but followed the original Melbourne to Sydney track to the east of Kilmore Creek. When the government surveyed the “new” town, immediately to the south of Rutledge's Private Town, the streets were north-south, hence the distinction between streets and allotments north and south of Foote Street.

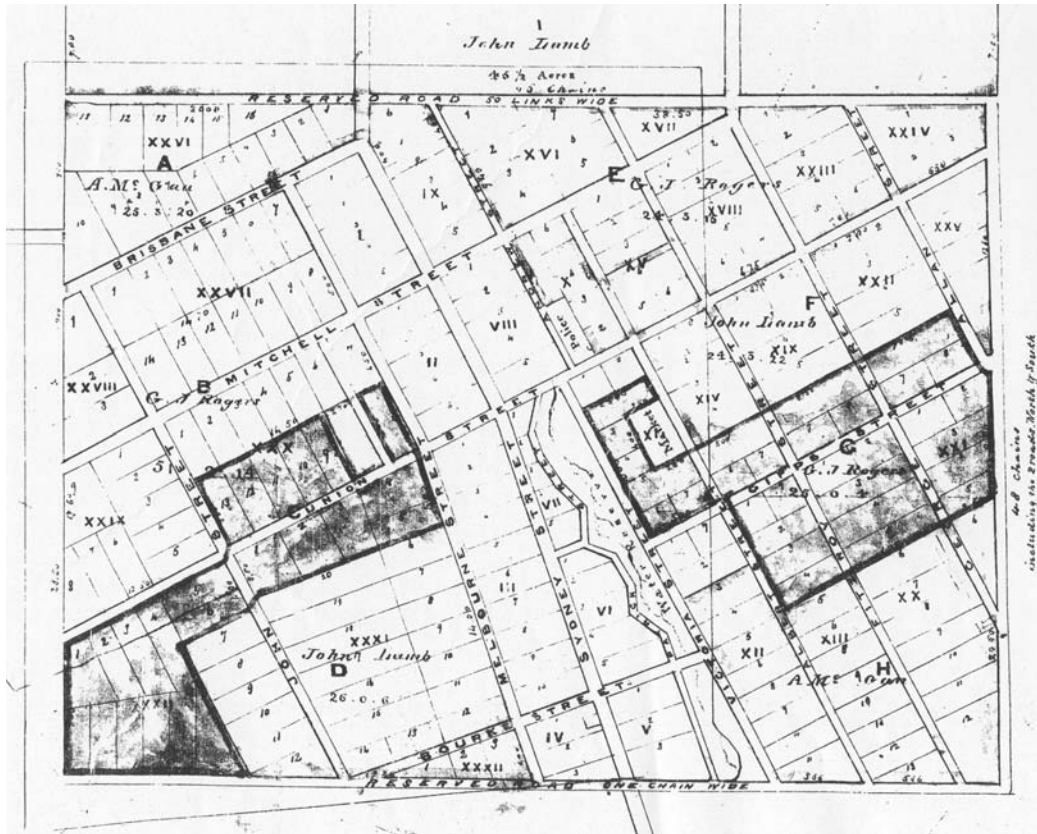


FIG 4 Private Town of Kilmore, n.d. (presumed 1855 or earlier based on map K45A being dated 1855).

Source: State Library of Victoria, Put-away Plan Collection, K41.

The Society Precinct is located in the Private Town of Kilmore, Sections 11, 14 and 19, in the Parish of Willowmavin, part of Rutledge’s Special Survey.¹

Development of Kilmore

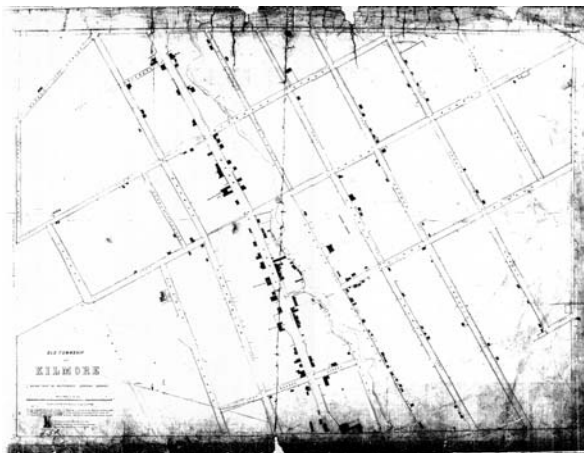


FIG 5. Old Township of Kilmore, 1855.

Source: Source: State Library of Victoria, Put-away Plan Collection, K45A.

The plan of the Old Township of Kilmore (1855) shows a large number of buildings along “Sydney Road”. There are also a number of smaller buildings to the east, most facing Kilmore Creek, and a few scattered along the roads further east.

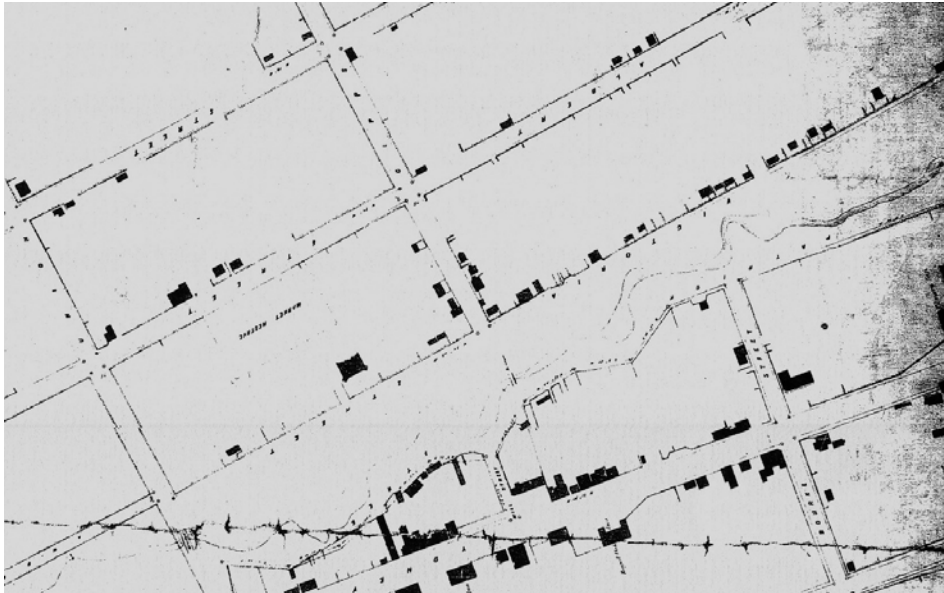


FIG 6. Detail of Old Township of Kilmore, 1855.

Source: Source: State Library of Victoria, Put-away Plan Collection, K45A.

The number of buildings shown on this plan are reflected in the census figures for Kilmore:

Year of Census	# of Dwellings	Population
1854 (Electoral Borough)	No figures	1426
1857 (Municipal District)	230	1258
1861 (Municipal District)	336	1668
1871 (Electoral Borough)	302	1555
1881	216	1092
1891	231	1122
1901	232	1044

Kilmore had the advantage of being on the main Melbourne to Sydney road. It was well positioned to take advantage of the gold discoveries at Reedy Creek, McIvor (now Heathcote), Beechworth and Bendigo. Tucker, in *Kilmore on the Sydney Road*, described the “twenty years following the gold rush [as] the busiest in the establishment of permanent buildings and new businesses in the town until the 1890s”.²

Society Precinct

The 1855 *Plan of the Old Township of Kilmore* shows buildings fronting both Albert Street and Fitzroy Street in the Society Precinct. On the western side of Albert Street, between Union and Gipps Streets, corresponding to numbers 51 – 55 Albert Street, is the “Market Reserve”. The Total Abstinence Society, formed in 1850, was Kilmore’s first public body. It met weekly in a hall rented from John Griffiths opposite the Market Reserve in Albert Street. This large building is shown in the Old Township Plan (Fig 6). Alfred Sugden, who owned a Kilmore tannery in partnership with Joseph Biddle, was the Society’s Secretary in late 1850, and Biddle was a founding member.³

In November 1853 John Griffiths, the hall’s owner, finalised his purchase of John Lamb’s allotments 1,2,3,4, and 8 in Section 14 of Rutledge’s Survey (Fig.4). (Titles Off. Mem. 4/441; the name on Kilmore Township plans of this date was misspelt as Griffeth). Lamb was a member of the Sydney syndicate that purchased Rutledge’s Survey in 1843, and had apparently allowed Griffiths to erect the hall and other buildings on the land which was over 3 acres and bounded by Albert, Union, and Fitzroy Streets. Within a month of Griffith’s purchase it was subdivided into 42 small allotments and sold to Kilmore businessmen Alfred Sugden and Joseph Biddle. The subdivision incorporated two new roads, Society and Alfred Streets (Fig 7a). The Abstinence Society’s Hall now stood on the corner of Albert and Society Streets. Sugden and Biddle commenced selling their allotments in January 1854. Most sales were finalised by 1873. Many buyers purchased two or more adjacent lots so not all blocks were built on.⁴

The first weekly general produce and agricultural market was held on this Market Reserve on 22 March 1856. The market was controlled by “Market Commissioners”. They included Andrew Caldwell, Frederick Beavan, W J Pierce and Albert Sugden. The *Examiner and Kilmore and McIvor Weekly Journal* reported that “[i]t ought to be no small source of pride to the inhabitants of Kilmore, that it is the first inland town in Victoria in which a public market has been established.”

The 1866 Street Directory for Kilmore lists names and occupations by street for the town. There is no indication whether the people listed in the Society Precinct were residents, business operators or both however they do indicate a mixture of professional, trade and labour occupations.

Albert Street

In 1866 the occupants of Albert Street included: the widow Nelson, James Beagan bootmaker, labourers Flanagan, Wilson and Birt, Thomas Lord Ostler, Lawrence Marcus storekeeper, Mckenzie draper, Mrs Hume, Alexander Murray mason, Thomas Deane storeman, James Lee brickmaker, and Gibbons engineer.⁵

Fitzroy Street

In 1866 the occupants of Fitzroy Street included: James W Twigg and John O’Connor solicitors, George Scudamore painter, Mr Maxwell’s manse, William Kerr carpenter, Arthur Stillman chemist, and a number of labourers and widows.⁶

Extant Historic Places

House, 53 Albert Street (DB 997)

This house was built around the year 1900.⁷

House, 58 Albert Street (DB 423)

This house is situated on the site of the large c1850 hall owned by John Griffiths, later becoming Lot 23 of Sugden and Biddle's subdivision. It remained in their possession until Eliza Rerdon bought the site for thirty pounds in 1885, paying a further seven pounds to Patrick O'Connor (Titles Off. Appl.10604), who probably lived there in a small house. Griffiths' hall was removed earlier. The present house probably dates from 1885.⁸

House, 59 Albert Street (DB 424)

The first owner of this property was James Ayres. The house was built c1885 and in the 1890s was owned and occupied by Thomas Phillips. Phillips was a blacksmith and coachbuilder with a business in Sydney Street.⁹

House, north-east corner Alfred and Society Streets (DB 1534)

This was Lot 11 of Sugden and Biddle's subdivision. It was purchased by Donald McKay in April 1871 for twenty pounds (Titles Off. Appl.10604). In June of the same year McKay raised a mortgage of seventy-five pounds (Titles Off Appl.75797) presumably to build the present masonry house on the land.¹⁰

Barn and trees, 59 Fitzroy Street and rear Alfred Street. (DB 1840)

The current property at 59 Fitzroy Street comprised four of the small Sugden and Biddle allotments (Lots 28,29,30 and 31). These were purchased by William Williams in May 1854, who sold them to John Dunbar O'Connor in July 1869. In October 1869 the two lots facing Alfred Street (29 and 30) were sold by O'Connor to John Kerr who also owned the adjoining Lot 26 in Alfred St. (Titles Off. Appl.10604).¹¹

“Kirkbrae” House, 60-64 Fitzroy Street (DB 258)

The first European owner of this property was John Hughes. “Kirkbrae” was designed by James Birtwistle and built for John McAlister Howden c.1890 as a holiday home. When “Kirkbrae” was built Howden was described as a merchant and accountant. The house was designed to be much larger however the depression of the early 1890s reduced its size. Howden died in 1921. Between the world wars the Kilmore Hospital trustees purchased “Kirkbrae” to be used as a hospital however this did not proceed. The stables at “Kirkbrae” were demolished in 2001.¹²

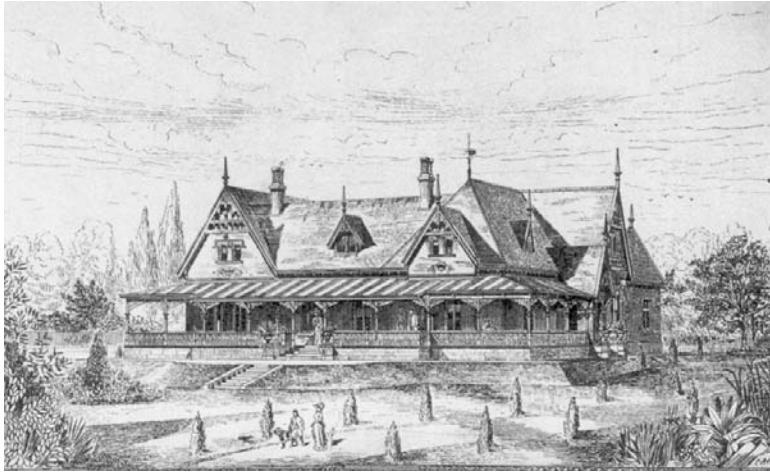


FIG 7. Kirkbrae.

The proposed residence planned for Mr J McArthur [McAlister] Howden in 1890. Source: Tucker, Maya V, Kilmore on the Sydney Road, Shire of Kilmore, Kilmore, 1988 p. 131

Only the right quarter of the structure named 'Kirkbrae' was built because Howden declared bankrupt during the 1890s depression.

“Oakhurst” House and trees at rear, 61 Fitzroy Street (DB 367)

This property comprises Lots 24B, 25, 26 and 27 of Sugden and Biddle’s subdivision. Between 1869 and 1873 John Dunbar O’Connor, solicitor, had acquired the two lots facing Society Street and adjoining Lot 27 facing Fitzroy St. (Titles Off. Appl.10604). O’Connor is listed in the 1866 directory as resident in Fitzroy Street; he died in 1876.

The stuccoed and corniced Victorian chimneys in the present Edwardian house may be evidence that O’Connor built a house here prior to his death.

The 1895-6 Kilmore Rate Book lists Richard Fennelly, civil engineer, as the owner of an 8-roomed weatherboard house at Lots 1-8 subdivision 2 Section 14, Fitzroy and Society. As the north corner of these streets was occupied by William Kerr in 1896, this entry refers to the south corner where “Oakhurst” is situated. The Edwardian-style re-facing, extensions, and chimneys of this house were most probably built by Richard Fennelly. Fennelly first came to Kilmore as an infant with his parents in 1849. As a teenager he undertook many heavy manual labour jobs to pay his way through university. His first appointment was as a clerk for the Broadford Road Board. He was the Engineer and Secretary of the Pyalong Shire from 1875 to 1928 and President of the Victorian Institute of Surveyors 1895-6 and 1906-7, being honoured with a Life Fellowship for his services. His skills were employed by various firms and public authorities on roadmaking, water supply and mining projects. During the 1890s Fennelly owned “Golden Vein,” a pastoral property at Moranding. The Fennelly’s named No. 61 Fitzroy Street ‘Yaralla’ and their occupation of the property continued into the late 1930’s when Richard’s daughter Agnes was listed in the Rate Books as owner (8).

House, 63 Fitzroy Street (DB 259)

This house is situated on Lot 12 of Sugden and Biddle's subdivision (Fig 7a). The land to the north comprised Lots 9 and 10. The present house, with a beaded-edge weatherboard façade, is shown on the 1855 Township Plan of Kilmore and may have been built by John Griffiths. Lot 12 was transferred from Sugden and Biddle in 1869 to William Kerr for 36 pounds (Titles Off. Appl. 10604). Kerr is listed in the 1866 Directory as a carpenter, resident in Fitzroy Street. The purchase price was quite high, indicating the existence of the house on the site. The 1896 Rate Book lists William Kerr, carpenter as owner occupant of a 4-room weatherboard cottage on Fitzroy and Society Streets (9). Florence Margaret McPherson owned this house from about 1950 to 2004 (Appl 82851J).

Cottage, 65 Fitzroy Street (DB 998)

Patrick Ryan purchased this land (Lots 7 and 8) from Sugden and Biddle in May 1857 for 15 pounds, indicating it was a vacant site at the time. (Titles Off. Appl.10604). The cottage was probably built soon afterwards.

“Moombah” House, 67 Fitzroy Street (DB 260)

Patrick Ryan purchased this land (Lots 5 and 6) from Sugden and Biddle in April 1854 for 30 pounds (Titles Off. Appl.10604). The 1855 Township Plan of Kilmore shows a house on the land. It may have been built by John Griffiths. The high price paid for the land indicates the house was already on the site.

House, 69 Fitzroy Street (DB 456)

This property is Lots 1,2,3 and 4 of Sugden and Biddle's subdivision and Lot 8 of Section 14 in Rutledge's Survey. Lots 1 and 4 (the eastern half of the present property) were purchased by George Stewart in July 1854 for 84 pounds (Titles Off. Appl.10604). The 1855 Township Plan of Kilmore shows a house on this land. It may have been built by John Griffiths. The high price paid for the land indicates that a house was already on the site.

The house has an early Victorian core with a beaded edge weatherboard wall facing Fitzroy Street (see No. 63 Fitzroy Street) and was extended as a substantial Federation-style house. The 1896 Kilmore Rate Book lists William Frederick Conabere as owner/occupier of a 6 roomed weatherboard cottage at Lots 1-2 Subdivision 1 Section 14 Union and Fitzroy. This is the corner where 69 Fitzroy Street is situated. Conabere was most probably responsible for the Federation era refacing and extension of the house. Lots 2 and 3 (the western half of the present property) remained unsold until 1895, when Joseph Biddle and Ellen Sugden (Alfred's widow and executrix) sold it to William Conabere for 10 pounds (Titles Off. Appl.10604). This is now incorporated in the 69 Fitzroy Street property, and was probably acquired by Conabere to extend the garden setting of his residence. William Frederick Conabere (sometimes spelt Conabeer) was a law clerk, at first for James Moloney and then for the Kilmore law firm Duffy and Wilkinson. He was a member

of the shire council and secretary of the Kilmore Turf Club. Conabere married Bridget Skehan, a member of another prominent Kilmore family. (Ref. KA 13 April 1918)

The extant buildings in the Kilmore Society Precinct symbolise the residential area that developed on the opposite side of Kilmore Creek away from the activity and commercial centre of Sydney Road. The precinct includes houses for small business people, more elaborate local residences and country homes such as “Kirkbrae”.

PHYSICAL DESCRIPTION

Precinct Boundaries

The Kilmore Society Precinct is bounded by Union Street in the north, by the rear of the allotments facing Fitzroy Street on the east, up to and including the reserve and no. 57, west to Albert Street including no. 47, north including both sides of Albert Street to Union Street. These boundaries are the same as the existing HO100 except that the properties fronting Victoria Street are now included in the Kilmore Creek Precinct.

Urban Design & Engineering Infrastructure, Landscaping and Trees



FIG 8 Alfred Street looking south from Society Street.

Source: Lorraine Huddle Pty Ltd.

The urban design of the streets and allotments follows the original surveyed grid pattern, and the hilly terrain provides variety and vistas. Some streets, particularly Society and Alfred have little recent road and footpath construction, thereby maintaining an important and rare setting characteristic of the nineteenth century in Kilmore. Alfred Street is particularly important because of its unmade road and large exotic trees. The large cypress trees in Fitzroy Street are an important focal point.

Culturally Significant Structures



FIG 9. House, 53 Albert Street 2002 (DB 997)

Source: Lorraine Huddle Pty Ltd 2002.

Built c1900, this asymmetric Federation style weatherboard house, with a steeply pitched gable and hipped corrugated iron roof, has a high degree of integrity. Paired double-hung timber windows are viewed below the timber verandah decoration and metal window hoods. The shingled gable decoration and

broad barge boards, roof gablet and unpainted brick chimney are also important features.



FIG 10. House, 58 Albert Street 2002 (DB 423)

Source: Lorraine Huddle Pty Ltd 2002.

This house was built c1885. It is a typical Victorian-era symmetrical weatherboard cottage with a steeply pitched galvanised corrugated

iron hipped roof and concave hipped verandah. It has an attractive setting, positioned high on the hill, with a view over Kilmore's town centre.



FIG 11. 59 Albert Street 2002 (DB 424)

Source: Lorraine Huddle Pty Ltd

This substantial Victorian style house constructed c1885 of stone masonry with a M-hip roof and convex hip verandah is clad in

painted galvanised corrugated iron. The brick chimneys and surviving terra cotta pots form an important part of the skyline.



**FIG 12. 'Wahbundah' 47
Albert Street 2002 (DB 1006)**

Source: Lorraine Huddle Pty Ltd.

This weatherboard Victorian house was built c1900, with an M-hip roof and a bullnose verandah clad in painted galvanised corrugated iron. The face brick corbelled chimney, turned

verandah posts and elaborate front door with side and top lights, and stables at the rear are also important. The interior appears to be original, with pressed metal ceilings, lath and plaster, two-ply with dado, rear two pine bargeboards.



**FIG 13. House and tree,
north-east corner Alfred
and Society Streets (DB
1534)**

Source: Lorraine Huddle Pty Ltd.

A Victorian style house, with a high hip roof and verandah clad in painted corrugated iron. The double fronted façade with stuccoed brick and bluestone quoins is a distinctive elevation. It appears to have been built in 1871. The setting of this

property, (see 61 Fitzroy Street) on the corner of the small unmade Alfred Street surrounded by open yards and gardens and mature exotic trees, is now very rare in Kilmore.



FIG 14. Kirkbrae and cypress trees.

Source: Lorraine Huddle Pty Ltd.

“Kirkbrae” at 60-64 Fitzroy Street (DB 258) was designed by James Birtwistle and built for John McAlister Howden c1890 as a holiday home. It is an M-profile, hip-roof and gable roof brick house with a return iron-post verandah and gabled entrance porch, window bays and bracketed eaves. Its Victorian Tudor decorative elements

include a flying King-post truss to the main and porch gables with trefoil fretwork and arcading as infill decoration; a similar gable-hood is used on the kitchen window to the south. Two lancet windows in the main gable above the window bay add to its early modern character that has been applied to a base inspired by the Italian Renaissance. A lantern roof admits light to a large inner room from which the perimeter rooms and entry hall open. Beaded pine boarding lines the coffered soffit of the lantern. Marble mantles with Jacobean details adorn the main rooms whilst timber mantles from the period c 1900-10 have been placed in two rooms on the east. The entrance door is six panelled with panelled top and sidelights decorated with Tudor inspired patterns.¹³



FIGS 15 and 16 “Oakhurst”, 61 Fitzroy Street and trees at rear in Alfred Street (DB 367)

Source: Lorraine Huddle Pty Ltd.



61 Fitzroy Street may be of two periods of construction as the chimneys are Victorian style, but the overall form, especially the projecting gables and details are Federation

style. This weatherboard house has a corrugated iron hip and gable roof with pressed metal in the gable ends. The rear of the property contains important large trees and backs onto Alfred Street, an unmade gravel road.



FIGs 17, 18 & 19 House, 63 Fitzroy Street (DB 259)

Source: Lorraine Huddle Pty Ltd.

63, 67 and 69 Fitzroy Street are the three pre-1855 houses in Fitzroy Street between Society and Union Streets (Fig 6). Although altered in various degrees, they share common characteristics such as the close setback from the street, high hipped roofs, and obvious evidence of a common original façade width. It appears they were built as a group by John Griffiths. Unusual beaded edge weatherboards are on two houses (63 and 69 Fitzroy Street). The fourth cottage at 65 Fitzroy Street, built after 1855, is similar to the earlier buildings. It is very rare to see a cluster of virtually matching modest timber houses, once typical of Kilmore's 1850s-60s streetscapes. The houses step down the hill and each now has a front verandah extended to the street line, most fenced in, creating a picturesque skyline and streetscape of strong rhythmic and topographical character.



This house is important as the most original of these cottages. It is set close to the corner of Society and Fitzroy Street at the most elevated part of the streetscape. Its original hip-roofed double-fronted façade

containing two rooms and a central front door has been clearly extended with an extra

room to the north. The south wall of the house has original small hardwood beaded edge weatherboards. Both the original façade and the façade extension are clad in the same beaded edge weatherboards. The cladding on the north end of the façade was presumably relocated from the original north wall. The north wall of the extension, and the rear skillion sections of the cottage have standard weatherboards. The original windows with six paned sashes survive in the façade but one has been relocated to the northern extension, which was probably built in the 1920-30s era. The concrete front verandah with wrought iron pillars was built later. Shingle roofing is present under the hipped corrugated iron roof on the front part of the house. There are two external brick chimneys on the south side of the house, one for a large kitchen fireplace, and a smaller chimney serving a front room fireplace, the latter with a crudely re-built masonry flue. The corner location provides a strong three-dimensional experience of the early Victorian character of the setting and building, which is reinforced by the low timber picket fence to Society Street and patina of age (11)



FIG 20 House, 65 Fitzroy Street (DB 998)

Source: Lorraine Huddle Pty Ltd.

A simple Victorian timber house set close to the street boundary with a high hipped roof in corrugated iron over a symmetrical façade. Its form, façade width and setback matches the three

pre-1855 cottages in the streetscape between Society and Union Streets, however historical evidence suggests it was built about 1857. The façade windows have been replaced with aluminium windows and the weatherboard walls are covered with aluminium cladding. The verandah probably dates from the 1950s, but its timber balustrade on the street line is an important element. Viewed from the south, the original cottage form (with a second hipped section behind the front roof and exterior brick chimney) is a strong visual reminder of the mid-Victorian construction date of the building. This early cottage typifies Kilmore's growth period in the 1850's-60's and is important as one of the four early timber cottages forming a precinct.



FIG. 21 “Moombah” House, 67 Fitzroy Street (DB 260)

Source: Lorraine Huddle Pty Ltd.

The front section of this house was built pre-1855 (see Fig. 6), and has an identical high hipped roof, façade width and front setback to the other pre-1855 cottages in Fitzroy Street at No.63 and the original part of No. 69. The single pane double hung timber windows, concave roofed verandah and

plain standard-sized weatherboards probably date from a renovation in the late 19th century. The picket fence enclosing the verandah at the street line is an important element. This cottage typifies Kilmore’s growth period in the 1850’s-60’s and is important as one of the four early timber cottages forming a rare streetscape within this precinct.

FIG 22 House, 69 Fitzroy Street (DB 456)

Source: Lorraine Huddle Pty Ltd.

This house was built in two stages. Its earliest stage facing Fitzroy Street is pre-1855 (see Fig.6) and was a small high hip roofed double fronted cottage. The Fitzroy Street elevation is still clad in small beaded edge hardwood weatherboards (see 63 Fitzroy Street) and is the same width as 63, 65 and 67 Fitzroy Street. Other early façade features have disappeared, as this house was altered in the early twentieth century and enlarged with a new façade facing north. The original hipped roof was extended to form a gable and new matching gabled roof section was added to the west. The pre-1855 part of this house is still evident both in physical form and from documented



historical evidence. Its Federation form, with prominent roof gables and return verandah expressed as a picket fence built to the street line on the Fitzroy Street elevation, is highly contributory to this rare streetscape of early timber cottages (12).

The extant buildings in the Kilmore Society Precinct are good examples of the residential area that developed on the opposite side of Kilmore Creek away from the activity and commercial centre on Sydney Road. The precinct includes houses for small business people as well as more elaborate local residences and country homes such as “Kirkbrae”.

STATEMENT OF CULTURAL SIGNIFICANCE¹⁴

Kilmore Society Precinct

The other culturally significant places within the precinct, not specifically mentioned in this documentation are listed in Appendix 1 and are documented in the accompanying database. The history and description that precedes this Statement of Cultural Significance is the source of the evidence for the statement below.

The Kilmore Society precinct is **aesthetically** significant at the **LOCAL** level (AHC criterion E1). The precinct retains significant views of the mature exotic trees and the row of very early cottages in Fitzroy Street, which reinforces the historic mid nineteenth century country town setting of the precinct. The row of four very early timber houses in Fitzroy Street is particularly significant, especially the three pre-1855 buildings. The precinct is historically significant for its retention of Rutledge's Private Town Survey overlain mostly by the Sugden and Biddle 1854 re-subdivision into small allotments and the "little streets", Society and Alfred Streets, similar to private re-subdivisions that occurred in Carlton and North Melbourne in the colonial era. The precinct is also significant for the architectural changes that took place in the 1890s and early twentieth century, when wealthy Kilmore residents in Fitzroy Street enlarged their houses with additions that resembled the 1890 Victorian Tudor house "Kirkbrae"

The Kilmore Society precinct is **historically** significant at the **LOCAL** level (AHC criteria A4, H1). The significant residential buildings within the precinct are testimony to the development of Kilmore from the early 1850s to the early twentieth century. The row of three very early timber houses in Fitzroy Street is particularly significant. The precinct is also historically significant for the retention of its original Rutledge Private Town Survey, as seen in the formation and allotments, and it remains largely as it was at the time of subdivision.

Overall, Kilmore Society Precinct is culturally significant at the LOCAL level.

Planning Scheme Format

Policy Basis

The Kilmore Society precinct is **aesthetically** significant at the **LOCAL** level (AHC criterion E1). The precinct retains significant views of the mature exotic trees and the row of very early cottages in Fitzroy Street, which reinforces the historic mid nineteenth century country town setting of the precinct. The row of four very early timber houses in Fitzroy Street is particularly significant, especially the three pre-1855 buildings. The precinct is historically significant for its retention of Rutledge's Private Town Survey overlain mostly by the Sugden and Biddle 1854 re-subdivision into small allotments and the "little streets", Society and Alfred Streets, similar to private re-subdivisions that occurred in Carlton and North Melbourne in the colonial era. The precinct is also significant for the architectural changes that took place in the 1890s and early twentieth century, when wealthy Kilmore residents in Fitzroy Street enlarged their houses with additions that resembled the 1890 Victorian Tudor house "Kirkbrae"

The Kilmore Society precinct is **historically** significant at the **LOCAL** level (AHC criteria A4, H1). The significant residential buildings within the precinct are testimony to the development of Kilmore from the early 1850s to the early twentieth century. The row of three very early timber houses in Fitzroy Street is particularly significant. The precinct is also historically significant for the retention of its original Rutledge Private Town Survey, as seen in the formation and allotments, and it remains largely as it was at the time of subdivision.

Overall, Kilmore Society Precinct is culturally significant at the LOCAL level.

Objectives

1. To encourage the retention, enhancement and conservation of the significant residential buildings that date from the nineteenth and early twentieth century.
- To ensure new development in the precinct is of a scale, form, mass and siting that is compatible with the visually connected significant buildings.
- To maintain the variety of boundary and spacious setbacks of buildings throughout the precinct.
- To maintain allotments sizes that allow for large mature tree roots and canopies.
- To support the retention and maintenance of significant trees.
- To retain the original road formation, with asphalt centres flanked by grassed or gravel verges and, in Alfred Street, maintain the unmade road.
- Maintain and enhance the important views to the mature exotic trees, the row of three cottages in Fitzroy Street and the uninterrupted corner view of 63 Fitzroy Street.

Policy

In considering applications under the Heritage Overlay it is policy to:

Kilmore Society Precinct
VOLUME FOUR of Five: **PRECINCT DOCUMENTATION Broadford, Emu Flat, Kilmore**
MITCHELL SHIRE STAGE TWO HERITAGE STUDY 2006

- Encourage the retention, enhancement and conservation of the buildings at numbers 47, 49, 53, 58, 59 Albert Street, NE corner Society and Alfred Streets, and numbers 59, 60, 61, 63, 65, 67, 69 Fitzroy Street.
- Support new development that is single storey with 26 – 33 degree pitched hipped or gabled corrugated iron, or slate roofs and with a variety of generous and front boundary setbacks.
- Discourage road and drainage works that alter the original formation of the roadways that have an asphalt centre flanked by gravel or grassed verges and hard surface road works in Alfred Street.
- Discourage development, including street tree planting, that obscures important views within the precinct.
- Encourage the use of appropriate fence types, which do not obscure the visibility of the buildings and front gardens from the street.

- ¹ Billis, R V and Kenyon, A S, *Pastoral Pioneers of Port Phillip*, 2nd edition, Stockland Press Pty. Limited, North Melbourne, 1974, pp. 246, 266; Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 34-9; Chappel, K L, *Surveying for Land Settlement in Victoria 1836-1960*, Office of the Surveyor General, Melbourne, 1996, pp. 7-10; Plan of Private Town of Kilmore, n.d. Source: State Library of Victoria, Put-away Plan Collection, K41 (microfiche); Mitchell, Brian, *A New Genealogical Atlas of Ireland*, Genealogical Publishing Co., Inc., Baltimore MD, 1986, p. 26; Note : Charles Bonney camped at the waterholes and had sheep in the area in 1838-39. He also overlanded to Adelaide and took positions in Melbourne. In 1857 he became the first South Australian Minister of Lands and in 1869 was manager of railways. Billis & Kenyon, p. 29-30.
- ² Plan of Old Town of Kilmore, 1855. Source: State Library of Victoria, Put-away Plan Collection, K45(A) (microfiche); Watson, Angus B, *Lost & Almost Forgotten Towns of Colonial Victoria : A Comprehensive Analysis of Census Results for Victoria 1841 - 1901*, Angus B Watson, 2003, p. 243; Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 68-70.
- ³ Heather Knight and Willys Keeble, pers. comm., 2006.
- ⁴ Ibid.
- ⁵ Ibid.
- ⁶ Plan of Private Town of Kilmore, n.d. Source: State Library of Victoria, Put-away Plan Collection, K41 (microfiche); Plan of Old Township of Kilmore, 1855. Source: State Library of Victoria, Put-away Plan Collection, K45(A); Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, p. 88; The Beechworth, Kilmore, Wangaratta, Ovens District and Albury Directory, 1866. Compiled by J W Butler and E L Brooke, Melbourne, pp. 7, 8. Microfiche.
- ⁷ Information provided by the Kilmore Historical Society Inc.
- ⁸ Heather Knight and Willys Keeble, pers. comm., 2006.
- ⁹ Holloway, Anne (comp.), *A Second Walk in Kilmore*, Kilmore Historical Society Inc., Kilmore, 1992, p. 7; Kilmore Heritage Study, Shire of Kilmore, 1982.
- ¹⁰ Heather Knight and Willys Keeble, pers. comm., 2006.
- ¹¹ Ibid.
- ¹² Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 122, 200; Holloway, Anne (comp.), *A Second Walk in Kilmore*, Kilmore Historical Society Inc., Kilmore, 1992, p. 6; Kilmore Heritage Study, Shire of Kilmore, 1982; Miles Lewis, Architectural Index.
- ¹³ Planning Collaborative, Kilmore Heritage Study, 1982, Appendix A1 Inventory.
- ¹⁴ Definitions used are from the Burra Charter 1999; historical themes relate to the Principal Australian Themes – Australian Heritage Commission; criteria for Locally Significant places are from the Australian Heritage Commission and in the case of State Significant places, from Heritage Victoria; levels of significance used are State and Local, which directly relate to the two legislative authorities who administer the protection of heritage places, the State Government and Local Government respectively.

Kilmore Society Precinct
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MITCHELL SHIRE STAGE TWO HERITAGE STUDY 2006

APPENDIX 1

	<p>Kilmore Society Precinct KILMORE 3764</p> <p>Kilmore Society Precinct Architectural Style:</p> <p>Designer:</p> <p>Contractors:</p>	<p>Database No: 1844</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Kilmore Society Precinct KILMORE 3764</p> <p>47 Albert Street, "Walburda" house, 47 Albert Street Kilmore</p> <p>Architectural Style:</p> <p>Designer:</p> <p>Contractors:</p>	<p>Database No: 1006</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Kilmore Society Precinct KILMORE 3764</p> <p>49 Albert Street, House - 49 Albert Street Kilmore</p> <p>Architectural Style:</p> <p>Designer:</p> <p>Contractors:</p>	<p>Database No: 995</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Kilmore Society Precinct KILMORE 3764</p> <p>53 Albert Street, House - 53 Albert Street Kilmore</p> <p>Architectural Style:</p> <p>Designer:</p> <p>Contractors:</p>	<p>Database No: 997</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>
	<p>Kilmore Society Precinct KILMORE 3764</p> <p>58 Albert Street, House - 58 Albert Street Kilmore</p> <p>Architectural Style:</p> <p>Designer:</p> <p>Contractors:</p>	<p>Database No: 423</p> <p>Municipal Role No:</p> <p>Precinct HO No:</p> <p>Individual HO No:</p> <p>Her. Vic. Register:</p> <p>Her. Vic. Inventory:</p> <p>Nat. Trust Register:</p> <p>Nat. Estate Register:</p>

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	<p>Kilmore Society Precinct KILMORE 3764 59 Albert Street, House - 59 Albert Street Kilmore Architectural Style: Designer: Contractors:</p>	<p>Database No: 424 Municipal Rab No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Society Precinct KILMORE 3764 Corner Alfred Street, Society Street, House and trees on corner - Alfred Street Kilmore Architectural Style: Designer: Contractors:</p>	<p>Database No: 1534 Municipal Rab No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Society Precinct KILMORE 3764 59 Rear Fitzroy Street, Alfred Street, Barn and Trees, 59 Fitzroy Street Kilmore Architectural Style: Designer: Contractors:</p>	<p>Database No: 1840 Municipal Rab No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Society Precinct KILMORE 3764 60-64 Fitzroy Street, "Kilbrae" House - 60-64 Fitzroy Street, Kilmore Architectural Style: Designer: Contractors:</p>	<p>Database No: 258 Municipal Rab No: Precinct HO No: Individual HO No: HO58 Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: 62439 Nat. Estate Register: 004433</p>
	<p>Kilmore Society Precinct KILMORE 3764 61 Fitzroy Street, "Oakhurst" House and Trees, 61 Fitzroy Street Kilmore Architectural Style: Designer: Contractors:</p>	<p>Database No: 367 Municipal Rab No: Precinct HO No: HO100 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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Kilmore Society Precinct
 KILMORE 3764
 63 Fitzroy Street, c/s. Society Street,
 House - 63 Fitzroy Street, Kilmore
 Architectural Style:
 Designer:
 Contractors:

Database No: 259
 Municipal Role No:
 Precinct HO No:
 Individual HO No: HO 59
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register: 004423



Kilmore Society Precinct
 KILMORE 3764
 65 Fitzroy Street,
 Cottage - 65 Fitzroy Street Kilmore
 Architectural Style:
 Designer:
 Contractors:

Database No: 998
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Kilmore Society Precinct
 KILMORE 3764
 67 Fitzroy Street,
 "Moon ball" House 67 Fitzroy St. Kilmore
 Architectural Style:
 Designer:
 Contractors:

Database No: 260
 Municipal Role No:
 Precinct HO No:
 Individual HO No: HO 60
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register: 004436



Kilmore Society Precinct
 KILMORE 3764
 69 Fitzroy Street,
 House - 69 Fitzroy Street Kilmore
 Architectural Style:
 Designer:
 Contractors:

Database No: 456
 Municipal Role No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

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SUPPORTING DOCUMENTATION

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LOCATION

The Kilmore Town Centre includes properties along both sides of Sydney Street from Mitchell Street at the north end to Foote Street at the south end.

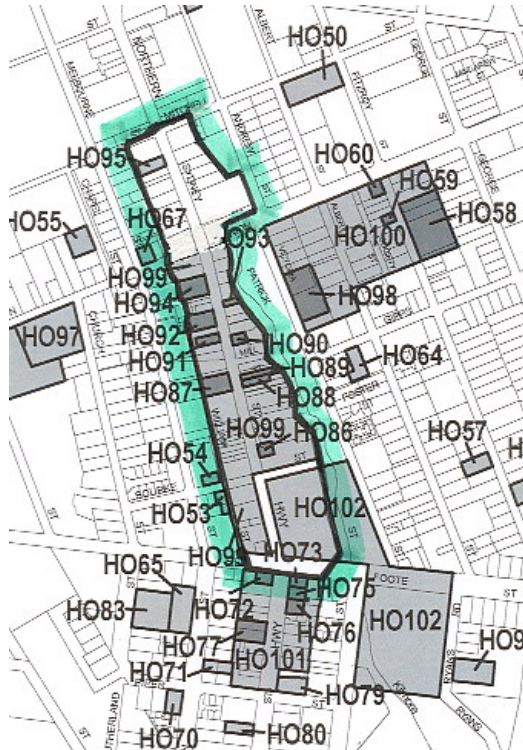


FIG. 1. Map of Kilmore Town Centre Precinct.

Source: Lorraine Huddle Pty Ltd. 2005

HISTORICAL BACKGROUND

Rutledge's Special Survey

The Kilmore Town Centre Precinct is located in the Parish of Bylands on land set aside for the "new town", and in the Parish of Willowmavin, on land that formed part of the border between F A Powlett and W P Green's pastoral run of Moranding, taken up in 1838, and H H and W Jones' pastoral run of Pontesford (also spelt Pontisford), that they took up in 1840.

Kilmore Town Centre Precinct
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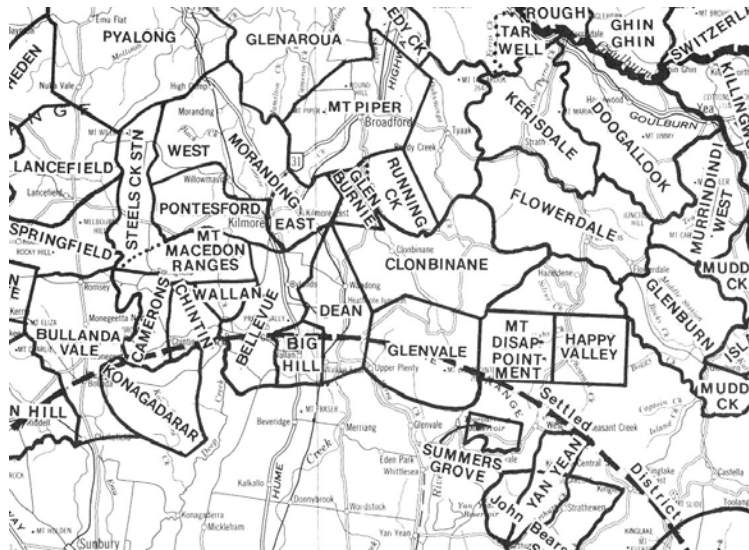


FIG 2 Kilmore Squatters

Source: Spreadborough, Robert & Anderson, Hugh, *Victorian Squatters*, Red Rooster Press, Ascot Vale, 1983.

In 1841 William Rutledge purchased 5,120 acres, at a cost of £1 per acre, under the Special Survey scheme that was introduced in 1840 but discontinued in 1841. In June 1841 T H Nutt surveyed Rutledge’s claim that included the Melbourne to Sydney road through the eastern portion. Overlanders from New South Wales used the route, which was part of the mail run between Melbourne and Sydney.

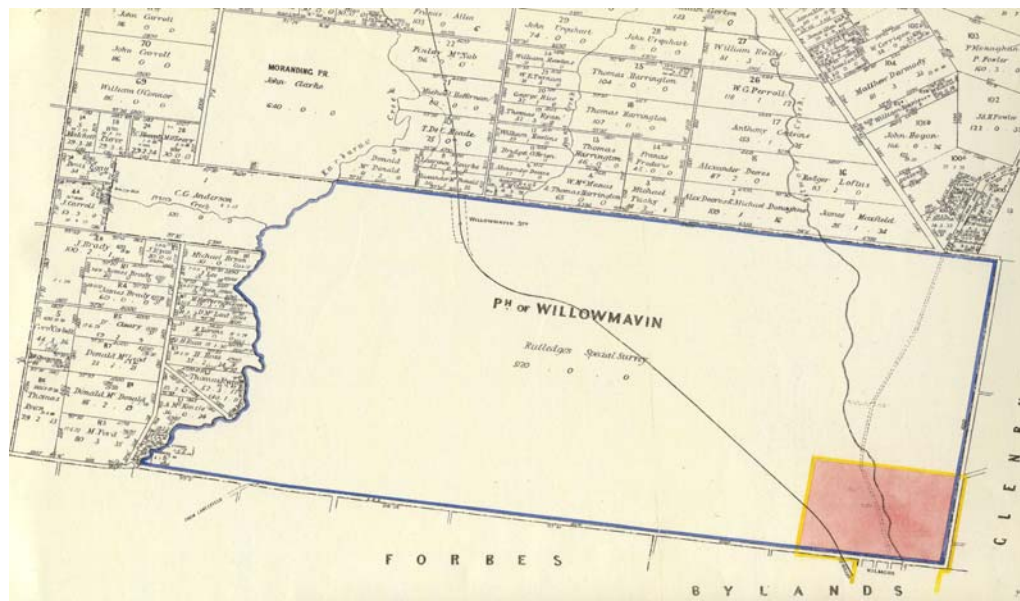


FIG 3. Kilmore Rutledge Part of Plan of Parish of Morandring showing Rutledge’s Special Survey, 1929.

Source: State Library of Victoria Map Collection, 820 bje 1837.

From humble beginnings as an Irish emigrant to New South Wales in 1829, Rutledge became a successful land speculator and businessman. In September 1841 he advertised township and suburban allotments in the “Kilmore Special Survey” describing the town allotments as possessing “the advantage of close proximity to the Sydney Road and to the well known water holes where Mr Bonney [overlander] and others were accustomed to encamp before Melbourne arose”.

William Rutledge was born in Ballymagirril, County Cavan. Kilmore shares its name with the diocese in which he was born. Some claim that it is the oldest inland town in Victoria.

The *Plan of the Private Town of Kilmore* shows streets and allotments that were not laid out in traditional north-south grids but followed the original Melbourne to Sydney track to the east of Kilmore Creek. When the government surveyed the “new” town, immediately to the south of Rutledge’s Private Town, the streets were north-south, hence the distinction between streets and allotments north and south of Foote Street.

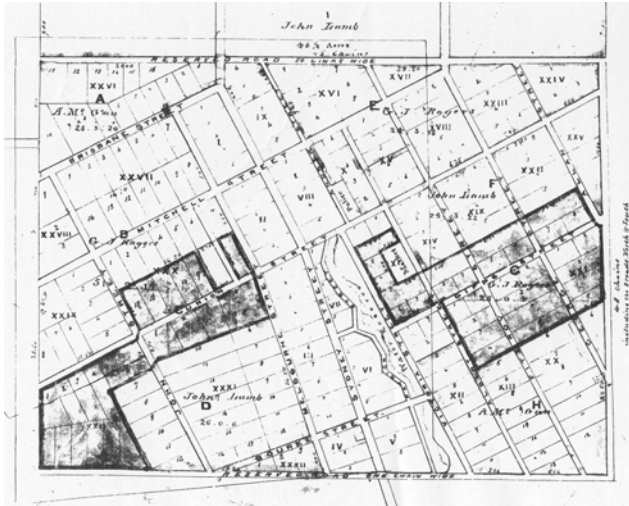


FIG 4 Kilmore Private Town of Kilmore, n.d. (presumed 1855 or earlier based on map K45A, dated 1855).

Source: State Library of Victoria, Put-away Plan Collection, K41.



FIG 4a. Kilmore Private Town of Kilmore, n.d. (presumed 1855 or earlier based on map K45A, dated 1855). Showing the location of Patrick Street and the Water Reserve (Kilmore Creek).

Source: State Library of Victoria, Put-away Plan Collection, K41.

The northern section of Town Centre Precinct is located in the Private Town of Kilmore, Sections 2, 3, 4, 5, 6, 7 and 8, in the Parish of Willowmavin, part of Rutledge’s Special Survey. The southern section of the precinct is located in the “New Town” of Kilmore, Sections 37 and 38, in the Parish of Bylands.¹

Development of Kilmore

The *Plan of the Old Township of Kilmore* (1855) shows a large number of buildings along “Sydney Street”, however there are also a number of buildings to the east of Kilmore Creek facing Victoria Street, particularly in the southern section between Gipps and Foote Streets. No buildings are shown on the land between Victoria Street and Kilmore Creek there are however a few buildings facing Patrick Street and the Water Reserve, also known as Kilmore Creek.



FIG 5. Old Township of Kilmore, 1855.

Source: State Library of Victoria, Put-away Plan Collection, K45A.

The number of buildings shown on this plan are reflected in the census figures for Kilmore:

Year of Census	# of Dwellings	Population
1854 (Electoral Borough)	No figures	1426
1857 (Municipal District)	230	1258
1861 (Municipal District)	336	1668
1871 (Electoral Borough)	302	1555
1881	216	1092
1891	231	1122
1901	232	1044

Kilmore had the advantage of being on the main Melbourne to Sydney Road. It was well positioned to take advantage of the gold discoveries at Reedy Creek, McIvor (now Heathcote), Beechworth and Bendigo. Tucker, in *Kilmore on the Sydney Road*, described the “twenty years following the gold rush [as] the busiest in the establishment of permanent buildings and new businesses in the town until the 1890s”.²

Town Centre Precinct

The 1855 Plan of the Old Township of Kilmore shows numerous buildings fronting Sydney Street, and a few in Patrick Street, in the Town Centre Precinct. Some are named, including: Bank, Dunrobin Castle Inn, Red Lion Inn, Royal Oak Inn and Kilmore Inn.

The 1856 Electoral Roll, the 1866 Butler & Brooke Directory, and the 1868, 1869 & 1870 Bailliere’s Street Directories for Kilmore list names and occupations by street for the town. There is no indication whether the people listed in the Town Centre Precinct were residents, business operators or both. It would appear that the majority were either business or businesses with a residence, because many show two properties, with the second being in a more residential street, inferring that the majority of occupiers were in business premises.

Sydney Street / Northern Highway

In 1856 the occupants of Sydney Street included: labourers (15), a banker, shoemakers (5), undertakers (2), a lodging-house keeper, a storekeeper / shopkeeper (15), hotelkeeper / innkeepers (2), a merchant, a joiner, a solicitor, butchers (3), a hairdresser, a builder, blacksmiths (3), farmers (9), gentlemen (5), a contractor, an accountant, a miller, watchmakers (2), a carrier, livery-stable keepers (2), a tailor & draper, a tinplate worker, an auctioneer and a saddler.

Ten years later, the occupants of Sydney Street had greatly increased in number and type of occupation to include: grocers (4), a coach driver, a mason, a stationer & confectioner, a baker, a chemist & druggist, bootmakers (6), undertakers (2) a cabinetmaker, an ironmonger, a hairdresser, a crockery & fancy storekeeper, a widow, bank managers (2), a town clerk, a dairyman, a miller, drapers (4), boarding / lodging houses (3), blacksmiths (3), a plumber & tinsmith, a digger, an architect, a malter & brewer, a bricklayer, a printer & publisher, labourers (4), solicitors (3), publicans (8), livery stables, storekeepers (2), a wholesale & retail store, tobacconists (2), tailors & clothiers (2), a wine & spirit merchant, residences (2), a cooper, a storeman, a chemist & druggist, a saddle & harnessmaker, a butcher, a farrier, a brickmaker, watchmakers (2), a squatter, a farmer, a tobacco & snuff manufacturer, auctioneers (2), a hawker, a laundress, a brewer, a fruiterer, a carpenter, a tanner, stables & corn stores, a timber merchant & ironmonger, a pawnbroker and a newspaper.

In 1868, 1869 and 1870 the occupants of Sydney Street included: grocers (4), a green grocer, a confectioner, bakers / bakeries (3), blacksmiths (5), bootmakers /

shoemakers (9), a cabinetmaker, a miller, an ironmonger, a stationer, a lock & gunsmith, drapers (5), a builder, boardinghouse keepers (2), storekeepers (7), a fruiterer, an architect, a town clerk, a mason, solicitors (4), livery stables, a tobacconist, tailors (3), dressmakers (2), publicans (5), a saddler, butchers (4), a newspaper, a nurse, a chemist, a church minister, a watchmaker, a hairdresser, an auctioneer, a surveyor, a chemist, a tanner, a farmer, a timber merchant, a pawnbroker and an undertaker. The same individuals and occupations remained in these three years except for George Kinnear, saddler, who did not appear in the 1870 directory.

There is no question that Sydney Street was the commercial district of Kilmore. It has been reported by members of the Kilmore Historical Society that many businesses suffered in the early to mid 1870s due to the opening of the railway, which decreased the passing trade using the Melbourne to Sydney road through Kilmore, and because of the occupation of land around Benalla and Shepparton which created new opportunities for people outside Kilmore. This was reflected in the number of voluntary sales and mortgagee sales advertised in the papers and associated business advertisements.³

Extant Historic Places

Sydney Street : West Side

***Kilmore Free Press* Office former, 5 Sydney Street (DB 558)**

The first newspaper in the town was the *Kilmore Standard of Freedom* that began in May 1855. The second paper was the *Examiner and Kilmore and McIvor Weekly Journal* which commenced in January 1856. The third paper was the *Kilmore Free Press* that was started by Henry Furze in October 1863 but closed just four months later. A syndicate, led by journalist and editor Thomas Hunt, resurrected the *Kilmore Free Press* in March 1865 and, in 1867, the *Kilmore Free Press* absorbed the *Examiner*. The *Kilmore Free Press* took over the *Kilmore Advertiser* in 1934. Thomas Hunt was editor and proprietor of the paper for nearly seventy years.

The former *Kilmore Free Press* office was probably built in the 1860s however it was not the first office of the *Kilmore Free Press* that was reported as “nearly opposite the Council Chambers” in 1865 and opposite the Railway Hotel in 1869. A 1982 Heritage Study details extensive alterations c1935 that possibly coincide with the takeover of the *Kilmore Advertiser*, however these stated alterations do not appear to correspond with photos held by the Historical Society of the building prior to 1921.⁴

The building at 5 Sydney Street was previously that of Rankin & Co., grocers, before the Bower Bros took it over around 1870

Cottage at rear of 5 Sydney Street (DB 697)

No historical information on this property.

House, 9 Sydney Street (DB 559)

This house was constructed c1930 for Miss Isabella Hamilton Taylor and it remained in her family for about seventy years. Taylor was born in Kilmore in 1886, the daughter of Daniel and Elizabeth Taylor, in a staunchly Presbyterian family. Daniel was the brother of John Taylor, first mayor of the Borough of Kilmore, and together with their brother Swanson they conducted a successful drapery business for many years.⁵

Seats outside 11 Sydney Street (DB 1526)

The plaque on this seat reads “Operation Main Street 1994”.

Shop & former Bakery, 13 Sydney Street (DB 560)

Original ovens from c1880 are in the rear section of this bakery with the shop at the front. In the late 1800s occupants included William Bane and George Tobias. The latter was listed as a baker in the 1899 Wise’s Post Office Directory.⁶

***Kilmore Advertiser* former office, 19 Sydney Street (DB 524)**

Mitchell Kilgour Beveridge began the *Kilmore Advertiser* in 1874 because:

A number of gentlemen in the town, aggrieved with the unfair one-sided and intolerant doctrine of the *Free Press*, which had waxed gross upon extortionate charges and monopoly, did assist in bringing the *Advertiser* into existence.

The two papers continued their rivalry until 1934 when the *Free Press* took over the *Advertiser*. The former newspaper office was built c1855 before the newspaper was started.⁷

State Savings Bank, 27 Sydney Street (DB 530)

The former State Savings Bank was designed by Godfrey and Spowers and built in 1927. Since 1995 it has been an electronics and computer shop.⁸

Royal Oak Hotel, 29-31 Sydney Street (DB 282)

The Royal Oak Hotel is perhaps the oldest continuously licensed hotel in Kilmore. Thomas Hayes was the first licensee of the original Royal Oak Hotel that was built in 1848. This building consisted of six bedrooms and four sitting rooms excluding the “landlord’s apartments”. The yards included two large stockyards and a “commodious stable”. Various dates have been quoted for when the hotel was “practically rebuilt and enlarged” with 1856 and 1860 being suggestions for “rebuilding” and 1860, 1875-6 and 1887 for enlarging. Matthew Murray was the licensee from 1860 and in 1892 the joint owners were Alexander Murray, stonemason, and Matthew’s son, Thomas Francis Murray, chemist.

The National Estate citation states that this building is “of importance as one of nine places representing the early commercial buildings in Kilmore and part of the early character of Kilmore in the mid nineteenth century”.⁹

Shop, 37 Sydney Street (DB 534)

This building was known as ‘Commercial House’. The 1982 Heritage Study states that this building, erected for John Bruce, was one of a pair. The southern half was demolished around 1917. The northern building was erected by Bruce’s brother-in-law, Donald McGregor, and is the extant building at 37 Sydney Street.

Some tenants of this building included in the late 1850s Donald McGregor, jeweller and watchmaker; Leonard Stimson, grocer, in the mid 1860s; Terence Joseph Geoghegan, draper, in the 1870s; Alfred McKenzie Luckie, draper, to the late 1890s; Margaret Tuckwell’s Coffee Palace from 1903 to 1912; William Crilley, saddler, from 1913 to 1936; and later, McLean’s pie shop.¹⁰

Colonial Bank former, 39 Sydney Street (DB 286)

In the early 1850s the first building on this site was John Kelly Trainor’s steam-operated flour mill. Architect George Jobbins called in September 1881 for tenders for the new premises at the Colonial Bank of Australasia. In 1883 the bank moved from its former premises at 1 Powlett Street [DB 270] to the new building in the commercial area of Kilmore. The Colonial Bank merged with the National Bank in 1918 and operated from this building until June 1942. It was later used as the Kilmore Free Press office and as the Infant Welfare Centre.

The National Estate citation states that this building is “of importance as one of nine places representing the early commercial buildings in Kilmore and part of the early character of Kilmore in the mid nineteenth century”.¹¹

Red Lion Hotel, 43-45 Sydney Street (DB 287)

The Red Lion Hotel is possibly Kilmore’s oldest surviving hotel after the Royal Oak Hotel. This hotel is noted on the 1855 map of Kilmore and was built for John Butler, the first owner and publican of the hotel. Butler was a blacksmith by trade, involved in local politics, and he also owned the Red Lion Hotel at Reedy Creek.

The hotel was originally smaller, with a first floor balcony that collapsed in the early 1860s. The Red Lion hosted various community meetings in its early years including the first meeting of the Kilmore Agricultural Society on 12 May 1858.

The Butler family retained ownership of the hotel until about 1875 and the licensees have included Michael Heffernan, John Clarke and Richard Morgan, who took over the license following the death of John Butler in August 1865, and Thomas Brown.

The hotel was delicensed for four years in the early 1870s before the Hammond family took over. At this time the building was unoccupied at times, and was also used by “Professor” J. King for dancing classes. The hotel had a number of different managers and in 1922 the McMillan family purchased the freehold title of the property.

The National Estate citation states that this building is “of importance as one of nine places representing the early commercial buildings in Kilmore and part of the early character of Kilmore in the mid nineteenth century”.¹²

Macs Hotel – Former Hay and Grain Store, 57-59 Sydney Street (DB 289)

John Kelly Trainor, original land and building owner of this site, was involved in a variety of businesses in Kilmore. He was a flour miller, hotelier, storekeeper and ran the coach line between Kilmore and Melbourne from at least 1855. In 1861 he erected a Hay and Grain store on this site which was converted into the Hibernian Hotel c. 1864. At the time it was described as being “two storeys, of bluestone, with 18 rooms and a setting on one acre of ground”. In 1863 Trainor had again become owner of the Union Mill. William Ryan took over as licensee of the hotel by 1868 followed by Patrick O’Neill in 1874 by which time the hotel was renamed the Railway Hotel. The building bears two significant inscriptions – “1861”, the date of construction, and “J. K. Trainor 1864”, the date it was converted to a hotel. The hotel now has its third name – Mac’s Hotel.

The National Estate citation states that this building is “of importance as one of nine places representing the early commercial buildings in Kilmore and part of the early character of Kilmore in the mid nineteenth century”.¹³

Morrissey’s Butchery former, 61-63 Sydney Street (DB 548)

Bryan Morrissey commenced his butchering business in 1865 in Sydney Street. In February 1881 the *Kilmore Advertiser* reported that he had moved to new premises next door to the Railway Hotel. The façade of his business was a later addition. It was reported by the *Advertiser* in December 1890 as “striking and ornate” and designed by the architect Richard Fennelley. Morrissey was joined in the business by two of his sons, John and Joseph. In 1908 the premises were renovated and in 1911 the Morrissey family took over the business run by F.G. Wallder with the intention of running both businesses.

In October 1946, Mr. W. Fasso advertised that he had taken over the butchery business from Mr. J.F. Morrissey.¹⁴

Building and Oak Trees, rear of 65 Sydney Street (west side, north) (DB 1543)

No historical information on this property.

Shop, 67 Sydney Street (DB 549)

Although the 1982 Kilmore Heritage Study states that this building was erected c1860, it is possible that it may have been built later.

In May 1896, William Gibson purchased the drapery business of Messrs. R. Young & Co. The partnership between Gibson and Young was dissolved in July 1896 when Gibson took over the business. Tenders were called in May 1897 to “build a large business premises in Sydney st. for W. Gibson”. Later occupants were Rowsell & McLennan, undertakers, and Mr. R.J. Roche, chemist and druggist.¹⁵

Shop and Dairy, 71 Sydney Street (DB 550)

No historical information on this property.

Cottage, 73 Sydney Street (DB 980)

No historical information on this property.

Cottage, 81 Sydney Street (DB 981)

No historical information on this property.

House, 83 Sydney Street (DB 553)

This former shop and house was built c1860 on land originally owned by William Percival. Patrick Hickey, a bootmaker, operated from these premises in the 1870s then Beatrice Hickey ran it as a store until the mid 1890s. A barber’s shop was also run from this site.¹⁶

Hudson’s Warehouse former, 85 Sydney Street (DB 290)

George Hudson worked for James Maxfield in his milling business until 1856 when this warehouse was built as a hay and corn store. Hudson went on to become mayor of the Borough of Kilmore in the early 1870s, President of the Kilmore Lodge of Free and Accepted Masons, and a committee member of the Kilmore Agricultural Society.

In May 1863 the Kilmore Examiner reported that Thomas Roberts had “opened the Victoria Brewery and can supply first class colonial ale”. “Victoria Brewery T.F. Roberts” is inscribed on the side of the northern section of the building and “G Hudson” over the door of the southern section. Roberts was listed as a storekeeper in Sydney Street in the 1856 Electoral Roll and from 1866 to 1870 he was shown as a brewer in the various directories.

In 1894 John Downing Robertson, storekeeper, was the owner of these premises.

The National Estate citation states that this building is “of importance as one of nine places representing the early commercial buildings in Kilmore and part of the early character of Kilmore in the mid nineteenth century”.¹⁷



FIG 6. Victoria Brewery.

Source: Deutscher, Keith M, *The Breweries of Australia: A History*, Thomas C. Lothian Pty. Ltd., Port Melbourne, 1999, p. 123.

House, 87 Sydney Street (DB 982)

No historical information on this property.

Bluestone Culvert and Bed, cnr. Sydney and Mitchell Streets (DB 695)

No historical information on this place.

Sydney Street : East Side

Hudson Park, Trees, Seats and Plaques, cnr. Sydney Street & Skehan Place (DB 381)

Flagpoles and Plaques, outside Library (old Shire Buildings), cnr. Sydney Street and Cameron Lane (DB 371)

Hudson Park is the site of the Kilmore Hotel that was demolished in April 1907. The land was fenced and up to 400 sheep grazed on its two acres. The land, purchased by

James Moore, was known as Moore's Paddock or Moore's Park for many years before the council purchased the land in 1913.

The soldiers' memorial was erected in 1921 and in 1947 the RSL built their clubrooms near it and a large cannon.

Trees, mainly cypress, were planted but later removed, just as the hedges were along Sydney Street. Children's play equipment was installed and the hospital carnival was held on the site.

In March 1960 Cr. R.G. Hoban, Shire President, successfully moved that the name of "Hudson" Park should be officially adopted for the site in recognition of the contribution of Mr. G.L. Hudson to the town and the district.

More trees were planted in 1961 and the toilets constructed in 1963.¹⁸

Kilmore Bowls Club, cnr. Sydney and Bourke Streets (DB 1525)

The Kilmore Bowls Club is located in Memorial Park that in the 1860s was a "well-cultivated private garden. The Kilmore Citizens' Improvement Association, formed in 1912, encouraged the shire to purchase this land and convert it into a recreation reserve.¹⁹ A notice in the *Kilmore Advertiser* on 16 July 1921 states that the Bowling Club premises were starting to be constructed in Memorial Park. An application to Council from the Club to erect four shelters at the north end of the green was reported in the *Kilmore Free Press* on 8 September 1960.²⁰

Kilmore Memorial Hall, 14 Sydney Street (DB 370)

The Kilmore Power House was located on this site until it was demolished in 1960. A meeting to discuss the need for a new public hall was held in March 1958. Within a year it was decided that the hall would be named "Kilmore Soldiers' Memorial Hall". In 1962 the State Government provided a subsidy of £2,250 and a loan of £10,000 was obtained by the Shire from the State Bank of Victoria. The Hall Committee had a unique method of paying off loans: "They bought 1000 sheep and farmed them out locally for free agistment. After shearing, and sale after three years, they raised £12,000". The Hall cost £26,700 and it was expected that this would be paid off in five years using their "normal" method.

The Governor of Victoria, Sir Rohan Delacombe, opened the hall in August 1963 and he dedicated the meeting room that had been built for the Kilmore Sub-branch of the Returned Servicemen's League.²¹

Kilmore Town Hall former, 16 Sydney Street (DB 281)

The original owner of this property was Richard Glanville but the Shire of Kilmore owned the building that was erected on this land in 1894. Architect George Raymond Johnson called for tenders in November 1893 and the contract was awarded to Charles James Davies. The foundation stone was laid on 4 January 1894 by the Shire President, Thomas F Murray, JP, and it was completed in July 1894. Various tenders

for the painting, renovating and decorating of the Town Hall were called in 1922, 1925, 1933, 1954 and 1957. Locals and visitors alike were impressed with many of the interior features.

The National Estate citation states that the Town Hall is “an unusually elaborate provincial example of a Town Hall” and displays “elaborate decoration usually reserved for larger town halls”. It is “one of seven places representing early governmental/service buildings in Kilmore”.

The municipality of Kilmore was proclaimed on 4 July 1856. It became a Borough in 1864 and a Shire in 1874.²²

Shop, 22 Sydney Street (DB 989)

There has been a grocery store on this site since the early 1860s, which began with the Arcus Brothers. This may not be the original building although the current structure is quite old.²³

Shops, 24-24a Sydney Street (DB 528)

The original owner of this property was E K Horn. The building was erected c1862. The southern section was built for Joseph Biddle, bootmaker, who commenced his business in Kilmore in 1844. In October 1869 Brosnan & Co. opened a new drapery business at this address. In February 1922 an advertisement for the sale of the late Joseph Biddle’s estate described the premises as having a 40 ft. frontage to Sydney Street and extending to Patrick Street. There were two “large and commodious” two-storey brick shops and residences. At the time, the northern shop was leased to Mr. W. Collins and the southern shop was vacant. Other operators in these buildings have included: J Amos, Fruit & Vegetables and Delicatessen; Fisher; Moyle; and Coff’s Fruit & Vegetables, Newsagency & Milkbar.²⁴

Shop, 26 Sydney Street (DB 988)

This business was previously Osborn & Hudson’s Auctioneers, Stock and Station agents, which had been established by J. W. Osborn in 1853. The late Charles J. Osborn took over the business around 1890, in partnership with R. G. Hudson under the name Osborn & Hudson. This partnership continued until the 1923 death of R. G. Hudson. Various family members continued the business until it was sold in 1954 to The Australian Estates Company (Agencies) Pty Ltd. It is now the Kilmore Shoe Shop.²⁵

Shop (southern part), 28 Sydney Street (DB 531)

The original owner of this property was William Ellington and the building was constructed between 1890 and 1900. A chemist shop was established before 1863 by Felton, Grimwade and Co., and managed by John McBurney who eventually took

over the business. In Wise's 1893 Post Office Directory McBurney was listed as a chemist "established in 1866". In 1933 Robert Glanville took over the premises for his boot and shoe business.²⁶

Shop (northern part), 28 Sydney Street (DB 532)

The original landowner of this property was William Ellington and the building was erected c1870 and altered c1910. In 2001 a shoe store operated from these premises.²⁷

Wallders Butchery and Residence, 30 Sydney Street (DB 283)

The original landowner of this property was David Nolan and this building was erected c1908-09 for Fred G. Wallder. In March 1909 the *Kilmore Advertiser* announced that Mr Fred G. Wallder opened his new premises in Sydney Street. The National Estate citation states that this building is "of importance for its contribution to the relatively intact commercial streetscape of Sydney Street which represents the early character of Kilmore in the nineteenth century".²⁸

Ian B Still & Co Building, 32 Sydney Street (DB 284)

The first owner of this property was David Nolan. The building was erected c1855 for Alfred Sugden. He opened a tannery and leather business in partnership with Joseph Biddle. In the 1856 Electoral Roll for Kilmore, Sugden is listed as a saddler in Sydney Street. A photograph, c1862, shows Sugden's Tanner and Saddlery business operating from these premises. Around 1910 it was named Sugden's Outfitters and Drapers.

The National Estate citation states that this building is "of importance as one of nine places representing the early commercial buildings in Kilmore and part of the early character of Kilmore in the mid nineteenth century".²⁹

Manchester Unity / Oddfellows Hall former, 36 Sydney Street (DB 533)

The original owner of this property was David Nolan. In April 1876 architect John Flannagan called tenders for the erection of the 36 ft. x 70 ft. Oddfellows Hall. The foundation stone was laid by Mr. Sugden in November 1876 and the hall was opened in July 1877.³⁰

In June 1889 the *Kilmore Advertiser* reported the inauguration of the skating rink in the Oddfellows Hall and in July 1897 advertisements appeared for "Edison's Living Pictures" at the hall. In August 1932 the *Advertiser* reported on improvements and renovations so that "talkies" could be shown in the hall. It is possible that the new façade was part of the 1932 renovations.³¹

The former All Nations Hotel, 38 Sydney Street (DB 285)

The southern half of this building was erected by Bernard Hanlon. In October 1856 the *Kilmore Examiner* reported that it was near to completion and would be “one of the most desirable houses in Kilmore for business of any description. Houses of this kind are much required, and the wonder is that others, having well situated building properties, do not turn them to account by raising something more substantial upon them than those shickery paling erections, which are not only dangerous and unpleasant in the summer season, but are absolutely unfit to live in in winter.”

An early occupant of the building was Laurence Parnell, a bootmaker, who was followed by William Kyle then by Leonard Stimson, a grocer, who applied for a license in 1870 stating that the house contained two sitting rooms and two bedrooms in addition to the rooms used by his family. The licensed hotel was named the All Nations. It is not known if Stimson was granted a licence in 1870, however in 1874 he renewed the license for the All Nations Hotel.

The northern half was constructed sometime between 1865 and 1880 and the premises operated as a hotel until New Years Eve 1915 when it was delicensed by the Licenses Reduction Board. Ernest Robert Ashton then occupied the building with his fruiterer and greengrocer business.

In August 1924 Ashton advertised that his Kilmore Coffee Palace provided accommodation, fruit, confectionary, tobacco and cigarettes. In February 1945 the business was taken over by Mr. R. Logie and from about 1950 Lorna and Jack Cockroft operated their greengrocer / milk bar business until 1971. Bert and Lucy Nyland then took over the business.³²

Post Box, corner. Sydney and Mills Streets (DB 668)

This mailbox may not be the first one to have been put on this site. The Postmaster General’s Department generally removed and replaced old mailboxes, however it supplied “antique” ones on request for a cost from their stores. For example, the “antique” mailbox in Barwon Heads was provided in more recent years to be in keeping with street-scape work which included heritage style lighting. There was a notice in the *Kilmore Advertiser* on 16 May 1891 of a post box being erected on this site, and the current structure could possibly be this original.³³

Kilmore House former, 40 Sydney Street (DB 535)

The original two-storey building was first occupied by Helms’ Tobacconists and was built before 1862. In March 1900 the Lynch Brothers Grocery Store, which operated from this site, was reported to have burnt down. The present building was erected after that date.³⁴

Hall of Commerce former, 42 Sydney Street (DB 536)

The original two-storey building on this site was erected in 1860. It appears in a photo c1862 from the State Library (shown in 1982 Kilmore Heritage Study) and in

1860 the *Kilmore Examiner* reported that W & J Dobinson, drapers, were moving to new premises opposite the Red Lion Hotel. From 1868 T. J. Geoghegan operated his drapery business there. In March 1900 Geoghegan's store was destroyed by fire. Some of the stock was saved but the front wall was "leaning toward the road. By October 1900 the present building had been erected as Geoghegan was again advertising his drapery business in the Hall of Commerce.³⁵

Shop, 44 Sydney Street (DB 987)

In 1907 McCullagh and Egan, took over the grocery and wine and spirit business of D. Slattery operating from this building.³⁶

Shop, 48 Sydney Street (DB 991)

John P. Weisel, undertaker and cabinetmaker, complained in the *Kilmore Advertiser* in October 1874 that water from the cellar of the Red Lion Hotel (opposite his premises) was seeping into his cellar. In 1875 Weisel extended his premises "despite the hard times" and in 1881 it was described as a shop with dwelling attached and a stone cellar, "perfectly dry", running the full length of the shop.

In August 1887 the Kilmore branch of The Imperial Banking Company opened under the management of Mr. R. MacDonald West after a "thorough overhauling and painting". Mr. W.B. Wellmens, draper, took over the premises in February 1894 followed by Alexander McDonald, grocer, who opened the Federal Stores in October 1895 after a complete overhaul by Messrs. Murray & Co., painters and decorators. In September 1922, Charles Hamilton, auctioneer, announced he was moving his business to the Exchange Sale Rooms opposite the Red Lion Hotel.

Later occupants were the Scouts / Boys' Club and St Patrick's Hall where Catholics used to hold dances on a Sunday night in the late 1940s and early 1950s.³⁷

London Mart and Elderberry Tree, 52 Sydney Street (DB 288)

In August 1861 the *Kilmore Examiner* reported that the *Examiner* office had moved to the "premises formerly occupied by W.E. Stewart". Stewart's original two storey stone building burnt down in December 1853 and in February 1856 the *Examiner* reported that Mr. Bossence was erecting a substantial building and Mr. Stewart was "decorating the front of his store". Members of the Kilmore Historical Society believe that this was the London Mart store that may have had co-tenants in its early years.

From June 1861 until his retirement in 1904, the *Kilmore Free Press* and the *Kilmore Advertiser* included advertisements for John McKenzie's London Mart drapery business. The National Estate citation states that this building is "of importance as one of nine places representing the early commercial buildings in Kilmore and part of the early character of Kilmore in the mid nineteenth century".

In July 1906 the *Kilmore Advertiser* reported that Mr. F.H. Pascoe had taken over the London Mart and the building was renovated at about that time. In 1913 Mr. Penrose, who had managed Pascoe's for some time, took over the business that he then sold to

Mr. W.N. Kirkbride in April 1922. The business was still referred to as “Pascoe’s” as in August 1952 Mr. & Mrs. J.R. Stevens advertised as proprietors of Pascoe’s Drapery.³⁸

Putkers Bakery and former residence, 54-56 Sydney Street (DB 992)

In November 1929 the Kilmore Advertiser reported that M.O. Burgess, baker and pastrycook, was opening his business on this site. Burgess advertised his business as the “Rendezvous Tea Rooms”. By the 1940s Albert and B. Haynes were the operators of the café and bakery, which they then sold to L. and E. Markham in February 1950. E. Markham ceased business there in January 1959.³⁹

Site of Free Press Office, 62-64 Sydney Street (DB 986) (see also DB558)

No historical information on this property.

former Black Bull Hotel, 70 Sydney Street (DB 525)

The original landowner of this property was Francis Hamilton and this building was erected in 1866 for Samuel Evans. On May 24, 1866 the *Kilmore Free Press* reported:

It is not often we are called upon to notice any improvements in the appearance of our streets, but now we are happy to be able to record one of some real value and great benefit even so far only as appearances go in the part of the town in which the new building is being erected. We allude to that beautiful store now in course of erection by Mr. Samuel EVANS, and opposite the premises where that gentleman carried on business for a great number of years. The new building when finished will be by far the handsomest store in Kilmore, and the design reflects credit equally upon the architect and the person who supplied the wherewithal to make so handsome an addition to our streets.

The building cost approximately three thousand pounds. When Evans moved into the new premises the newspaper again praised the building on 1 August 1867:

The place is, without exception, the most compact and useful building in the town, and its standing in our main street not only serves to beautify the place, but reflects the highest credit upon the spirited proprietor under whose personal supervision the structure was completed.

Evans described his business as “Wholesale and Retail grocer, Ironmonger, wine and spirit merchant”. In March 1872 the *Argus* reported the premises was for sale, describing it as “the BLACK BULL HOTEL and Stores. Containing 11 rooms, shop 30ft X 40ft and doing good business”.

Evans was the licensee of the Black Bull Hotel until 1881 when the premises were taken over by Robert Young. In January 1881 Young advertised his motto as “Quick Sales and Light Profits”. In September of that year his stock included

“Furnishing, Ironmongery, Cutlery, Lamp, Tin, and Brushware, China, Glass, Earthenware etc etc.” By 1887 Young’s business included millinery, grocery, ironmongery and a book arcade and employed eight men.

In 1931 the premises was known as the Blue Bird Café, which was still operating in 1952. Since that time the building has had a variety of businesses for hairdressing, antiques, bedding, gifts and the Internet.⁴⁰

Maxfield’s Mill former, 74 Sydney Street (DB 551)

The original landowner of this property was Francis Hamilton. James Maxfield put out tenders for a store that appeared in the *Kilmore Examiner* in October 1859. In November it was reported that “J.G. Brown has succeeded Mr. James Maxfield in store adjoining the flour mill”. According to the 1982 Kilmore Heritage Study the mill continued to operate until 1937 when the owner, Mr. Cliff Adamson, “modernised and converted [it] to a motor garage”. The store later became the Kilmore Produce Store and, in 2000, Betta Electrical.

There is some confusion with these dates as Clifford Lancelot Adamson died in a car accident in 1934 and his wife, Mrs. M. Adamson, took over the business. In 1930 McLean & Adamson ran the garage. There were three plaques on the building with the initials JM 1859 (original construction year), JM 1860 (James Maxfield appears to have extended the building in this year), and MA 1937 (Mary Adamson took down the top of the building and altered the front in 1937). Only one of these plaques (or a copy) remains, which reads JM 1859.⁴¹

Horse Trough outside Lowden’s Saddlery, 82 Sydney Street (DB 878)

In 1934 a horse trough was proposed as Kilmore’s memorial to the State Centenary. In November 1935 J.B. Phillip offered to “supply a standard memorial trough from George Bill’s estate free of charge to the Council”. The trough was installed in front of the Town Hall.

In the 1950s the horse trough was moved to a new position on Foote Street before being relocated to an area outside 82 Sydney Street.⁴²

Other properties

Stables and Loft, rear of Dry Cleaners (Hall of Commerce), Patrick Street (DB 999)

No historical information on this property.

House, 4 Mill Street (DB 363)

This house was erected c1860 and was owned by the Hogan family from the early 1880s until at least the late 1930s. Michael Hogan was a drover with overlander Joseph Hawdon in 1836. In the 1880s and 90s the house was owned by Matthew

Hogan, a cooper, and Catherine Hogan. Emily Hogan, a dressmaker, was the owner in the late 1890s and Michael Hogan's niece was the occupier in the 1930s.⁴³

The extant buildings in the Kilmore Town Centre Precinct are representative of the commercial area of Kilmore. The precinct includes some residences but they were predominantly attached to businesses, shops and public buildings.

PHYSICAL DESCRIPTION

Precinct Boundaries

The Kilmore Town Centre includes properties along both sides of Sydney Street. It runs from Mitchell Street at the north to Foote Street at the south.

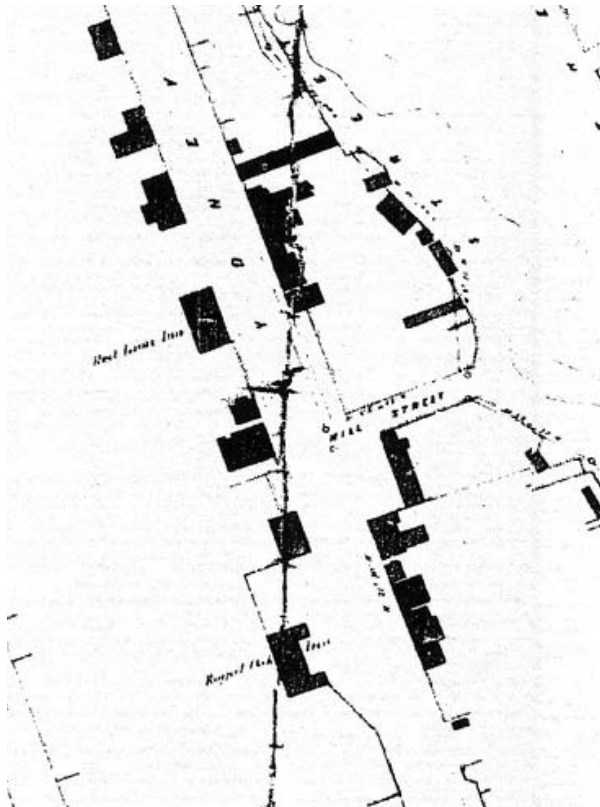
It is characterised by the commercial and civic centre properties, constructed over a period of about fifty years, either side of Sydney Street with a concentration of predominantly nineteenth and some very early twentieth century buildings. A total of 52 important heritage places have been identified. The National Estate citation states that the relatively intact commercial streetscape of Sydney Street represents the early character of Kilmore in the nineteenth century, and, based on the evidence presented here, this opinion is still correct.



Fig. 7. Map of the precinct, with significant places shown in red. Source: Lorraine Huddle Pty Ltd.

Urban Design & Engineering Infrastructure

Kilmore's Town Centre precinct reflects the history of the town's development in a sheltered valley next to the Kilmore Creek. It was an important stop on the route between Sydney and Melbourne. The street developed roughly parallel with the creek with vistas to the rising ground in the east and west, where houses, schools and churches were built. This is essentially a linear precinct with Kilmore's main thoroughfare, Sydney Street, being the spine that has visually linked the properties on both sides of the street. Allotment sizes and orientation vary considerably along Sydney Street.

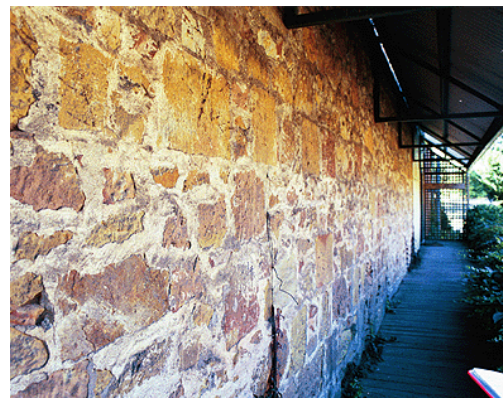


Over time, the street frontages have been aligned with the centre line of the road, which changes slightly after the intersection with Union Street. In the 1855 map shown in FIG 5 there are only a few instances where the buildings are built without spaces between them. They occur on the east side, roughly between 22 and 30 Sydney Street and again between 38 and 44 Sydney Street. Today, most of the buildings are attached or semi-attached, but there are some exceptions to this, and these reflect the very early character of Sydney Street with its narrow drives, walkways and vacant lots.

FIG 8 (left) Detail of FIG 5.

The important spaces are adjacent to the Red Lion Hotel and Mack's Hotel.

FIG 9. Stone work on the side of a Sydney Street shop.
Source: Lorraine Huddle Pty Ltd. 2002



Significant urban focal points and views in the precinct include:

- **Hudson Park,**



FIG 10.. View of mature exotic trees in Hudson Park and the Kilmore Creek precinct. Significant landscaping in Hudson Park includes the exotic elms, cypress, oaks and poplar trees. Source: Lorraine Huddle Pty Ltd. 2002.

- **The southern view** towards Melbourne (below) to the former Post Office, Court House, Police Barracks and Colonial Bank which are situated just outside this precinct. These buildings have visually terminated this view for over a century.



FIG 11. Sydney St c1907 with the Red Lion Hotel on the right and the civic building to the south. Source: State Library of Victoria. SLV a00682

- **The War Memorial,** obelisk, trees, flagpoles at the SE corner of Hudson Park.



FIG 12 War Memorial and associated fabric.
Source: Lorraine Huddle Pty Ltd 2005

- **From all directions, the views of the former Town Hall** are important because they remind viewers of its form, scale and mass.



FIG. 13. Some views of the Town Hall.
Source: Lorraine Huddle Pty Ltd. 2003.

- The **view to the memorial eucalyptus** tree on the NE corner of Albert and Union Street is a secondary focal point from Sydney Street.



FIG 14 Memorial Tree planted c1915 by Mr Tom Maher (at the age of 14.) on behalf of Mrs Charlie Morrissey.
Source: Cr. Bob Humm. 2004

- At the opposite end of the precinct, the two-storey bluestone former grain store is a notable focal point for its Victorian era setting, form, scale and materials, which have always been visible from many directions.



FIG 15 Former Hudson Warehouse. Source: Lorraine Huddle Pty Ltd.

- **General Views.**

Throughout the precinct there are uninterrupted views of the setting, form and materials of the rear of the buildings, especially from Kilmore Creek, Victoria Parade

(formerly Victoria Street) and Patrick Street, which contribute to the rural character of the precinct, and to the character of Kilmore Creek Precinct. The views from Sydney Street of the residential and recreational areas are important secondary focus points.



FIG 16 View west showing the visual connections of Sydney Street, parallel to Kilmore Creek (note line of poplars), with residential buildings on the slopes. Source: Lorraine Huddle Pty Ltd.



Street Furniture

There is very little authentic street furniture left in this precinct area. The post box, however, outside No. 38 Sydney Street is an example of an authentic Victorian era post box, although it may not be the first one placed on the site.

FIG 17 Post box outside No. 38 Sydney Street.
Source: Lorraine Huddle Pty Ltd 2004.

Considerable infrastructure works were carried out in 1994 when street furniture such as ‘heritage’ lighting, bollards, tree guards and seating were introduced as part of “Operation Main Street Programme”.

There are some remnants of bluestone gutters alongside some reconstructed gutters that were constructed using old stone and new machine cut bluestone. Electricity wires have been put underground and a more modern street tree plan was introduced. These features are not authentic to the original infrastructure, but they are somewhat in character with the historic buildings that line the street. They minimise the visual intrusion of modern services, use bluestone for the gutters, and black asphalt for the road and footpaths, which are both appropriate colours and



materials. The introduced street furniture is appropriate to the materials and style used during the Victorian and Federation eras. They conform to Burra Charter principles in that their recent origins are clearly embossed into them. These features should be retained and continued unless an accurate reconstruction of historic street elements is proposed.

FIG 18. Main Street Program 'heritage style' street furniture with identification that clearly shows their recent origins.

Source: Lorraine Huddle Pty Ltd. 2003

Landscaping and Trees

Views of the trees in the Kilmore Creek Precinct and other large trees dotted about the residential and commercial area are predominantly of elms, oaks, cypress, and poplars, which contribute to Sydney's Streets rural streetscape. Early photographs, however, indicate that there was probably never extensive street planting in the main commercial area of Kilmore, with the exception of the elms and pines planted soon



after the turn of the century at the southern end of the precinct, near the Post Office.

Fig. 19. Sydney Street, Kilmore.

Source: SLV H1834, MFN 272.

Culturally Significant Structures

The vast majority of culturally significant structures in this precinct were constructed in the nineteenth century which is the reason why there is a predominance of Victorian architecture, and coincides with the liveliest period of the history of Kilmore in general and this commercial area in particular.

There are several Federation and Interwar styled buildings that have historical and social significance in this part of Kilmore. All of the significant structures are either single or double storey, of early horizontal weatherboard or unpainted brick construction. The institutional buildings vary considerably in style and scale. The former Town Hall (an elaborate Victorian Boom style building), for example, is equivalent to the height of three storeys. (Fig.13)

Most of the buildings have steeply pitched hipped or gabled roofs clad in galvanised corrugated iron, behind substantial timber or masonry parapets. As well as the roofs, and parapets, the chimneys also form an important part of the picturesque historic skyline in the precinct and are found on many of these buildings. They can be seen from the front, side and rear.



FIG 20 38 Sydney Street, former All Nations Hotel.

Source: Lorraine Huddle Pty Ltd 2002.

Many shopfronts along Sydney Street are intact, and date from the Victorian era, although some were altered in the Federation and Interwar eras. They are especially notable for their early timber framed windows, panelled timber and glazed doors and, in the Federation period, for the copper and nickel-plated frames and the flowing lines of the leadlight highlights. Metal frames and more geometric styled lead lighting can also be seen in the Interwar period shopfronts. Shop ingoes are also a feature of many of the historic buildings.

Substantial buildings, designed in the classical style with notable parapets and cornices (which concealed the shingle, corrugated iron or slate roofs behind), were erected in the early 1860s. These included the still extant Royal Oak Hotel, the Red Lion Hotel, former Trainor's hay and corn store, (now Mac's Hotel) and the former Colonial Bank.

There were also a number of two storey brick or stone shops-and-residence appearing. Together with the classical buildings they form a strong core of the Town Centre precinct's historic character.

By the 1880s, many buildings had elaborate shopfronts and parapets richly decorated with stucco work of the Italian High Renaissance, where central, arched entablatures were supported on either side with stucco balustrade contributing to the picturesque skyline.

Verandahs were relatively rare until the mid 1870s but, by the end of the 1880s, they ran continuously along the street with notable exceptions, usually where the original design was a fine architectural style without a verandah, such as that on the Town Hall.

Signs were painted onto the stucco, and were generally confined to panels in the render, entablatures or on the verandah fascias and end valences.

After the depression of the early 1890s, further gaps between the buildings were filled in with highly decorative buildings of the Federation era such as Walder's red brick butchers shop.

Individually significant places within the precinct.

These places have been listed individually because they do not meet the criteria established in the Statement of Cultural Significance for this heritage precinct, however, they do have sufficient individual cultural significance for protection in their own right.



Fig. 21 House, 9 Sydney Street (DB 559). Source: Lorraine Huddle Pty Ltd.

This house does not contribute to the main period of significance of the precinct and is included as an individually significant place for its history and architecture.



FIG 22. 27 Sydney Street, former State Savings Bank, (DB 530)

Source: Lorraine Huddle Pty Ltd 2002.

Designed by Godfrey and Spowers and built in 1927, it is individually significant for its history and architecture.

10 Sydney Street, Bowling Club, Hudson Park, Trees, Seats and Plaques,

Hudson Park is included in this precinct as it is aesthetically, socially and historically part of Sydney Street. Prior to 1907 there was a large hotel on the site. The trees, gardens, landscaping, and memorials and other community facilities have been developed on this site over a period of about eighty years. The club site is culturally significant for its social and historical association with this site in Sydney Street for

almost one hundred years. The building, fence and other structures are recent and are not in themselves of significance in this precinct of predominantly nineteenth century character.

14 Sydney Street. Kilmore Memorial Hall.

The memorial hall, memorial plaques and flagpoles are culturally significant because of their association with important community members and events. The building is architecturally competent but not outstanding, and is not of aesthetic significance in this precinct of predominantly nineteenth century character.

16 Sydney Street. Former Town Hall (Figs 22a & b. Source: Lorraine Huddle Pty Ltd 2003)

The Shire of Kilmore was the original owner of the Town Hall building erected in 1894. The architect was George Raymond Johnson and the builder was Charles James Davies. Various tenders for painting, renovating and decorating of the Town Hall were called in 1922, 1925, 1933, 1954 and 1957 and locals and visitors alike were impressed with many



of the interior features. The current tenants, Susan and Peter Siebel, restored much of the interior for use as a café restaurant. This building is unusual because the interior is also significant. It has outstanding architectural and interior design and finishes, historical and social significance, and scientific significance, especially for the stair detailing such as the lead and copper stair decoration seen in Fig 21a.

30 Sydney Street, Wallders Butchery.

The National Estate citation states that this building is “of importance for its contribution to the relatively intact commercial streetscape of Sydney Street which represents the early character of Kilmore in the nineteenth century. Although it was constructed in 1909, the design is predominantly Victorian in form with Federation details such as lead lighting.

36 Sydney Street. Former Oddfellows Hall, skating rink, picture theatre. First constructed in 1876 by architect John Flannagan alterations were carried out in 1889 for the inauguration of the skating rink in the Oddfellows Hall and in July 1897 advertisements appeared for “Edison’s Living Pictures” at the hall. In August 1932 improvements and renovations were carried out so that “talkies” could be shown in the hall. The existing façade appears to date from the 1932 renovations. This building is significant for its historical and social uses, especially from 1876 to the 1930s.

54-56 Sydney Street. Putkers Bakery and former residence

Opened in 1929, Mr M.O. Burgess, baker and pastrycook, leased the “Rendezvous Tea Rooms” predominantly as a café and bakery. This interwar bungalow style shop and residence has social and historical significance.

Statement of Cultural Significance⁴⁴ -: **Kilmore Town Centre Precinct**

The other culturally significant places within the precinct, not specifically mentioned in this documentation are listed in Appendix 1 and are documented in the accompanying database. The history and description that precedes this Statement of Cultural Significance is the source of the evidence for the statement below.

The Kilmore Town Centre Precinct is an area that has large numbers of historic places primarily from the development of the town from the 1850s to the end of 1890s. It provides important examples of many of the themes identified in the Environmental History including: exploration and settlement; transport from Sydney to Melbourne; subdivision of the original town; accommodation and services for travellers; public services, as well as cultural and social life. Overall, the most important themes represented in the existing physical fabric are those from 1839 to 1900 and, to a lesser extent, the early part of the twentieth century. There are a few places within the precinct that do not contribute to the main themes of significance of the precinct. Their significance has been individually identified in this document.

The Kilmore Town Centre Precinct is **historically** significant at the **LOCAL** level (AHC criteria A.4, B 2). The large number of primarily nineteenth century public and commercial buildings demonstrate the importance of commerce and civic ideas to Kilmore's original town centre during this period. The service economy that was dominated by the hotels testifies to the importance of Sydney Street as a supply point for travellers between Melbourne and northern and northeastern Victoria, and New South Wales. The needs of nineteenth century travellers and the development of Kilmore can be seen in the proximity of the centre to the creek. This illustrates the important link between the water as a source for stock, food, supplies, services and entertainment for the men and women travellers stopping at Kilmore to camp and rest.

The Kilmore Town Centre Precinct is **aesthetically** significant at the **LOCAL** level (AHC Criterion D 2, E.1). The historic buildings, all single or two-storey in height, form a picturesque and historic skyline that is visually connected along the relatively narrow, and slightly angled, Sydney Street. These places provide important views of its authentic Victorian architecture. The southern views towards the other historic places along the street, and to the gentle slopes on the east and west, outside the precinct, are also important. Mature exotic trees form an important backdrop, especially when looking to the east.

The Kilmore Town Centre Precinct is **scientifically** significant at the **LOCAL** level. (AHC criteria C 2). It is of importance for information that contributes to an understanding of the history of European occupation and the cultural history of Sydney Street, and it is presumed to have strong potential for archaeological research. Many of the buildings and sites date from the mid to late nineteenth century. Some may provide evidence that this was the earliest inland settled town in Victoria.

The Kilmore Town Centre Precinct is **socially** significant at the **LOCAL** level. (AHC criteria C 2). It is recognised by the community as having public value for its associations with numerous community events, held since the 1850s in various buildings, especially in the hotels and Town Hall, and for the continuous commercial activity in the shops and offices that date from the nineteenth century.

Overall, the Kilmore Town Centre Precinct is culturally significant at the LOCAL level.

1. Planning Scheme Format

1.1 Policy Basis

The Kilmore Town Centre Precinct is an area that has large numbers of historic places primarily from the development of the town from the 1850s to the end of 1890s. It provides important examples of many of the themes identified in the Environmental History including: exploration and settlement; transport from Sydney to Melbourne; subdivision of the original town; accommodation and services for travellers; public services, as well as cultural and social life. Overall, the most important themes represented in the existing physical fabric are those from 1839 to 1900 and, to a lesser extent, the early part of the twentieth century. There are a few places within the precinct that do not contribute to the main themes of significance of the precinct. Their significance has been individually identified in this document.

The Kilmore Town Centre Precinct is **historically** significant at the **LOCAL** level (AHC criteria A.4, B 2). The large number of primarily nineteenth century public and commercial buildings demonstrate the importance of commerce and civic ideas to Kilmore's original town centre during this period. The service economy that was dominated by the hotels testifies to the importance of Sydney Street as a supply point for travellers between Melbourne and northern and northeastern Victoria, and New South Wales. The needs of nineteenth century travellers and the development of Kilmore can be seen in the proximity of the centre to the creek. This illustrates the important link between the water as a source for stock, food, supplies, services and entertainment for the men and women travellers stopping at Kilmore to camp and rest.

The Kilmore Town Centre Precinct is **aesthetically** significant at the **LOCAL** level (AHC Criterion D 2, E.1). The historic buildings, all single or two-storey in height, form a picturesque and historic skyline that is visually connected along the relatively narrow, and slightly angled, Sydney Street. These places provide important views of its authentic Victorian architecture. The southern views towards the other historic places along the street, and to the gentle slopes on the east and west, outside the precinct, are also important. Mature exotic trees form an important backdrop, especially when looking to the east.

The Kilmore Town Centre Precinct is **scientifically** significant at the **LOCAL** level. (AHC criteria C 2). It is of importance for information that contributes to an understanding of the history of European occupation and the cultural history of Sydney Street, and it is presumed to have strong potential for archaeological research. Many of the buildings and sites date from the mid to late nineteenth century. Some may provide evidence that this was the earliest inland settled town in Victoria.

The Kilmore Town Centre Precinct is **socially** significant at the **LOCAL** level. (AHC criteria C 2). It is recognised by the community as having public value for its associations with numerous community events, held since the 1850s in various buildings, especially in the hotels and Town Hall, and for the continuous commercial activity in the shops and offices that date from the nineteenth century.

Overall, the Kilmore Town Centre Precinct is culturally significant at the LOCAL level.

1.2 Objectives

- To support the retention, enhancement and conservation of all the historic structures noted in the supporting documentation list attached.
- To ensure new development within the precinct is of a scale, skyline, form and mass that allow the important nineteenth century buildings, settings and infrastructure to dominate, thus enhancing the precinct's significance.
- To conserve and enhance all important views of the town centre, including those to the south towards the former Post Office, Court House and Police Barracks, the slot views towards the historic buildings and trees to the east and west of the precinct.
- To secure archaeological remains in the event of any works being undertaken on part of the precinct,

1.3 Policy

In considering applications under the Heritage Overlay it is policy to:

- Retain the significant buildings, roads alignments and subdivision pattern and infrastructure in the precinct.
- To ensure new development is of a scale form and mass that is compatible with visually connected significant buildings and other contributory buildings in the precinct.
- Encourage traditional infrastructure, building forms, skylines and materials, without copying exact designs, and encourage contemporary but not contrasting interpretation of traditional designs, for infill development
- Support the removal of buildings and accretions, which obstruct and/or detract from those important views of significant buildings as seen from the public realm.
- Discourage the removal or alteration of historic shopfronts.
- Encourage the maintenance of historic trees and an appropriate replacement program to cater for the gradual demise of the original ones.
- Encourage the urban design; including tree planting which will enhance the important historic character of the precinct.
- Encourage restoration of the fabric for each significant place, including the reconstruction of fences, shop fronts and verandahs, where sufficient information exists to enable this, or the construction of sympathetic typical shop fronts and verandahs (preferably with simplified detailing, so that they are not construed as original)
- Encourage the use of paint colours appropriate to the period of the building.
- Encourage signage that is compatible with the style, scale and location of late 19 century and early twentieth century signage.
- Encourage archaeological investigation prior to any works being undertaken within the precinct.

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- ¹ Billis, R V and Kenyon, A S, *Pastoral Pioneers of Port Phillip*, 2nd edition, Stockland Press Pty. Limited, North Melbourne, 1974, pp. 246, 266; Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 34-9; Chappel, K L, *Surveying for Land Settlement in Victoria 1836-1960*, Office of the Surveyor General, Melbourne, 1996, pp. 7-10; Plan of Private Town of Kilmore, n.d. Source: State Library of Victoria, Put-away Plan Collection, K41 (microfiche); Mitchell, Brian, *A New Genealogical Atlas of Ireland*, Genealogical Publishing Co., Inc., Baltimore MD, 1986, p. 26; Holloway, Anne (comp.), *A Walk in Kilmore*, Kilmore Historical Society Inc., Kilmore, 1988, p. 9; Note : Charles Bonney camped at the waterholes and had sheep in the area in 1838-39. He also overlanded to Adelaide and took positions in Melbourne. In 1857 he became the first South Australian Minister of Lands and in 1869 was manager of railways. Billis & Kenyon, p. 29-30.
- ² Plan of Old Town of Kilmore, 1855. Source: State Library of Victoria, Put-away Plan Collection, K45(A) (microfiche); Watson, Angus B, *Lost & Almost Forgotten Towns of Colonial Victoria : A Comprehensive Analysis of Census Results for Victoria 1841 - 1901*, Angus B Watson, 2003, p. 243; Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 68-70.
- ³ Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.
- ⁴ Kilmore Heritage Study, Shire of Kilmore, 1982; Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.; Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 11, 74; Information provided by the Kilmore Historical Society Inc.
- ⁵ Kilmore Heritage Study, Shire of Kilmore, 1982; Victorian Birth, Death & Marriage Indexes on CD-Rom; Maher, J.A., *The Tale of a Century*, Lowden Publishing Company, Donvale, 1972, pp. 112-3.
- ⁶ Kilmore Heritage Study, Shire of Kilmore, 1982.
- ⁷ Kilmore Heritage Study, Shire of Kilmore, 1982; Information provided by the Kilmore Historical Society Inc.
- ⁸ Kilmore Heritage Study, Shire of Kilmore, 1982; Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.; Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 74, 144.
- ⁹ Kilmore Heritage Study, Shire of Kilmore, 1982; National Estate Register 004402; Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 48-49; Victorian Birth, Death & Marriage Indexes on CD-Rom; The various dates were obtained from 1982 Kilmore Heritage Study and Information provided by the Kilmore Historical Society – sources not provided for either.
- ¹⁰ Kilmore Heritage Study, Shire of Kilmore, 1982; Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.
- ¹¹ Kilmore Heritage Study, Shire of Kilmore, 1982; National Estate Register 004429; Information provided by the Kilmore Historical Society Inc.; Miles Lewis Index.
- ¹² Kilmore Heritage Study, Shire of Kilmore, 1982; National Estate Register 004397; Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.; Maher, J.A., *The Tale of a Century*, Lowden Publishing Company, Donvale, 1972, pp. 16, 26.
- ¹³ Kilmore Heritage Study, Shire of Kilmore, 1982; National Estate Register 004404; Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.; Maher, J.A., *The Tale of a Century*, Lowden Publishing Company, Donvale, 1972, p. 16.
- ¹⁴ Kilmore Heritage Study, Shire of Kilmore, 1982; Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.; Victorian Birth, Death & Marriage Indexes on CD-Rom.
- ¹⁵ Kilmore Heritage Study, Shire of Kilmore, 1982; Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.
- ¹⁶ Kilmore Heritage Study, Shire of Kilmore, 1982.
- ¹⁷ Kilmore Heritage Study, Shire of Kilmore, 1982; National Estate Register 004409; Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.; Deutsher, Keith M., *The Breweries of Australia: A History*, Thomas C. Lothian Pty. Ltd., Port Melbourne, 1999, p. 123.

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- ¹⁸ Information provided by Kilmore Historical Society Inc.
- ¹⁹ Information provided by Kilmore Historical Society Inc.; Maher, J.A., *The Tale of a Century*, Lowden Publishing Company, Donvale, 1972, pp. 41, 134.
- ²⁰ Kilmore Advertiser 1921; Kilmore Free Press 1960 articles extracted by Heather Knight, Kilmore Historical Society Inc.
- ²¹ Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 231-2.
- ²² Kilmore Heritage Study, Shire of Kilmore, 1982; Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.; Maher, J.A., *The Tale of a Century*, Lowden Publishing Company, Donvale, 1972, p. 55; National Estate Register 004391.
- ²³ Heather Knight, Kilmore Historical Society Inc.
- ²⁴ Kilmore Heritage Study, Shire of Kilmore, 1982; Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.
- ²⁵ Kilmore Free Press 30 Sept 1954 article extracted by Heather Knight, Kilmore Historical Society Inc.
- ²⁶ Kilmore Heritage Study, Shire of Kilmore, 1982; Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.
- ²⁷ There is suggestion that this store was not a shoe store as described but rather a book store. Kilmore Heritage Study, Shire of Kilmore, 1982; Information provided by Kilmore Historical Society Inc.
- ²⁸ Kilmore Heritage Study, Shire of Kilmore, 1982; Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.; National Estate Register 004428.
- ²⁹ Kilmore Heritage Study, Shire of Kilmore, 1982; Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.; National Estate Register 004407.
- ³⁰ Kilmore Advertiser 1876 Newspaper article extracted by Heather Knight, Kilmore Historical Society Inc.
- ³¹ Kilmore Heritage Study, Shire of Kilmore, 1982; Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.
- ³² Kilmore Heritage Study, Shire of Kilmore, 1982; Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.
- ³³ Kilmore Advertiser 16 May 1891 Newspaper article extracted by Heather Knight, Kilmore Historical Society Inc.
- ³⁴ Kilmore Heritage Study, Shire of Kilmore, 1982; Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.
- ³⁵ Kilmore Heritage Study, Shire of Kilmore, 1982; Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.
- ³⁶ Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.
- ³⁷ Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.; Information provided by the Kilmore Historical Society Inc.
- ³⁸ Kilmore Heritage Study, Shire of Kilmore, 1982; Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.; National Estate Register 004441.
- ³⁹ Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.
- ⁴⁰ Kilmore Heritage Study, Shire of Kilmore, 1982; Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.; Miles Lewis Index.
- ⁴¹ Kilmore Heritage Study, Shire of Kilmore, 1982; Kilmore Newspaper Articles extracted by Heather Knight, Kilmore Historical Society Inc.; Jones, Lewis and Peggy, *The Flour Mills of Victoria 1840-1990: An Historical Record*, The Flour Millers' Council of Victoria, 1990, pp. 103-105. There was no plaque with initials UM, this is a mistake in the 1982 heritage study.
- ⁴² Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988, pp. 188-9, 226.
- ⁴³ Kilmore Heritage Study, Shire of Kilmore, 1982.
- ⁴⁴ Definitions used are from the Burra Charter 1999; historical themes relate to the Principal Australian Themes – Australian Heritage Commission; criteria for Locally Significant places are from the Australian Heritage Commission and in the case of State Significant places, from Heritage Victoria; levels of significance used are State and Local, which directly relate to the two legislative authorities who administer the protection of heritage places, the State Government and Local Government respectively.

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APPENDIX 1

	<p>Kilmore Town Centre Precinct KILMORE 3764 Junction Clarke and Sydney Streets, Both sides of Clarke Street, parallel to Northern Highway, Bluestone Drain - Clarke and Sydney Streets Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 565 Municipal/Rate No: Precinct/HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Town Centre Precinct KILMORE 3764 4 Mill Street, House - 4 Mill Street, Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 363 Municipal/Rate No: Precinct/HO No: H099 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Town Centre Precinct KILMORE 3764 Pattick Street, Rear of Dry Cleaners (Hall of Commerce), Stables and Loft, Pattick Street Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 999 Municipal/Rate No: Precinct/HO No: MH301K Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Town Centre Precinct KILMORE 3764 on Sydney Street, outside no. 38 Sydney Street, Post Box - Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 668 Municipal/Rate No: Precinct/HO No: H099 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Town Centre Precinct KILMORE 3764 on Sydney Street, Shehan Place, Hudson Park, Trees, Seats and Plaques, Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 381 Municipal/Rate No: Precinct/HO No: H0102 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>




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	<p>Kilmore Town Centre Precinct NUMORE3764 5 Sydney Street, See also no.986, 'Free Press' Office - former, Architectural Styles Designer Contractors</p>	<p>Database No: 558 Municipal Rate No: Precinct HQ No: H099 Individual HQ No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Town Centre Precinct NUMORE3764 5 Sydney Street, Collage area - 5 Sydney Street Kilmore Architectural Styles Designer Contractors</p>	<p>Database No: 697 Municipal Rate No: Precinct HQ No: H099 Individual HQ No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Town Centre Precinct NUMORE3764 9 Sydney Street, House - 9 Sydney Street Kilmore Architectural Styles Designer Contractors</p>	<p>Database No: 559 Municipal Rate No: Precinct HQ No: H099 Individual HQ No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Town Centre Precinct NUMORE3764 10 Ecm. Sydney Street, Bourke Street, Kilmore Bould Club, 10 Sydney Street Kilmore Architectural Styles Designer Contractors</p>	<p>Database No: 1525 Municipal Rate No: Precinct HQ No: H099 Individual HQ No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Town Centre Precinct NUMORE3764 11 outside Sydney Street, Seats, Sydney Street Kilmore Architectural Styles Designer Contractors</p>	<p>Database No: 1526 Municipal Rate No: Precinct HQ No: H099 Individual HQ No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>





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	<p>Kilmore Town Centre Precinct N/MO RE3764 13 Sydney Street Chop (and Bakery), 13 Sydney Street Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 560 Municipal/Rate No: Precinct HO No: H099 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Town Centre Precinct N/MO RE3764 14 Sydney Street Kilmore Memorial Hall, 14 Sydney Street Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 370 Municipal/Rate No: Precinct HO No: H099 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Town Centre Precinct N/MO RE3764 14cm. Sydney Street, Cameron Lane Outside Library Flagpoles and Plaques - Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 371 Municipal/Rate No: Precinct HO No: MHS01K Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Town Centre Precinct N/MO RE3764 16 Sydney Street Kilmore Town Hall - former</p> <p>Architectural Styles Designer Contractors</p> <p>1894 - 1894 G R Johnson 1894 - 1894 C J Davies</p>	<p>Database No: 281 Municipal/Rate No: Precinct HO No: H099 Individual HO No: H086 Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: 6372 Nat. Estate Register: 004391</p>
	<p>Kilmore Town Centre Precinct N/MO RE3764 16 Sydney Street, Rear of Former Town Hall, DEMOLISHED First Kilmore Town Hall</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 374 Municipal/Rate No: Precinct HO No: H099 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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	<p>Kilmore Town Centre Precinct KUMORE3764 19 Sydney Street 'Kilmore Advertiser' former office, 19 Sydney Street Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 524 Municipal Rate No: Precinct HO No: H099 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Town Centre Precinct KUMORE3764 21 Sydney Street House - 21 Sydney Street Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 525 Municipal Rate No: Precinct HO No: H099 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Town Centre Precinct KUMORE3764 22 Sydney Street Shop - 22 Sydney Street Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 969 Municipal Rate No: Precinct HO No: Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Town Centre Precinct KUMORE3764 23 Sydney Street Shop - 23 Sydney Street Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 527 Municipal Rate No: Precinct HO No: H099 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Town Centre Precinct KUMORE3764 24-24a Sydney Street Shops - 24-24a Sydney Street Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 528 Municipal Rate No: Precinct HO No: H099 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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	<p>Kilmore Town Centre Precinct KUMORE3764 25-24 Sydney Street, Shop - 25 Sydney Street Kilmore Architectural Style: Designer: Contractors:</p>	<p>Database No: 988 Municipal/Rate No: Precinct HO No: H099 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Town Centre Precinct KUMORE3764 27 Sydney Street State Savings Bank, former Kilmore Architectural Style: Designer: Contractors:</p>	<p>Database No: 530 Municipal/Rate No: Precinct HO No: H099 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Town Centre Precinct KUMORE3764 28 Sydney Street (southern part), Shop - 28 Southern Street (southern part) Kilmore Architectural Style: Designer: Contractors:</p>	<p>Database No: 531 Municipal/Rate No: Precinct HO No: H099 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Town Centre Precinct KUMORE3764 28 Sydney Street (northern part), Shop - 28 Sydney Street (northern part) Kilmore Architectural Style: Designer: Contractors:</p>	<p>Database No: 532 Municipal/Rate No: Precinct HO No: H099 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Town Centre Precinct KUMORE3764 29-31 Sydney Street, Royal Oak Hotel, 29 Sydney Street Kilmore Architectural Style: Designer: Contractors:</p>	<p>Database No: 282 Municipal/Rate No: Precinct HO No: H099 Individual HO No: H087 Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: B2839 Nat. Estate Register: 004402</p>

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Kilmore Town Centre Precinct
KUMORE3764
30 Sydney Street I
Walkers Bulbery and Residence, 30 Sydney Street I Kilmore

Architectural Styles
 Designer
 Contractors

Database No: **283**
 Municipal Rate No:
 Precinct HO No: **H099**
 Individual HO No: **H088**
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register: **85935**
 Nat. Estate Register: **004438**



Kilmore Town Centre Precinct
KUMORE3764
32 Sydney Street I
bn B. Gill & Co Building, 32 Sydney Street I Kilmore

Architectural Styles
 Designer
 Contractors

Database No: **284**
 Municipal Rate No:
 Precinct HO No: **H099**
 Individual HO No: **H089**
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register: **8727**
 Nat. Estate Register: **004407**



Kilmore Town Centre Precinct
KUMORE3764
36 Sydney Street I
Manchelet Unity Fellowship's Hall - former, Kilmore

Architectural Styles
 Designer
 Contractors

Database No: **533**
 Municipal Rate No:
 Precinct HO No: **H099**
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Kilmore Town Centre Precinct
KUMORE3764
37 Sydney Street I
Shop - 37 Sydney Street I Kilmore

Architectural Styles
 Designer
 Contractors

Database No: **534**
 Municipal Rate No:
 Precinct HO No: **H099**
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:








Kilmore Town Centre Precinct
KUMORE3764
38 Sydney Street I
All Nations Hotel, former, 38 Sydney Street I Kilmore

Architectural Styles
 Designer
 Contractors

Database No: **285**
 Municipal Rate No:
 Precinct HO No: **H099**
 Individual HO No: **H090**
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register: **004412**

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	<p>Kilmore Town Centre Precinct KILMORE 3764 39 Sydney Street Colonial Bank - former, Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 286 Municipal/Rate No: Precinct HO No: H099 Individual HO No: H091 Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register: 004429</p>
	<p>Kilmore Town Centre Precinct KILMORE 3764 40 Sydney Street Hilmore House - former, 40 Sydney Street Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 535 Municipal/Rate No: Precinct HO No: H099 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Town Centre Precinct KILMORE 3764 42 Sydney Street Hall of Commerce (CHEIK) 42 Sydney Street Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 536 Municipal/Rate No: Precinct HO No: H099 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>
	<p>Kilmore Town Centre Precinct KILMORE 3764 43-45 Sydney Street, Red Lion Hotel, 43 Sydney Street Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 287 Municipal/Rate No: Precinct HO No: H099 Individual HO No: H092 Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: B369 Nat. Estate Register: 004357</p>
	<p>Kilmore Town Centre Precinct KILMORE 3764 44 Sydney Street Shop - 44 Sydney Street Kilmore</p> <p>Architectural Styles Designer Contractors</p>	<p>Database No: 967 Municipal/Rate No: Precinct HO No: H099 Individual HO No: Her. Vic. Register: Her. Vic. Inventory: Nat. Trust Register: Nat. Estate Register:</p>

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	Kilmore Town Centre Precinct	Database No: 991
	KUMORE3764	Municipal Rate No:
	48 Sydney Street	Precinct HO No: H099
	Shop - 48 Sydney Street Kilmore	Individual HO No:
	Architectural Styles:	Her. Vic. Register:
Designer:	Her. Vic. Inventory:	Nat. Trust Register:
Contractors:	Nat. Estate Register:	

	Kilmore Town Centre Precinct	Database No: 288
	KUMORE3764	Municipal Rate No:
	52 Sydney Street	Precinct HO No: H099
	London Marland Bittery Tree, 52 Sydney Street Kilmore	Individual HO No: H093
	Architectural Styles:	Her. Vic. Register:
Designer:	Her. Vic. Inventory:	Nat. Trust Register:
Contractors:	Nat. Estate Register: 004441	

	Kilmore Town Centre Precinct	Database No: 992
	KUMORE3764	Municipal Rate No:
	54 Sydney Street	Precinct HO No: H099
	Pulkers Bakery and former residence, 54 Sydney Street Kilmore	Individual HO No:
	Architectural Styles:	Her. Vic. Register:
Designer:	Her. Vic. Inventory:	Nat. Trust Register:
Contractors:	Nat. Estate Register:	

	Kilmore Town Centre Precinct	Database No: 289
	KUMORE3764	Municipal Rate No:
	57-59 Sydney Street	Precinct HO No: H099
	Macs Hotel - Former Hay and Grain Store, Kilmore	Individual HO No: H094
	Architectural Styles:	Her. Vic. Register:
Designer:	Her. Vic. Inventory:	Nat. Trust Register: 65388
Contractors:	Nat. Estate Register: 004404	

	Kilmore Town Centre Precinct	Database No: 548
	KUMORE3764	Municipal Rate No:
	61-63 Sydney Street	Precinct HO No: H099
	Morrissey's Butchery - former, Kilmore	Individual HO No:
	Architectural Styles:	Her. Vic. Register:
Designer:	Her. Vic. Inventory:	Nat. Trust Register:
Contractors:	Nat. Estate Register:	

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Kilmore Town Centre Precinct
KILMORE 3764
65 West side, north, Sydney Street,
Building and Trees 0 & rear of Sydney Street

Architectural Styles
 Designer
 Contractors

Database No: **1543**
 Municipal/Rate No:
 Precinct HO No: **H099**
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Kilmore Town Centre Precinct
KILMORE 3764
67 Sydney Street
Shop - 67 Sydney Street Kilmore

Architectural Styles
 Designer
 Contractors

Database No: **549**
 Municipal/Rate No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Kilmore Town Centre Precinct
KILMORE 3764
70 Sydney Street
Black Bull Hotel - former, 70 Sydney Street
Kilmore

Architectural Styles
 Designer
 Contractors
 1866 - 1866

Database No: **525**
 Municipal/Rate No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Kilmore Town Centre Precinct
KILMORE 3764
71 Sydney Street
Shop and Dairy - 71 Sydney Street Kilmore

Architectural Styles
 Designer
 Contractors

Database No: **550**
 Municipal/Rate No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:



Kilmore Town Centre Precinct
KILMORE 3764
73 Sydney Street
College - 73 Sydney Street Kilmore

Architectural Styles
 Designer
 Contractors

Database No: **980**
 Municipal/Rate No:
 Precinct HO No:
 Individual HO No:
 Her. Vic. Register:
 Her. Vic. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Kilmore Town Centre Precinct
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Kilmore Town Centre Precinct
KILMO RE3764
74 Sydney Street
Maxwell's Mill - altered 74 Sydney Street
Kilmore

Architectural Styles
 Designer
 Contractors

Database No: **551**
 Municipal Rate No.
 Precinct HO No.
 Individual HO No.
 Her. Vic. Register
 Her. Vic. Inventory
 Nat. Trust Register
 Nat. Estate Register

Kilmore Town Centre Precinct
KILMO RE3764
75 Sydney Street, DEMOLISHED,
Burdin Castle Hotel Fence - 75 Sydney Street

Architectural Styles
 Designer
 Contractors

Database No: **674**
 Municipal Rate No.
 Precinct HO No.
 Individual HO No.
 Her. Vic. Register
 Her. Vic. Inventory
 Nat. Trust Register
 Nat. Estate Register

Kilmore Town Centre Precinct
KILMO RE3764
81 Sydney Street
Collage - 81 Sydney Street Kilmore

Architectural Styles
 Designer
 Contractors

Database No: **981**
 Municipal Rate No.
 Precinct HO No.
 Individual HO No.
 Her. Vic. Register
 Her. Vic. Inventory
 Nat. Trust Register
 Nat. Estate Register



Kilmore Town Centre Precinct
KILMO RE3764
82 Sydney Street, Outside Lowden's
Saddlery,
Horse Trough- Sydney St Kilmore

Architectural Styles
 Designer
 Contractors

Database No: **878**
 Municipal Rate No.
 Precinct HO No: **H099**
 Individual HO No.
 Her. Vic. Register
 Her. Vic. Inventory
 Nat. Trust Register
 Nat. Estate Register

Kilmore Town Centre Precinct
KILMO RE3764
83 Sydney Street
House - 83 Sydney Street Kilmore

Architectural Styles
 Designer
 Contractors
1860 - 1860

Database No: **553**
 Municipal Rate No.
 Precinct HO No.
 Individual HO No.
 Her. Vic. Register
 Her. Vic. Inventory
 Nat. Trust Register
 Nat. Estate Register

Kilmore Town Centre Precinct
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Kilmore Town Centre Precinct
 KILMORE 3764
 85 Sydney Street,
 Hudsons Warehouse - former, Kilmore
 Architectural Styles
 Designer
 Contractors

Database No: 290
 Municipal Rate No:
 Predict HO No: H099
 Individual HO No: H095
 Her. Vls. Register:
 Her. Vls. Inventory:
 Nat. Trust Register: B727
 Nat. Estate Register: 004409

Kilmore Town Centre Precinct
 KILMORE 3764
 87 A Junction of Sydney Street, Mitchell
 Street,
 Bluestone Culvert and Bed, Kilmore
 Architectural Styles
 Designer
 Contractors

Database No: 695
 Municipal Rate No:
 Predict HO No:
 Individual HO No:
 Her. Vls. Register:
 Her. Vls. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Kilmore Town Centre Precinct
 KILMORE 3764
 87 Sydney Street,
 House - 87 Sydney Street Kilmore
 Architectural Styles
 Designer
 Contractors

Database No: 982
 Municipal Rate No:
 Predict HO No:
 Individual HO No:
 Her. Vls. Register:
 Her. Vls. Inventory:
 Nat. Trust Register:
 Nat. Estate Register:

Kilmore Town Centre Precinct
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