

MOIRA SHIRE STAGE TWO HERITAGE STUDY 2007
VOLUME THREE of Five: GROUP AND INDIVIDUALLY SIGNIFICANT PLACES

1. LIST of 126 Individual Places

No	Town	Street	Street No	Interior, Trees,	Name	DB No	In a precinct ?
1	Barmah	Forest Drive		Trees	Barmah Saw Mill	938	No
2	Barmah	Evans St		No	Barmah Punt	942	No
3	Bearii	Mywee-Bearii Rd		I and T	Coonanga Homestead 1866	590	No
4	Cobram	Bank Street,		Trees	Showgrounds (1907)	223	No
5	Cobram	Brepbir Street,		Trees	Trees	221	No
6	Cobram	Broadway St	30	I and T	"Lisfarron" house.	242	No
7	Cobram	Broadway St	46-48	I and T	Inter War Bungalow House	287	No
8	Cobram	Burramine Road	903	Not assessed	Early Farm House	315	No
9	Cobram	Burramine Road	1277	Not assessed	Early Farm house	316	No
10	Cobram	Churr St		No	Water Towers and Pond	218	No
11	Cobram	Churr St	30	I and T	Federation House	234	No
12	Cobram	High st	22	I and T	Federation House	281	No
13	Cobram	Mookarii St		Interior	Royal Victoria Hotel	212	No
14	Cobram	Mookarii	71	trees	Exotic trees	236	No
15	Cobram	Murray Valley Hwy		No	Cairn	248	No
16	Cobram	Murray Valley Hwy		I and T	Cobram Estate Homestead	127	No
17	Cobram	Oak St	5	Interior	Fed Villa	289	No
18	Cobram -	Punt Rd	9	Interior	Cobram State School No. 2881 (1893) 47	75	No
19	Cobram	Punt Road	55	Interior	Inter War Functionalist house	225	No
20	Cobram.	River Road,		Trees	'Riverview' House (1896) and trees,	231	No

MOIRA SHIRE STAGE TWO HERITAGE STUDY 2007
VOLUME THREE of Five: GROUP AND INDIVIDUALLY SIGNIFICANT PLACES

No	Town	Street	Street No	Interior, Trees,	Name	DB No	In a precinct ?
21	Cobram	River Road,		No	Pump House, and Steam Pumps Site (1906)	233	No
22	Cobram	Station Street,	53	Interior	House (1887)	322	No
23	Kaarimba	Kaarimba Hall Road,	15	Not assessed	House	916	No
24	Katamatite	Beek St		Interior	Homestead Hotel (1893)	12	No
25	Katamatite	Beek Street,	14	Interior	Shop, (c.1900)	90	No
26	Katamatite	Beek Street	19	Interior	Former shop & house (c.1890s)	619	No
27	Katamatite	Beek St	22	Interior	Former bakery, shop & house (c.1890s)	613	No
28	Katamatite	Chapel	9 (?)	Trees	House and palm	249	No
29	Katamatite	Katamatite-Nathalia rd		No	Concrete Silos (1943)	637	No
30	Katamatite	Reserve Rd		No	Concrete water tower	636	No
31	Katunga	Carter St		Not assessed	General store	1095	NO
32	Katunga	Goulburn Valley Rd	2 (?)	Not assessed	Hay Sheds	298	No
33	Katunga	Hutchin's Lane		Interior	Soldier settlement house Glenarron Holiday Farm.	1101	No
34	Katunga	Katunga – Picola Rd		Trees	Katunga Recreation Reserve (1951)	301	No
35	Katunga	Nathalia Road	651,	I and T	Carland's House,	310	No
36	Katunga	Numurkah Road,		NO	Silos etc	302	No
37	Lake Rowan	Lake Rowan Rd and St James Road		Interior	Lake Rowan Hotel, Post Office and Store (former)	93	No
38	Lake Rowan	Savage	73	Not assessed	Manse former	073	No
39	Naringanina look	Labuan Road	2823	Interior	Moneygall House	602	No

MOIRA SHIRE STAGE TWO HERITAGE STUDY 2007
VOLUME THREE of Five: GROUP AND INDIVIDUALLY SIGNIFICANT PLACES

No	Town	Street	Street No	Interior, Trees,	Name	DB No	In a precinct ?
40	Nathalia	Chapel	3	I and T	Manse former and trees	1043	Yes
41	Nathalia	Church	6	Interior	House	1050	No
42	Nathalia	Elizabeth & Richardson Streets,		Trees	Former Railway Hotel,	985	
43	Nathalia	Gifford	25	Interior	Masonic Hall	1035	No
44	Nathalia	Nathalia		Trees	House and trees	1032	No
45	Nathalia	Richardson	18	Not assessed	House	988	Yes
46	Nathalia	Richardson Street,		Interior	Early industrial tobacco site,	986	No
47	Nathalia	Robertson Street,		Interior	Grotto & Presbytery,	1041	YES
48	Numurkah	Callander Street	7-15	Interior and trees	Alexander Miller Homes	511	No
49	Numurkah	Knox Street		No	Concrete Silos	521	No
50	Numurkah	Knox Street		Interior	Town Hall	515	Yes
51	Numurkah	Knox St	Off	Not assessed	Former Hotel Dining Room	102	No
52	Numurkah	Knox Street	69	Interior	Timber house	891	No
53	Numurkah	Madeline Street	7	Not assessed	Victorian house	574	No
54	Numurkah	McCaskill Street	10	Not assessed	Victorian House	509	No
55	Numurkah	McCaskill Street	16	Not assessed	Victorian House	507	No
56	Numurkah	27 McCaskill Street		No	House	506	No
57	Numurkah	McCaskill Street	31	Interior	House	505	No
58	Numurkah	McCaskill Street	43	Not assessed	Federation House	502	No
59	Numurkah	McCaskill Street	46t	Not assessed	Victorian House	500	No
60	Numurkah	McDonald Street		Not assessed	Riverland Factory	524	No
61	Numurkah	McDonald Street 29	29	Not assessed	Victorian House	527	No
62	Numurkah	McDonald Street	11	Not assessed	House	567	No
63	Numurkah	Meiklejohn Street	76	Interior	Victorian House	838	No

MOIRA SHIRE STAGE TWO HERITAGE STUDY 2007
VOLUME THREE of Five: GROUP AND INDIVIDUALLY SIGNIFICANT PLACES

No	Town	Street	Street No	Interior, Trees,	Name	DB No	Page No	In a precinct?
64	Numurkah	Melville and Knox sts	101	Not assessed	Coxon's Foundry,	100		Yes
65	Numurkah	Melville Street	22	Not assessed	Fmr doctor's res.	477		Yes
66	Numurkah	Melville Street	197	No	Timber house	898		No
67	Numurkah	Melville Street	201	Interior	Rustic gothic house	580		No
68	Numurkah	Quinn Street	3	Not assessed	Former Parsonage	558		No
69	Numurkah	Swallow Street	1	Not assessed	Timber cottage	889		No
70	Picola	Moran St,		No	Picola Water Tower and Pond,	950		No
71	Picola	Moran St		No	Underground Tank for Donovan's Stores.	958		No
72	Picola	Moran Street		Interior of weighbridge	Silos and weighbridge	953		No
73	Picola Add extra info	Moran Street,		Not assessed	Shop/or Former Hotel?,	954/956		No
74	Picola	Moran Street,	84	Interior	Slab Hut,	951		No
75	Picola	Nathalia-Picola Road,		Interior	Large Vertical Slab Gable Outbuilding,	949		No
76	Picola	Picola South Road		Trees	Picola Recreation Reserve,	960		No
77	Strathmerton	Murray Valley Highway		Not assessed	Victorian House	588		No
78	Strathmerton	Murray Valley Highway		Not assessed	General store	589		No
79	Strathmerton	Murray Valley Highway	66	Not assessed	Former Butcher Shop,	585		No
80	Waaia	Bearii-Waaia Road		Not assessed	Former Church CofE, Current Residence,	596		No
81	Waaia	Bearii-Waaia Road		Not assessed	Hotel	597		No
82	Waaia	Katuga Rd		Not assessed	Church Hall former	593		No

MOIRA SHIRE STAGE TWO HERITAGE STUDY 2007
VOLUME THREE of Five: GROUP AND INDIVIDUALLY SIGNIFICANT PLACES

No	Town	Street	Street No	Interior, Trees,	Name	DB No	Page No	In a precinct ?
83	Waggarandall	Benalla Tocumwal Rd,	2186	Interior and trees	Uniting Church & Graves c 1880s,	254		No
84	Waggarandall	Benalla Tocumwal Rd	2834	Not assessed	Victorian Weatherboard Farmhouse,	253		No
85	Wilby	Russell Street,		Not assessed	Victorian House,	1084		No
86	Wilby	Tungamah - Peechelba Road & Hall Street,		Not assessed	Former Wilby Hotel,	933		No
87	Wilby	Tungamah - Peechelba Road,		Trees	Wilby Recreation Reserve,	1081		No
88	Wunghnu	Goulburn Valley Highway		Not assessed	Post Office Cottage, 1890,	911		No
89	Wunghnu	Goulburn Valley Highway		No	Water Tower c1909 and Mural of One Ewe c1996 and 2006.	910		No
90	Yalca	Murray Valley Hwy.		Trees	Yalca Recreational Reserve,	948		No
91	Yarrawonga	Bank Street		Interior	Public Amenity Block	794		No
92	Yarrawonga	Gilmore Street		Interior and trees	Showgrounds	695		No
93	Yarrawonga	Hovell	55	No	Victorian House	755		No
94	Yarrawonga	Hume	19	Not assessed	Timber and iron power house.	770		No
95	Yarrawonga	Hunt Street		Not assessed	Cordial factory and band hall	379		No
96	Yarrawonga	Hunt Street	24	Not assessed	Federation House,	381		No
97	Yarrawonga	Hunt		Trees	Bungalow house	384		No
98	Yarrawonga	Lott Street		No	Bowling Club	748		No
99	Yarrawonga	McNally Street	21	Not assessed	Victorian house	797		No
100	Yarrawonga	Murray Valley Hwy		No	Pumping Station	715		No
101	Yarrawonga	Murray Valley Hwy	115	Trees	House and palm	115		No
102	Yarrawonga	Murphy	60	Trees	House and garden	787		No
103	Yarrawonga	Orr	35	Not assessed	Vic House	419		No

MOIRA SHIRE STAGE TWO HERITAGE STUDY 2007
VOLUME THREE of Five: GROUP AND INDIVIDUALLY SIGNIFICANT PLACES

No	Town	Street	Street No	Interior, Trees,	Name	DB No	Page No	In a precinct?
104	Yarrawonga	Orr	40	Not assessed	Small Vic Hs	416		No
105	Yarrawonga	Piper Street		interior	Masonic Lodge	401		No
106	Yarrawonga	Piper Street		Interior and trees	RSL House	407		No
107	Yarrawonga	Sharp Street		Interior and trees	Yarrawonga Railway Station	443		No
108	Yarrawonga	Witt Street		Trees	Catholic Presbytery	387		No
109	Yundool	Yundool Road,		Not assessed	"Millfarm House", c1911	271		No
110	Yundool	Yundool Road,		Not assessed	House, c1917	272		No
	BRIDGES							
111	Barmah	Echuca-Nathalia Road		NO	Maloney's Bridge 1919, 1948 over Deep Creek	1102		No
112	Bundalong	Murray Valley Hwy		NO	Parolo's Bridge over Owen's River	1104		No
113	Bundalong	Geodetic Road		NO	Majors Ck Pre 1936 timber bridge	1086		No
114	Bundalong South	Murray Valley Hwy		NO	Major's Ck concrete 1936 bridge	1156		No
115	Cobram	Burramine Road		NO	Bridge 1939 over Yarrawonga Main Channel	314		No
116	Cobram	Barooga Road (crossing of Murray River)		NO	Lift Bridge 1902 over the Murray River.	128		No
117	Cobram	Murray River		NO	Tocumwal Lift Bridge 1908 over Murray River	151		NO
118	Cobram	Cobram Showgrounds Access Road		NO	Cobram Showgrounds Bridge over MV Irrigation Channel No 1.	1105		No
119	Invergordon	Marungi Road		NO	Sheep Drain No 12	1106		No

MOIRA SHIRE STAGE TWO HERITAGE STUDY 2007
VOLUME THREE of Five: GROUP AND INDIVIDUALLY SIGNIFICANT PLACES

No	Town	Street	Street No	Interior, Trees,	Name	DB No	Page No	In a precinct?
120	Kotupna	Murray Valley Hwy		NO	Mc Coy's Bridge 1941 over Goulburn River	129		No
121	Kotupna	Murray Valley Hwy		NO	Concrete Bridge 1956 over Wakiti Ck	206		NO
122	Kotupna	Off Murray Valley Hwy		NO	Timber bridge over Sheepwash Ck	926		NO
123	Kotupna	Off Murray Valley Hwy		NO	Timber bridge	927		no
124	Wilby	Off the Tungamah – Peechelba Road		NO	Wilby timber Pedestrian Bridge 1901 over Sandy Ck	1082		No
125	Yarrawonga	Benalla-Yarrawonga Road (Yarrawonga-Mulwala Road)		NO	Yarrawonga Road Bridge over MURRAY RIVER (LAKE MULWALA - YARRAWONGA WIER)	1115		No
126	Mundoona 23.2051	Sharp's Road (Or Sharps Bridge Road)		NO	Sharp's Bridge over Nine Mile Ck	1108		No
				NO				

2. Citations of Individual Places

1

Evans Brothers Sawmill (1898), Barmah

DB 938



Evans Brothers Sawmill, Barmah. *Source: Lorraine Huddle 2004.*

Historical Statement:

This is the last mill of this type in the shire and the site of Evans Bros Mill which was one of the first at that location.¹ Richard Evans established the Evans Sawmill in 1898 specifically to work Murray pine and the red gum transported down river by steamer.² Evans was a significant figure in the history of Barmah not only as a major employer but also as a patron of local associations such as the Barmah school committee, football and racing clubs.³ The mill works included an A2 steam locomotive boiler (pictured) as well as other machinery, the remains of which can be seen today. The mill was removed to Echuca in 1922 but reopened on the site in the 1940s. The sawmill was gutted by fire in the 1950s and sold in the 1970s.⁴

Description

The site is abandoned with an old truck and various pieces of rusting machinery, including an A2 steam locomotive boiler in a bush setting. It has the potential to provide scientific evidence of saw milling occupations. The view of old timber milling machinery in a 'bush' setting evokes a sense of a busy industrial past, which is being encroached by urban development.

Statement of Significance:

The site of the former Evans Sawmill is historically and scientifically significant on a local level for its association with the development of primary industry, in particular the timber trade, in the Barmah area. (AHC A.4), the earliest and last surviving mill site in Barmah (AHC B2) and for a strong presumption of archaeological research potential (AHC C2).

1 David McKenzie, 2005.
2 G.M.Hibbins, *Barmah Chronicles* (1991), p.40-44, 73-77.
3 G.M.Hibbins, *Barmah Chronicles* (1991), p.73.
4 G.M.Hibbins, *Barmah Chronicles* (1991), p.44, 73.

2

Barmah Punt

DB 942



Passengers ride the punt. c.1890s. Source: Hibbins 1991

Historical Statement:

The Barmah Punt was the principal method of crossing the Murray River at Barmah throughout the history of the area from 1870 to 1966.⁵ It was first operated by James Maloney, who was also responsible for building a store and the Barmah Hotel on his allotment.⁶ The punt was operated via a system of pulley ropes which had to be lowered for passing barges, as the chief trade of Barmah was in timber, which passed regularly on the Murray. It could be swung downstream to allow barges and paddle steamers to pass and large enough to carry horses and buggies. It ceased operation with the construction of the bridge in 1966.

5 Hibbins (1991), p.91.

6 Hibbins (1991), p.91





Barmah Punt, Evans Street, Barmah DB 942 *Source: Lorraine Huddle 2004.*

Description

The condition of the punt is perilous and a hazard to visitors if they scale the cyclone wire fence which surrounds it. This fence also helps to prevent souvenir hunters incrementally demolishing the punt. However, it is a most unfortunate way to 'showcase' such an important part of Barmah's history. Until funding has been obtained for restoration, it should be conserved by being covered with a roof, initially with a tarpaulin with good cross ventilation to slow deterioration. Most of the timber parts are sufficiently distinguishable to obtain an understanding of the scale and three dimensional forms of the structure and for future restoration. Metal pulleys, wheels, and cables, gates, operator's cabin, timber rails, structure and floor/road surface and entry ramps are still intact.

Statement of Significance:

The Barmah Punt is historically, scientifically and aesthetically significant on a local level.

It is aesthetically significant for the three dimensional view of the major characteristics of a river punt in the river bank setting. (AHC E 1).

It is historically significant as the crossing point at Barmah throughout its colonial history and the first half of the twentieth century. It is associated with the early development of transport at Barmah during the time of the timber trade, and is also significant as a rare surviving example of a Murray river punt prior to the construction of bridges. (AHC A.4).

It is scientifically significant as it illustrates the technological process of the once common process but now rare means of crossing rivers prior to bridges being built. (AHC F1)

3

Coonanga Homestead, (1866) Bearii.

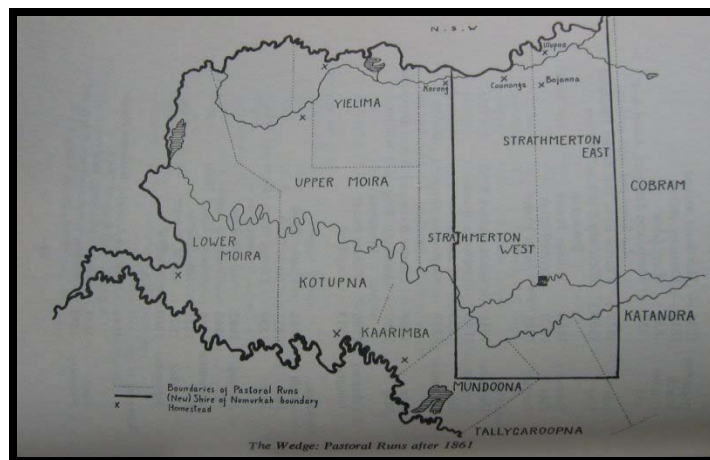
DB 590 .



Coonanga Homestead, Mywee-Bearii Rd, Bearii. *Source: Heritage Victoria*

Historical Statement:

The Coonanga Homestead is among the few surviving homesteads from the pastoral era in the Moira Shire area and as such is connected with an early period in the European colonisation of the region. The homestead was built in 1866 by pastoralist George Currie (1823 – 1908) who made it his residence in the Strathmerton West pastoral run which extended from the Murray southwards to Broken Creek and his adjoining runs such as Kaarimba.⁷



Pastoral Runs after 1861, showing Strathmerton West and Coonanga Homestead,
Source: Bossence 1979.

⁷ Bossence, p. 36; Heritage Victoria; Register of the National Estate.

Description

The homestead originally comprised 14 rooms and is constructed of red gum slabs which were cut and sawn on the property. The dressed timber linings, doors etc. came from Echuca by paddle steamer. The roof was originally shingled. The house has a T-shaped corridor and two principal reception rooms.

This is one of the finest and largest timber slab homesteads in Victoria. It survives substantially intact and is notable for its association with G Currie. The design of the home reflects the best traditions of vernacular Australian architecture, epitomized by the uniform sloping hipped roof, primitive construction methods and deep verandahs. The canted bay windows to the reception rooms are distinctive features. Many of the original trees planted by Currie still survive and create a fine setting for the house.⁸

Statement of Significance:

The Coonanga Homesteads is aesthetically, historically, socially and scientifically significant on a local level.

It is aesthetically significant at a local level as an illustration of great integrity of the technical accomplishment to design and build a typical vernacular Australian homestead using timber slabs. (AHC E1).

It is historically significant for its association with the pastoral era in the history of the area (AHC A.4) and may also be historically significant on a state level for its association with the broader pastoral heritage of Victoria and as 'one of its finest and largest timber slab homesteads'. (HV D) It is socially significant on a local level for its association with the Numurkah Historical Society who have maintained and restored the homestead, and as a recognised site of historical importance to the local community. (AHC G.1)

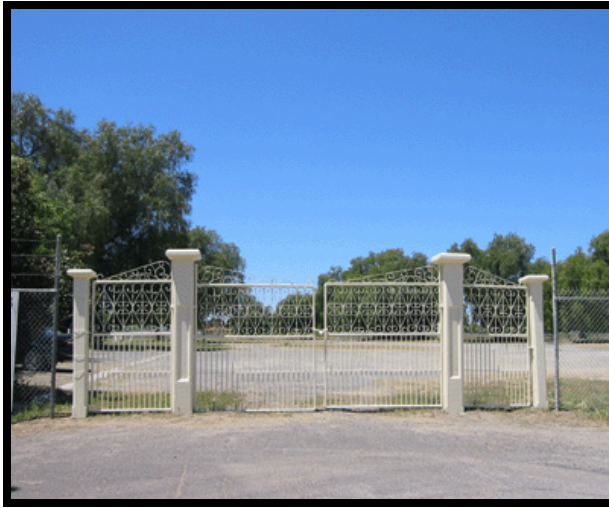
It is scientifically significant as an excellent example of the technical processes of building a fine timber slab building in the nineteenth century. (AHC C2).

⁸ Register of the National Estate.

4

Showgrounds (1907) Bank Street, Cobram

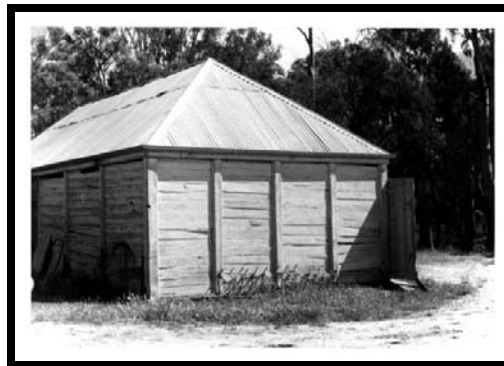
DB 223



Entrance Gates with concrete posts and wrought iron gates at the Showgrounds, Bank Street, Cobram. *Source: Lorraine Huddle 2004.*

Historical Statement:

The Cobram Showgrounds are closely associated with the history of the Cobram Agricultural Society. The Society was established in 1889, holding its first annual show at the earlier showgrounds site in Lynch's paddock opposite Grant and White's Foundry, where some of the old gum trees planted to beautify it remained in the 1960s.⁹ The present site dates to 1907. The site was donated by local landowner William Stewart, following continuing water logging at the old site. The pepper trees on the showgrounds site were planted at this time for beautification. The Cobram Agricultural Show was held at the showgrounds annually and thus connected the site to the central agricultural heritage of the area. The ground has also been put to recreational purposes, perhaps most notably with the Cobram football team established in 1888 also playing there from 1907 to 1962. Other events that have been held at the ground include the annual Fire Brigade Carnival.¹⁰



Drop slab pavilion. Cobram Show Grounds. *Source: slv John Collins. C1960*

⁹ Martindale, p.44.

¹⁰ *Cobram Courier*, 12 December 1909.

Description



Panorama of the c100 year old peppercorn trees surrounding the Showgrounds oval.

Source: Lorraine Huddle Pty Ltd 2004.

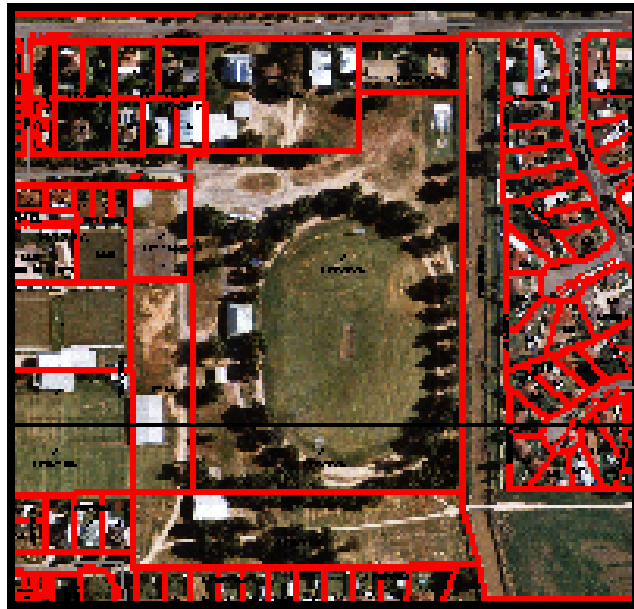
The ceremonial entrance to the Cobram Showgrounds is through the decorative gates which is a fine view at the perspective point east along Bank Street. Beside the gates is an unadorned opening which is the common entrance.

The area of land is a relatively small, and mostly rectangular site which has no street frontages. The East side is bound by the canal, and the north by the former Primary School although there is no fence dividing the latter property.

The outstanding feature of the site is the ring of very large 1909 pepper trees which surrounds the oval field. These trees are about 100 years old and a now rare and attractive sight in rural Victoria. They are the crux of the reason why these showgrounds are among the most aesthetical and historically significant in Victoria and certainly the most important in Moira Shire.

Pepper trees, *Schinus areira* = *Schinus molle* var. *areira*, are native from Northern South America to Mexico, are a large spreading tree growing to a height of 12m. It has drooping fern-like leaves with many leaflets which are aromatic when crushed. Mature trees are resistant to fire and drought and may sprout from the rootstock if damaged. Although declared a weed in recent times, a compromise needs to be considered to balance the historic and aesthetic value of the trees in historic settings such as these. Pepper trees were widely planted in homestead gardens, public places and stockyards in dry areas of NSW, Victoria and South Australia from the 1870s.

They are highly valued for the ease with which they convert a desolate summer landscape of dead grass and dusty tracks with the beauty of thick green shady canopies. The knobbly trunks and soft green flowing branches which remain green in summer and winter, have the ability to withstand drought, retain flowing green foliage which contrasts with the dry brown or sandy soil in the summer, and provide shelter from the UV rays of the sun with extensive shade canopies.



Aerial View of the Showgrounds site: *Source: Moira Shire Council. 2004*



c100 year old peppercorn trees surrounding the Showgrounds oval. *Source: Lorraine Huddle 2004.*



c 1909 Octagonal Pavilion of timber and galvanised corrugated iron: *Source: Lorraine Huddle 2004.*



Poultry Pavilion clad in galvanised corrugated iron (not zincalume). *Source: Lorraine Huddle 2004.*

Statement of Significance:

The Cobram Showgrounds, including the Gates, Oval, Pepper Trees (1907), Octagonal pavilion and Poultry pavilion are aesthetically, historically, socially and scientifically significant on a local level for its association with the beautification of the site and the agricultural and recreational history of Cobram since 1907. It is also closely connected with the history of the Cobram Agricultural Society, a significant and influential commercial and social organisation in the history of the area. As such the site's history is also interwoven with that of the area since 1907 and it has a strong presumption of archaeological potential. (AHC A.4, C2, D2, E1, H.1, G.1)

5

Trees, Brepbir Street, Cobram

DB 221



Trees, Brepbir Street, Cobram

Source: Lorraine Huddle 2004.

Historical Statement:

The planting of trees along the principal streets of Cobram was an established practice funded by the council in 1895.¹¹ It is likely that the trees surviving in Brepbir Street were among these trees planted in the late nineteenth century both for beautification and to provide shade for the passers-by. Arbor days were also a popular civic activity, such as that celebrated in 1905 with tree planting by the school, and in 1911 to commemorate the coronation of King George V at the State School,¹² The word ‘brepbir’ means ‘water-rat’ in the [“language of the natives of Lake Hindmarsh”](#).¹³

Description

The tall, well established group of trees are located on a hill and as such are landmarks in the area. They are rare survivors of the magnificent visual impact a series of large, green trees can have on an urban with many hard surfaces, devoid of naturally tall landmarks such as those found in hilly terrain. Since the introduction of the above ground electricity grid, street trees tend to be low, allowing the dead tree poles and wires to dominate. Hence these trees are rare for their height and girth.

Statement of Significance:

The trees in Bepbir Street are aesthetically and historically significant on a local level as attractions and markers of the beautification efforts of public places, undertaken by the council and residents in the early history of the town around the turn of the twentieth century. (AHC A.4, E1)

¹¹ Rogers, p.89.

¹² Rogers, p.123, 132.

¹³ “The Aborigines of Australia - [Specimens of the language of the natives of Lake Hindmarsh](#)” by the Rev A Hartman., p 54

6

Lisfarron Estate (1889), 30 Broadway Street, Cobram

DB 242



Dr Kennedy and family at Lisfarron c.1900.

Source: Rogers 2002.

Historical Statement:

The Victorian house and garden called 'Lisfarron' dates to the first boom time in Cobram immediately following the opening of the railway there in 1888. At this time land speculation was high and services being established. Foremost among these services was the provision of health, with the first doctor arriving in 1888, Dr. Kennedy.¹⁴

It was Dr. J. T. Kennedy who commissioned Leonard John Flannagan to design the brick house, 'Lisfarron' in 1889, with the building contract going to Thomas Lewis in September of that year.¹⁵ Dr Kennedy Sr. served both the town and the surrounding district until 1928, making him and his family significant figures in the history of Cobram spanning the colonial period and early twentieth century. Dr Kennedy also served as a JP and as founding president of the Cobram Tennis Club in 1898 among his various social contributions to the life of the town.¹⁶

14 Kenn Rogers, *The Story of Cobram* (2002), p.35-62.

15 Miles Lewis Architectural Index.

16 Rogers, p.72-3.



Lisfarron entry portico, 30 Broadway Street, Cobram

Source: Lorraine Huddle 2003.

Description

A symmetrically designed brick house with galvanised corrugated iron (not zincalume) clad roof surmounted by decorative chimneys. It has an imposing portico entry designed with a projecting classical pediment supported by decorative brackets with 'LISFARRON' written between them. The brackets are supported by classical pilasters which ground the building on a deep plinth. Either side of the portico is an elaborately decorated verandah with an elegant S shaped curve, accentuated with stripes of light and dark colours. The detailed but subtle arrangement of the original colour scheme can be seen in the historic photograph. Cast iron lace adorns the verandah valance and roof ridges.

The garden setting as seen in the historical photograph has altered but it still has some of the magnificent large trees which contribute to the nineteenth century setting and as landmarks in Broadway Street. Lisfarron is one of the most architecturally refined houses in Cobram and the Shire of Moira.



Lisfarron Estate trees, 30 Broadway Street, Cobram

Source: Lorraine Huddle 2003.

Statement of Significance:

'Lisfarron' house and garden is aesthetically and historically significant on a local level as one of Cobram's finest colonial houses, built in 1889 at the beginning of the railway era in the colonial history of the town, (AHC. A.4, D. 2, E. 1, F 1, H 1,). It is also historically significant on a local level for its association with the Kennedy family, in particular the town's first doctor John T. Kennedy.

7

Inter War Californian Bungalow House, 46-48 Broadway Street, Cobram.

DB 287



View through the gateway pergola.
Source: Lorraine Huddle Pty Ltd 2004.

Historical Statement:

The land north of Broadway was part of John Stewart's original selection in 1880¹⁷. In 1889 the nearby Lisfarron homestead went up. The bungalow house and palms on 46-8 Broadway Street however date to a later period in the history of Cobram. It is part of the residential development close to the centre of town in the interwar period. The part of town north of Broadway was the site of significant development in the interwar period, marked by the planting of large citrus orchards to the east of the residential allotments on Broadway and associated urban and agricultural infrastructure such as the 1922 dam and water tower.¹⁸ By the 1930s Cobram's population was 853, '[h]ouses were situated well apart, and in many cases on the outskirts of town, residences were farm dwellings.'¹⁹ The planting of palm trees was also widespread throughout Cobram for beautification purposes in the early twentieth century and interwar period.

¹⁷ Rogers, p.45.

¹⁸ Rogers, p.156.

¹⁹ Rogers, p.180.

Description

The earthy character of the Californian Bungalow style is derived from the Arts and Crafts Movement and this is an exemplary example of the style and setting. It is the form of the building and the way the earthy materials have been used that create the special qualities of this style. The deep shady verandahs protect the horizontal banks of double hung windows, and are a particularly welcome respite in the hot and sunny climate in Cobram. Characteristics of the style include the broad gable roofs with deep eaves, tapering into low slung hipped verandahs supported on face brick square piers, with paired timber columns and clean lines of the verandah brackets below the exposed rafters. Decorative elements include the exposed rafter ends, gable end shingles and lattice, verandah brackets and columns. The timber lattice balustrade and fence may be later additions but are appropriate to the architecture of the house. The garden setting with entry arbour and palms is also important. The earthy colours of the brickwork, concrete tiles blend into the garden setting.



View of the wide allotment with deep boundary setbacks and extensive garden behind the low lattice fence and gates. Source: Lorraine Huddle Pty Ptd. 2004

Statement of Significance:

The Inter War Californian Bungalow house and garden is aesthetically and historically significant on a local level. It is aesthetically significant as one of Cobram's finest Inter War residential properties, built c1920s. The house and palms at 46-48 Broadway Street are historically significant on a local level for their association with the residential development of Cobram in the interwar period. (AHC. A4, D. 2, E. 1, F 1).

8

Early Farmhouse, 903 Burramine Road, Cobram

DB 315



Early Farmhouse, 903 Burramine Road, Cobram

Source: Lorraine Huddle 2004.

Historical Statement:

The Cobram district was settled by colonists in the late 1870s and 1880s and was established as a farming area. Settlers moved into the region in the 1870s when land became available for selection and the area now known as Cobram East near the Cobram Station bore the name of Cobram.²⁰ Houses such as that at 903 Burramine Road are thus the older examples of extant residential building in the area compared to the more historically recent township of Cobram itself.

Description

The house is just visible from Burramine Road and contributes to the picturesque cultural landscape typical of those in the late Victorian and Federation eras. It is a symmetrically designed house with a steeply hipped roof house is clad in galvanised corrugated iron and surrounded by a hipped verandah with a simply scalloped valance. The style is representative of large farm houses in the country and one of a few still used as farm houses in the Cobram area. It appears to have been designed and or built by the same person as the house at 903 Burramine Road.

Statement of Significance:

The Victorian farmhouse at 903 Burramine Road is aesthetically and historically significant on a local level for its association with the early agricultural development of the Cobram area since the late nineteenth century and its contribution to a late Victorian/ Federation era cultural landscape. . (AHC A.4, E 1)

²⁰ *Environmental History* 2004; Martindale, *The Plains Turn Green* 1965.

9

Victorian Farmhouse, 1277 Burramine Road, Cobram

DB 316



Early Farmhouse, 1277 Burramine Road, Cobram

Source: Lorraine Huddle 2004.

Historical Statement:

The Cobram district was settled by colonists in the late 1870s and 1880s and was established as a farming area. Settlers moved into the region in the 1870s when land became available for selection and the area now known as Cobram East near the Cobram Station bore the name of Cobram.²¹ Houses such as that at 1277 Burramine Road are thus the older examples of extant residential building in the area compared to the more historically recent township of Cobram itself.

Description

The house is just visible from Burramine Road and contributes to the picturesque cultural landscape typical of the late Victorian and Federation eras. It is a symmetrically designed house with a steeply hipped roof house is clad in galvanised corrugated iron and surrounded by a hipped verandah with a simply scalloped valance. The style is representative of large farm houses in the country and one of a few still used as farm houses in the Cobram area. It appears to have been designed and or built by the same person as the house at 903 Burramine Road.

Statement of Significance:

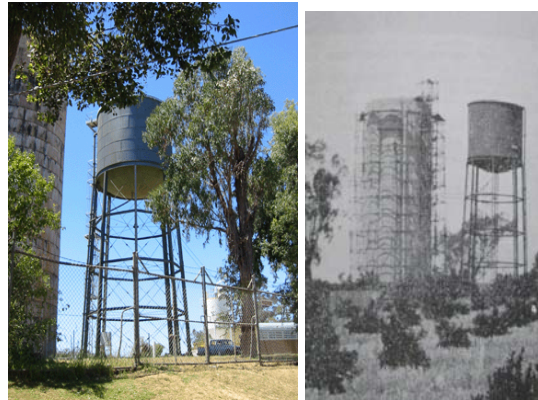
The Victorian farmhouse at 1277 Burramine Road is aesthetically and historically significant on a local level for its association with the early agricultural development of the Cobram area since the late nineteenth century and the view from the public realm of an early homestead in a rural setting. (AHC A.4, E 1)

21 *Environmental History* 2004; Martindale, *The Plains Turn Green* 1965.

10

Water Towers and pond (1906 and 1925) Churr Street, Cobram

DB 218



Water Towers and pond, Churr Street, Cobram

Source: Left: Lorraine Huddle 2004.

Right : Cobram watertowers in 1925, Kohfahl's orchard in foreground.

Source: Martindale 1965.

Historical Statement:

The Cobram Waterworks Trust was established in 1905 following a vote by ratepayers calling for improved provision of water to the town.²² In the early twentieth century Cobram became the centre of an enlarged farming district both sides of the river due to the combination of the railway line and the bridge over the River Murray and the population of the district had grown to 2000 by 1903.²³ Irrigation from the early 1890s changed the type of farming conducted in the region with an increase in dairy farming, orchards and vines and the formation of a Wine and Fruit Growers Association. In Cobram's immediate vicinity this was reflected in the growth of orchards. The water towers thus not only serviced the town but also had a viticultural function, with water pumped into the dam beside the tower to water nearby orchards. The first tower, a 60,000 gallon tank filled from the Murray River, was built in 1906, and the concrete tower added in 1925.

Description:

The older tower has been a landmark in Cobram for over 100 years. Not only are the two tall structures of roughly equal height located on a hill visible landmarks from other parts of the town, they are symbols of a fundamental and essential service which the community fought for and has subsequently brought great benefits to the people of Cobram for many generations. The 1906 tower is constructed of an open metal frame which supports a metal tank constructed of metal panels. This contrasts with the enclosed design of the concrete tower constructed nearly twenty years later. The open metal framed tower also contrasts with the 1909 concrete water towers in Tungamah and St James, and the earlier 1880s brick water towers in Yarrawonga, Numurkah and Nathalia.

Statement of Significance:

The Water towers and pond at Cobram (1906 and 1925) are aesthetically, historically and technically significant on a local level for their landmark quality in the cultural landscape of Cobram, they are associated with the provision of urban services and improved irrigation in the early twentieth century using two different engineering designs and materials. (AHC A.4, E 1, F 1)

²² Martindale, p.42.

²³ *Australian Handbook* 1903.

11

C 1900 House, 30 Churr Street, Cobram

DB 234



View showing the large elevated weatherboard house with grand entry steps to the encircling verandah, hipped and gabled roof with chimneys, in an extensive garden setting.

Source: Lorraine Huddle 2004

Historical Statement:

The Federation era weatherboard house at 30 Churr Street, Cobram, dates to the time around the formal proclamation of Cobram as a township in 1912. Early in the twentieth century there was significant residential and urban development in Cobram, including water reticulation in 1906, and also significant activity on the part of the irrigation league.²⁴

²⁴ Rogers, *The Story of Cobram* (2002).



Description

The large elevated weatherboard house with grand entry steps to the encircling verandah, hipped and gabled roof with chimneys, in an extensive garden setting is highly picturesque in design.



C 1900 Weatherboard House showing the bay window, and steeply pitched gable roof with decorative gable ends, 30 Churr Street, Cobram.

Source: Lorraine Huddle 2004.

Statement of Significance:

The house at 30 Churr Street is aesthetically and historically significant on a local level as an exceptionally elaborate house, within a picturesque setting, built at the time of the township proclamation and for its association with the residential development of Cobram in the early twentieth century. (AHC A.4, D 2)

12

Federation House, Market and High Streets Cobram

DB 281



Picturesque setting of the Federation House, High Street /Market Street Cobram

Source: Lorraine Huddle 2004.

Historical Statement:

The Federation style house at 22 High Street is one of Cobram's extant early houses, as few from earlier periods have survived in the town itself. The Cobram township was established quite late, in 1887. Population figures recorded for Cobram show an increase in the 1890s following the opening of the Numurkah to Cobram railway line in 1888 and a significant increase with the post World War II Soldier Settlement in the area: 282 (1891), 598 (1901), 864 (1911), 995 (1947), 1,695 (1954) 2,888 (1966) and 3,865 (1996).²⁵ While the town dates to the early history of Cobram in the 1880s, many of the extant heritage sites such as the house at the corner of Market and High Streets date to the period of growth around the turn of the twentieth century and sits just outside of the town's commercial centre.

Description

The brick house itself is an excellent example of a Federation style residence, but it is the setting in which the house is seen from the public realm that makes this property of outstanding heritage value. The important aspects of the setting are the picturesque skyline of steeply pitched hip and gable roofs with pressed metal finials, decorative chimneys, the tall palm and other exotic trees against a background of open sky. Furthermore, the outbuildings of a small octagonal garden pavilion and the gable roofed shed and garage complete the historic view of the setting. The house is on a corner allotment and has substantial boundary set backs, all of which is clearly

²⁵ Martindale, *The Plains Turn Green: The Story of Cobram*, 1965; *Environmental History*, 2004.

seen over a low picket fence and garden. The short sheet galvanised iron roof has been painted red, a common practice to maintain the iron and this is in harmony with the unpainted red brick walls. Important decorative features include the banks of casement windows, strap work in the gable ends and timber fretwork valance.



Picturesque skyline of gable roofed out buildings along the Market Street boundary of 22 High Street.

Source: Lorraine Huddle 2004.

Statement of Significance:

The federation era house at 22 High Street is aesthetically and historically significant on a local level for its excellent design, outstanding picturesque setting and overall integrity and the association with the residential development of Cobram at the turn of the twentieth century. (AHC A.4, E 1, F 1)

13

Royal Victoria Hotel (1888), Mookarrii St, Cobram

DB 212



Royal Victoria Hotel, Cobram

Source: Lorraine Huddle 2004.

Historical Statement:

The Royal Victoria Hotel at Cobram was built by Robert Ross in 1888. He was a significant early landowner in the Cobram area at the time. Its location is significant as a marker of the original official Cobram town centre before the railway, and as the only business on the government section of town.²⁶ Its subsequent owner in the 1890s was local business owner Telford Gedy, and it became a bastion of the 'Mill End' of town in the battle between the old centre and Station Street. Gedy built his grocery opposite the hotel but ultimately lost the battle to extend the railway to his side of town. In 1891 the hotel advertised 'hot and cold shower and plunge baths' and 'suite of rooms for private families' as well as 'seating for 700 people'.²⁷

In the early twentieth century and interwar period Gordon Anderson owned the hotel. In 1912 Anderson opened a motor hire service out of the livery stables of the hotel, with the purchase of one of Cobram's first motor cars.

Description

The brick rendered hotel is a large two storey structure designed in a formal classical styled architecture common in the period. The vertical axis of the double hung windows is important as it divides the elevations into rhythmic bays, which are accentuated by the rendered stringcourse at impost level, which extends up and over the segmental arched window head, as it stretches along the whole of the two facades. The horizontal balancing of the building achieved with the open balustrade parapet, several deeply moulded stringcourses, plinth and verandah. The existing verandah is relatively recent and is most likely a simplified version of what was most likely a large verandah with cast iron lace decoration. The other elevations are exposed unpainted red brick, as is the rear chimney which has been the subject of interest as to how and why it was constructed to contort around the spouting by a precarious corbelling of the bricks.

²⁶ Martindale p.19, 23.

²⁷ *Cobram and District 1878-1975 Pictorial History.*



Unpainted red brick chimney with interesting corbelled method of building around the spouting.
Source: Lorraine Huddle Pty Ltd 2004

Statement of Significance:

The Royal Victoria Hotel is aesthetically, socially and historically significant on a local level. It is aesthetically significant an important architectural landmark on a corner site. The innovative chimney construction is of interest and can be seen from the street. It is historically significant as one of Cobram's early hotels and as its oldest extant hotel, continuously operating since 1888. As such it is also associated with the period of Cobram's history as the railway was opened, and with significant figures in the early history of Cobram such as Robert Ross, T. Gedye and G. Anderson. As the site of numerous social, cultural and recreational meetings the history of the building is also socially significant on a local level for the way in which its history is interwoven with the history of Cobram since 1888. (AHC A.4, D 2, E 1, H.1, G.1)

14

Connifer and Golden Elm Trees, 71 Mookarii Street, Cobram

DB236



Conifer and Golden Elm Trees, 71 Mookarii Street, Cobram DB236

Source: Lorraine Huddle Pty Ltd. 2003.

Historical Statement:

The planting of trees along the principal streets of Cobram was an established practice funded by the council in 1895.²⁸ It is possible that the conifer and golden elm at 71 Mookarii Street, on the corner of Brepbir Street, may be related to those further up Brepbir Street, that were among the trees planted in the late nineteenth century both for beautification and to provide shade for the passers-by. Arbor days were also a popular civic activity, such as that celebrated in 1905 with tree planting by the school, and in 1911 to commemorate the coronation of King George V at the State School.²⁹

The area on the north of Mookarii Street itself was initially part of Section 110, a 'thickly forested and unfenced' government section until Henry and William Tuck established a sawmill on the Section in 1883.³⁰ Landowners in the vicinity at the time were James Chapters on the south side of Mookarii, and John Stewart to the west. The trees may alternatively be associated with the citrus orchards which were subsequently located along the north side of Mookarii Street on the 'Mill End' of town up to the 1920s.³¹

Description

The two exotic trees are outstanding landmarks in Cobram. There are few very tall deciduous trees in the town, which are visible remnants of the value placed on the colour, form, height and shade provided by these trees over more recent small allotments with large houses resulting in plantings of small trees because of the cost of maintenance and public liability for insurance related to large trees near buildings and above ground power lines

Statement of Significance:

The conifer and golden elm at 71 Mookarii Street are aesthetically and historically significant on a local level as visual landmarks, and may be markers of the beautification efforts undertaken by the council and residents in the early history of the town around the turn of the twentieth century, or associated with the orchards which were established in the area into the 1920s. (AHC A.4, E 1)

28 Rogers, p.89.

29 Rogers, p.123, 132.

30 Rogers, p.41.

31 Rogers, p.137.

15

Charles Sturt Cairn (1930) Murray Valley Highway, Cobram

DB 248



Charles Sturt Cairn, Murray Valley Highway, Cobram

Source: Lorraine Huddle 2004.

Historical Statement:

The Charles Sturt Memorial Cairn (1930) was erected to commemorate the centenary of the famous Australian explorer who traversed the area in 1830. His exploration party in fact passed along the Murray and to the north of Cobram rather than through the actual site of the cairn.³² The memorial was opened by Lord Somers, governor of Victoria (1926-31) and forms part of a broader movement in the interwar period (1920s-30s) in Australia commemorating the early exploration and pastoral heritage of the country.

Description

The substantial cairn is situated in a prominent position on the highway and being encroached by suburban development. It is constructed of bluestone blocks and tapered to form an obelisk form and the mortar joints between the concrete blocks have been tuck pointed.. A white marble tablet is recessed into part of one face. Writing engraved into it and highlighted with lead, says

“CAPT. CHAS. STURT PASSED NEAR HERE ON 31st MAY 1838” .

Statement of Significance:

The Charles Sturt Memorial Cairn is aesthetically, historically and socially significant on a local level. It is aesthetically significant as an important historic landmark in the urban landscape. It is historically significant primarily as a marker of the movement in the 1920s-30s commemorating the early exploration and colonisation of Australia by British explorers and pastoralists, as the site itself is not known to have been associated with the original journey of the explorer in 1830. It is socially significant on a local level as a recognised marker of that journey of exploration by Charles Sturt in 1830, and the subsequent driving party of 1830 which formed the vanguard of British colonisation and pastoral activity to the Cobram area ahead of its formation as a town. (AHC A.4, E.1 G.1)

32 Martindale, *The Plains Turn Green*, 1965, p.8.

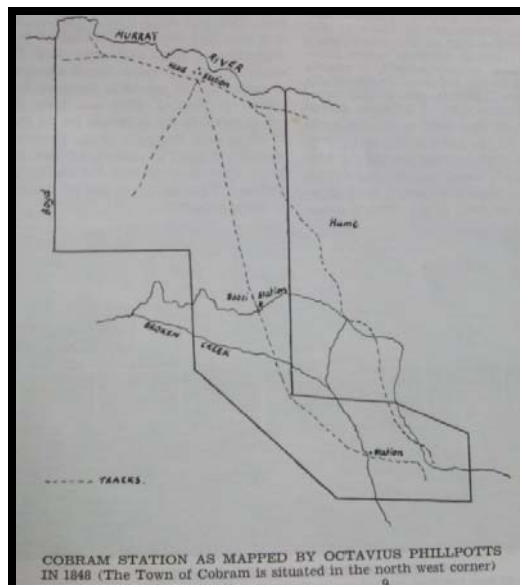
16

Cobram Estate Homestead (1905) Cobram

DB127



Cobram Estate Homestead, Cobram
Source: Dunlop



Source: Martindale 1965.

Historical Statement:

The Cobram Estate, now a successful olive growing property, has a long history associated the pastoral history of the entire area that was once the Cobram Station (See Map). One of the earliest pastoralists in the area, Octavius Phillpotts occupied the Cobram run in 1845, with 128,640 acres accommodating up to

12,000 sheep. The present homestead however is associated with a later part of the history of the site when it was owned by Hugh Dick, dating to 1905:

Description

The picturesque, asymmetrical Federation style homestead has a long, low and flowing roof highlighted with roof decoration, finials, decorative chimneys and gable ends. The entry point is emphasized by a tall classical portico with pediment supported on pilasters amidst the extensive verandahs.

The plan was drawn up by government architect Mr McKay. Into the building went a quarter of a million hand made bricks, which were fired in a kiln at the site. All the foundations are of brick, there are double walls, and the stops and window-sills are of bluestone. Basalt stone from Burnley was also used in the construction. Many loads of gravel hauled by dray went into the terrace.³³

Statement of Significance:

The Cobram Estate homestead site is aesthetically, historically and scientifically significant on a local level. It is aesthetically significant for the fine architectural design as described above. It is historically significant for its association with the early pastoral heritage of the Cobram area, while the homestead itself is historically significant for its association with the building and improvement of stately homes on those smaller sites remaining at the core of the former pastoral runs, in this case in first decade of the twentieth century. It is scientifically significant for its importance in demonstrating the craftsmanship of many trades, including hand made bricks. (AHC A.4, C.2, D 2, F 1,)

³³ Dunlop, *Wide Horizons*, 1978, p.139.

17

Federation Villa, 5 Oak Street, Cobram

DB 289



Federation Villa, 5 Oak Street, Cobram. *Source: Lorraine Huddle 2004.*

Historical Statement:

The federation style house at 5 Oak Street is one of Cobram's extant early houses, as few from earlier periods have survived in the town itself. The Cobram township was established quite late, in 1887. Population figures recorded for Cobram show an increase in the 1890s following the opening of the Numurkah to Cobram railway line in 1888 and a significant increase with the post World War II Soldier Settlement in the area: 282 (1891), 598 (1901), 864 (1911), 995 (1947), 1,695 (1954) 2,888 (1966) and 3,865 (1996).³⁴ While the town dates to the early history of Cobram in the 1880s, many of the extant heritage sites such as the house at 5 Oak Street date to the period of growth around the turn of the twentieth century.

Description

The picturesque timber weatherboard house has an excellent degree of integrity. The asymmetrical form is highlighted by the projecting gable room contrasting with the hipped roof with gablets at the peak. It is clad in short sheet galvanised iron (not zincalume) with ogee spoutings, above a return verandah with a graceful S curve in the iron. The decorative features include the strap work in the gable ends, scalloped bargeboards, timber fretwork brackets, verandah valance, turned timber columns, and window hoods. The finials may be a replacements for the original ones as they appear rather small. The bank of timber casement windows and timber double-hung windows make a significant contribution to the quality of the design. The low timber frame and woven wire fence is recent but appropriate for this style of house. The chimney would not have been painted originally.

Statement of Significance:

The federation era house at 5 Oak Street is aesthetically and historically significant on a local level for its outstanding design and integrity in Cobram, and association with the residential development of Cobram at the turn of the twentieth century. (AHC A.4, F 1,)

³⁴ Martindale, *The Plains Turn Green: The Story of Cobram*, 1965; *Environmental History*, 2004.

18

Cobram State School No. 2881 (1893) 47-9 Punt Rd Cobram

DB 75



Cobram State School No. 2881, Punt Rd Cobram

Source: Lorraine Huddle 2004.

Historical Statement:

The original school building at this site was built in 1893, with the verandah and shelter shed added in 1896. The brick extension to the central building was constructed in 1908. By 1922 the school boasted 220 pupils. The number of students increased with the soldier settler and expanded irrigation schemes in the post war period, necessitating the final move to the consolidated school site in 1964 when this school building on Punt Road ceased to be used as a school. The school thereafter became the premises of the Cobram Genealogical Society.³⁵

Description

The red brick Federation styled building has deep eaves, a steeply pitched gable roof with decorative ventilators and gablets, which were typical of the period. The flying gable end with finial is made of substantial timber members and is noteworthy. The sill level band of cream and black coloured brickwork was a popular stringcourse design in the latter part of the nineteenth century and can also be seen on public works Court houses in Tungamah and Numurkah. The large window in the gable end is most likely an alteration c1920s.

Statement of Significance:

The former school building No.2881 is aesthetically, historically and socially significant on a local level for as a fine example of public works Federation style school architecture in the district, its association with the educational history of Cobram from its construction in 1893 to its closure in 1964. It is socially significant on a local level for its association with the Cobram Genealogical Society and as a recognised site of community history in Cobram. (AHC A.4, D. 2, G.1)

³⁵ Dunlop, *Wide Horizons* 1978; Cobram Genealogical Society.

19

Inter War Functionalist (c1930s) House, 55 Punt Road, Cobram

DB 225



Inter War Functionalist House, 55 Punt Road, Cobram

Source: Lorraine Huddle 2004.

Historical Statement

Description

The Inter War Functionalist house is constructed of brick, and mostly painted render. The face red brick plinth has been provides a visual means of 'grounding' the building with a deep, solid red brick base. The horizontality of the design has been reinforced with a band of bricks at first floor height. The whole design has been capped by the deep reds of the terra cotta tiled roof and red brick chimneys. Decorative elements are primarily the form of the building as well as the wrought iron balustrade and fence and gates supported on contrasting brick piers. It might be seen as a conservative Inter War two storey house with a hipped tiled roof and angled bay windows if it were not for the projecting semi circular wing across half the front elevation.

The interesting architectural features of this building include the asymmetric massing, simple geometric shapes, semi-circular room with a wall of floor to ceiling windows below a deep curved semi circular balcony which forms a portico accentuated by the three steps curving around the circumference supported on fine metal columns. The matching wrought iron and brick pier fence is very important as it completes the integrity of the design. It is a radical design in the area, and one which has withstood the weathering of time. It has some similarities to the luxurious residence known as 'Burnham Beeches', in Sassafra, Victoria.



Statement of Significance:

The Inter War Functionalist styled house and fence at 5 Punt Road is aesthetically significant on a local level for its rarity in an unusual integration of features forming an excellent design, outstanding setting and overall integrity. (AHC F 1)

20

'Riverview' House (1896) and trees, River Road, Cobram.

DB 231



'Riverview' House (1896) and trees at River Road, Cobram.

Source: Lorraine Huddle 2004.

Historical Statement:

The Victorian house on River Road is that built for W. H. Curtis by Leigh in 1896.³⁶ W. H. Curtis established an orchard on the site in 1892, of which estate the house formed the centre and residence from its completion in 1896. The orchard contained 'apples, apricots, peaches, pears, figs, oranges, lemons and vines' and was passed on to Curtis' step son S. H. Scott after 25 years.³⁷ In 1922 the *Australasian* cited S. H. Scott's citrus plantation as an example of 'what the land is capable of doing when supplied with the necessary moisture'.³⁸ The 'Riverview' estate as it was named, was supplied with water from the river via a system of pipes and windmills.

Description

The asymmetric design is typical of the era in urban Melbourne but more unusual in Moira Shire, especially the use of slate on the steeply hipped roof. Decorative elements include the careful patterning of the polychrome brickwork, deeply modelled chimneys and eaves brackets. The verandah has been altered and all the decorative elements removed. The historic garden has been lost over time and would have provided an elegant and impressive compliment to the imposing setting on the rise. The large mature exotic trees compliment the house.

Statement of Significance:

The 'Riverview' house and estate is aesthetically, historically and scientifically significant on a local level. It is aesthetically significant for the dramatic setting with deep front setback, located on a rise and with a backdrop of exotic trees and sky, and for its fine Victorian polychrome architectural style. It is historically significant for its association with the fruit and vine growing agricultural development of Cobram since 1892 and throughout the early twentieth century, and as a fine example of a Victorian residence in Cobram associated with the prosperity of the orchardists, in particular W. H. Curtis and S. H. Scott. (AHC A.4) It is scientifically significant for its potential to educate and provide further archaeological evidence of an early irrigation scheme.

36 *Building, Engineering & Mining Journal*: 23/05/1896 s.p. 6 – MLI. Confirmed by Rogers, p.65.

37 Martindale cited in Rogers, p.65.

38 *Australasian*, 12 August 1922. See photograph of Sid Scott and family at 'Riverview' in the 1920s, in Rogers 2002.

21

Pump House, and Steam Pumps Site (1906) River Road, Cobram

DB 233



Pump House, and Steam Pumps Site, Cobram

Source: Lorraine Huddle 2004.

Historical Statement:

The pump house and steam pumps site was the location of the Cobram Irrigation Company's Steam water pump that opened in 1906. It was built to pump water from the nearby water tower pond into the orchards as part of Cobram's early water reticulation and irrigation system. As such the site is also historically connected to the water works towers in Churr St.

Irrigation from the early 1890s changed the type of farming conducted in the region with an increase in dairy farming, orchards and vines and the formation of a Wine and Fruit Growers Association. In Cobram's immediate vicinity this was reflected in the growth of orchards. The water towers thus not only serviced the town but also had a viticultural function, with water pumped into the dam beside the tower to water nearby orchards. The first tower was built in 1906, and the concrete tower added in 1925.

The steam pump operated between 1906-1914, and again between 1925-1943 at a time of continuing population and agricultural growth for the town in the first half of the twentieth century.

The plaque was erected in 1985 as a joint project by the Cobram Historical Society, the Rotary Club of Cobram, the Shire of Cobram and the State committee for the celebration of 150 years of the State of Victoria. As such it is a commemoration of government and community groups jointly celebrating and acknowledging the importance of historic places to the wider community.

Description



View showing the plaque and its setting near a ‘recent’ pump house and walking track in the Cobram Regional Park. *Source: Lorraine Huddle Pty Ltd 2004*

Statement of Significance:

The Pump House site is historically and socially significant on a local level for its association with the provision of urban and irrigation services to the town and particularly the Cobram orchards. The steam pump operated through a significant period of the town's history, between 1906-1914 and 1925-1943. It is socially significant for the union of government and community groups in recognising and celebrating the importance of the history of irrigation to the development of Cobram in the Twentieth Century. (AHC A.4, G 1)



House and Palm Trees, 53 Station Street, Cobram

Source: Lorraine Huddle 2004.

Historical Statement:

The house on the corner of Queen and Station Streets is locally recognised as 'the oldest house in Cobram' and is dated to 1887.³⁹ This connects the house to the earliest days of the formation of the township of Cobram, when the house was built for James Grant, famous locally as the co-founder of Grant and White's Foundry, (demolished) one of Cobram's earliest enterprises and its first secondary industry. The palm trees also appear to date to the late nineteenth century, making them particularly old examples of residential beautification.

Description

The house is situated on a corner allotment with deep side setbacks and an extensive garden setting including two very tall palms. The steeply pitched roof is clad in galvanised short sheet iron and painted red. The steep hip and gable forms together with the tall decorative chimneys give the building a picturesque quality. It appears, from the street, that the house may have been built in stages, and may have the original 1887 house overlayed with Federation period alterations. Otherwise, it is an early use of architectural design features such as the asymmetric and highly picturesque roof forms and palms, but still has the cast iron verandah lace, which was very popular in the Victorian era.

Statement of Significance:

53 Station Street is aesthetically and historically significant on a local level as a fine example of the transition between Victorian design and Federation era design in a Federation garden, particularly the palms, and the oldest residence in Cobram and is associated both with the earliest period in the town's history and with James Grant, one of the town's earliest businessmen and co-owner of the now demolished foundry which operated nearby. (AHC A.4, D.2, H.1)

³⁹ Martindale, *The Plains Turn Green* 1965; Cobram Genealogical Society.

23

15 Kaarimba Hall Road, Kaarimba

DB 916



Grinter's House 15 Kaarimba Hall Road Kaarimba

Source: Lorraine Huddle 2005.

Historical Statement:

Located north of the main township area of Kaarimba (Bossence Map, p.196); Kaarimba was largely settled in the 1880s to 1890, though agricultural settlement dates back as early as 1874 when the area was first opened to selection, and Frederick Mannion, owner of the local hotel store, was a major landowner.⁴⁰ (Ibid) The site is located within the area that was at the time the parish of Kaarimba-Mundoona.

The colonial heyday of Kaarimba-Mundoona was from the mid 1880s to early 1890s. In 1884 there were 64 students enrolled at the nearby Mundoona (No.1775) school, for which a new wooden building was erected in 1885, symbolising the growth in the population and services of the area. By 1892 however, during the colony-wide depression fell to just 13.⁴¹

While currently owned by the longstanding local family, the Grinters,⁴² 15 Kaarimba Hall Rd was not built by the Grinters.⁴³ Old parish maps show the allotment as having been purchased originally by Edward Egan. Edward Egan was also one of the early selectors in the area, arriving in Kaarimba in 1874 with another prominent local selector James Twitt.⁴⁴

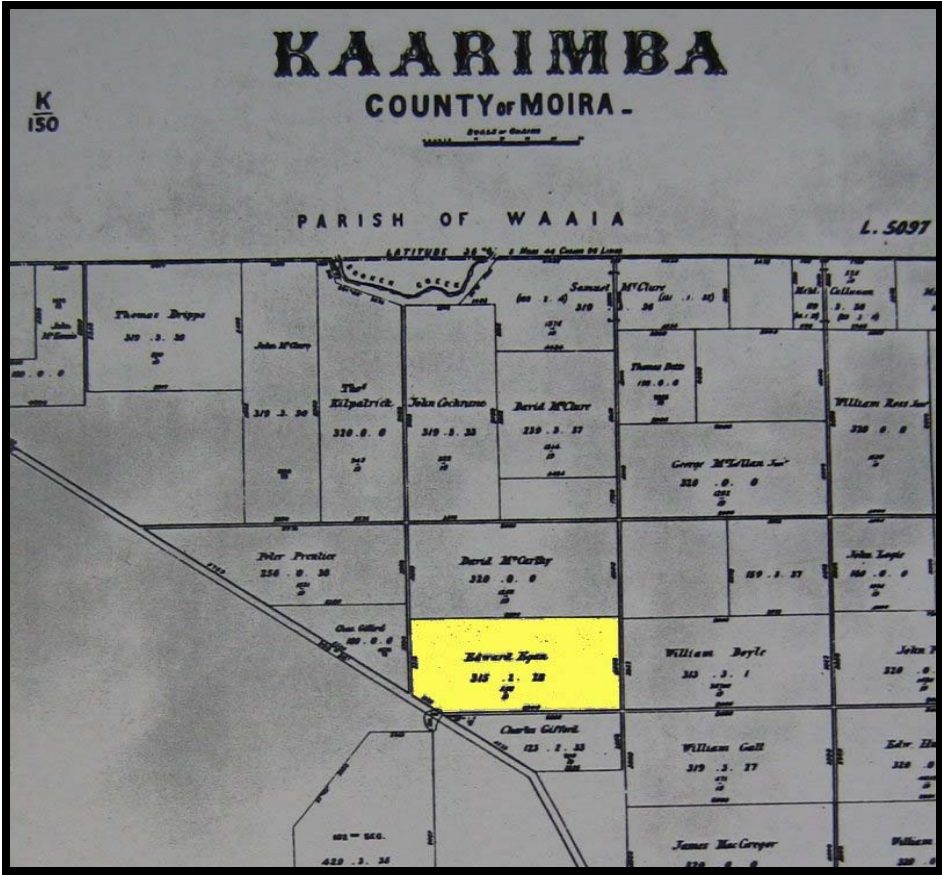
⁴⁰ Bossence, p.200.

⁴¹ Bossence, p.197.

⁴² David McKenzie 2005.

⁴³ Gale Grinter 2006.

⁴⁴ Hibbins, p.72.



**Detail of Kaarimba Parish Map showing
Edward Egan's purchase at 15 Kaarimba Hall Rd.
Source: Bossence Map, p,196**

Statement of Significance

The house at 15 Kaarimba Hall Road is historically significant on a local level as an old farmhouse dating back to the late colonial period in the history of Kaarimba.

It is associated with the early agricultural development of Kaarimba and early selectors such as Edward Egan, who may also have built the house. (AHC A.4, H.1)

24

Homestead Hotel (1893), Beek Street, Katamatite

DB 12



Homestead Hotel, Beek Street, Katamatite (1893). *Source: Lorraine Huddle 2004.*

Historical Statement:

The township of Katamatite was surveyed by S. K. Vickery in 1874. The Homestead Hotel is located in the original survey area north of the Boosey Creek, but the present structure dates to the development of the town in the later nineteenth century, following the opening of the railway to Dookie in 1890. The Homestead Hotel was originally named the Commercial Hotel and built in 1893.⁴⁵ The *Australasian Builder and Contractor's News*: 23/09/1893 noted that Melbourne architect W. Hewitt, Scotchmer St, Nth Fitzroy had opened a contract for erection of weatherboard hotel at Katamatite.

In Wilton's Directory for 1895/6 John Melville's Commercial Hotel was listed as one of only two hotels in Katamatite, and is the only remaining colonial hotel in the town since the destruction of its rival, the Katamatite Hotel by fire in 1917.⁴⁶

In the 1928 Planning Scheme map, the hotel is listed on town block 30, opposite the old police reserve, and its owners have included P. Gleeson, A. Hewitt, J. Melville, T. Quinlan, E. Carroll, C. Moylan, T. Walker and K. Lucas.⁴⁷

Description

The hotel is constructed of timber, clad in timber weatherboards and the roof is clad in short sheet galvanised iron. The front elevation including the splayed corner entry appears to have been altered.

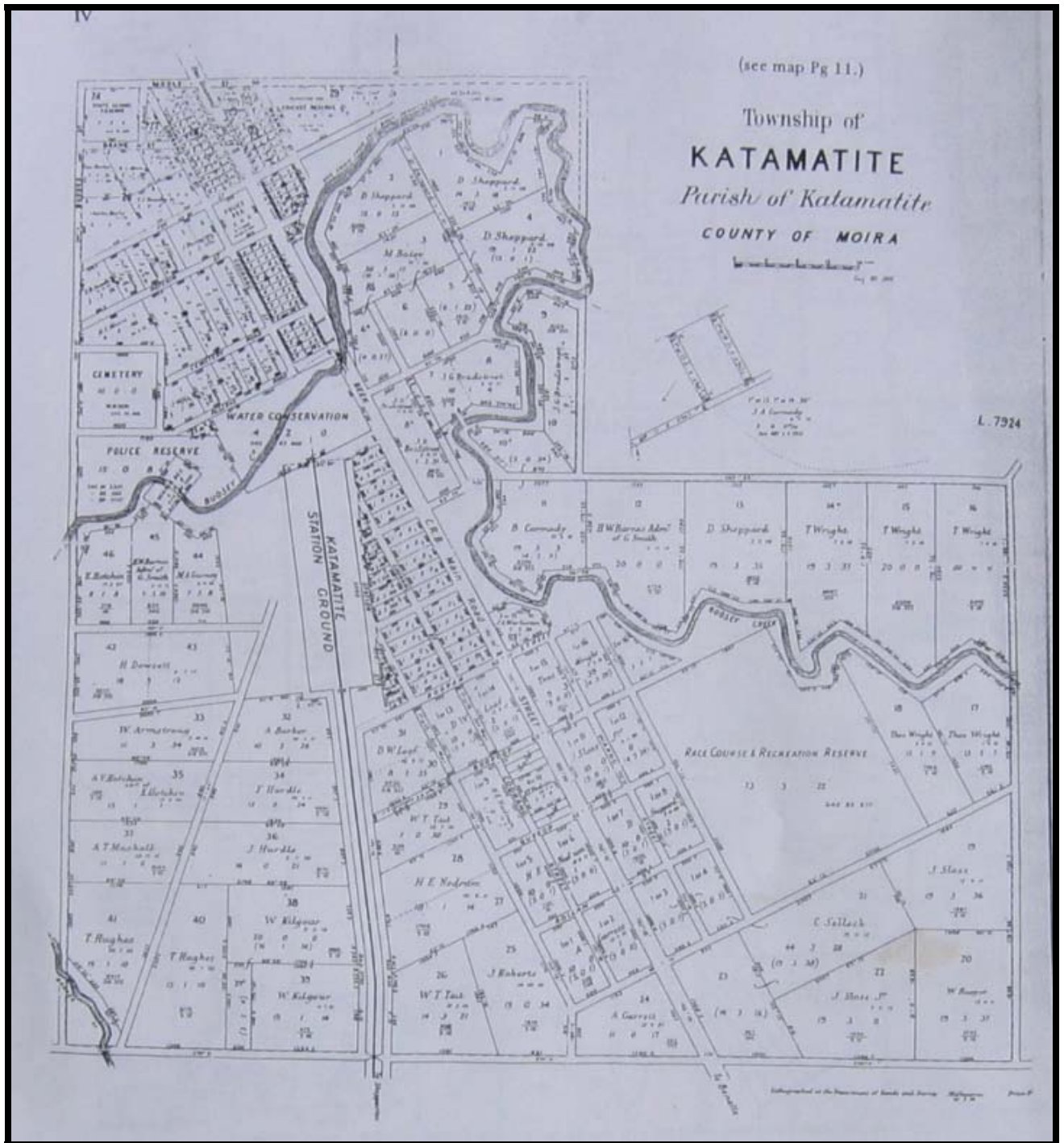
Statement of Significance:

The 1893 Homestead (formerly Commercial) Hotel is historically significant on a local level as the sole remaining nineteenth century hotel in Katamatite, associated with the initial growth of the town following the opening of the railway in 1890. (AHC A.4)

45 Watson, *Lost and Almost Forgotten Towns of Colonial Victoria* 2003; Pam Baragwanath, *If These Walls Could Talk* 2000; *Environmental History* 2004; Back-To-Katamatite Committee 1984.

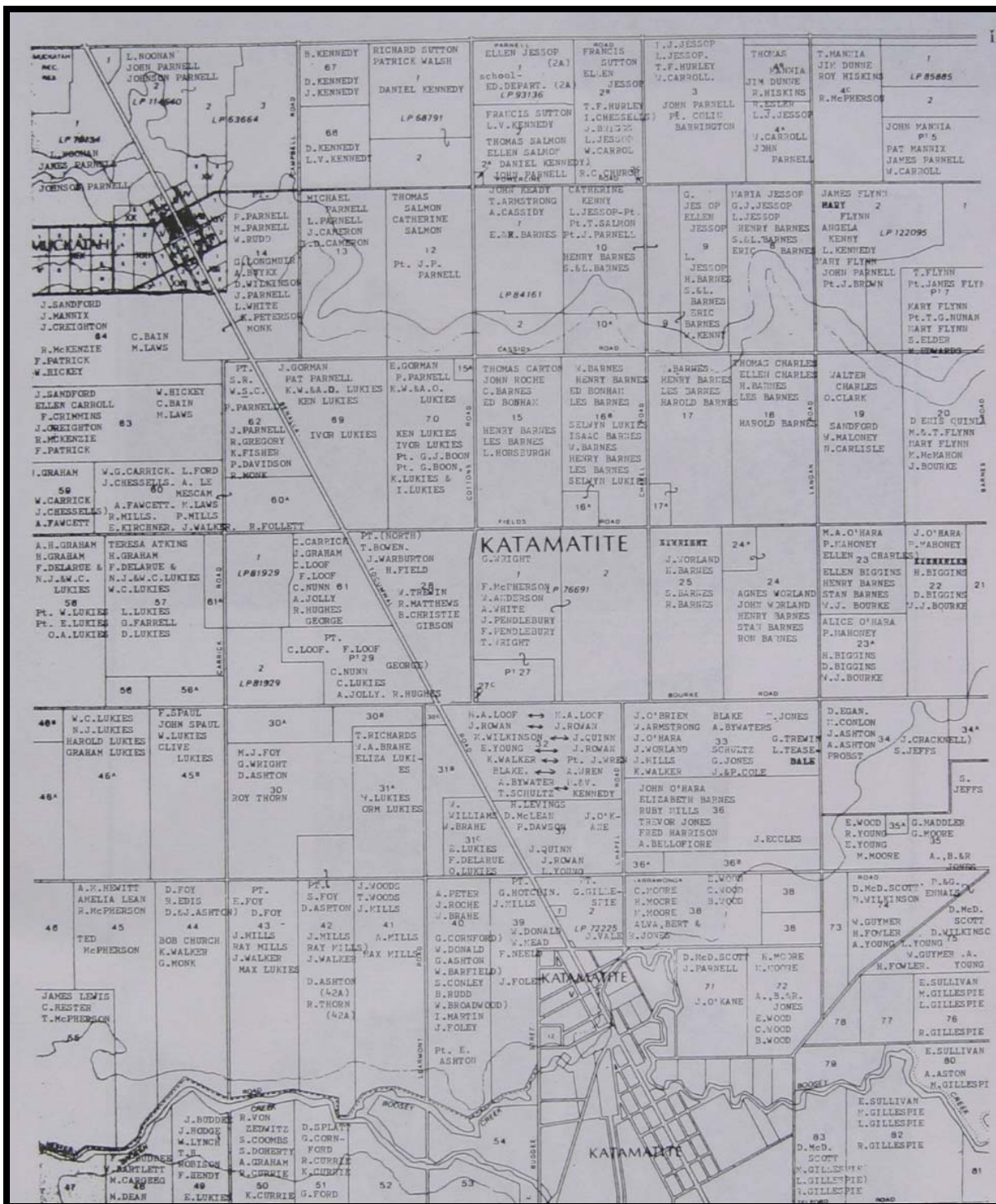
46 *Wilson's Hotel Directory* 1895-6.

47 Katamatite Planning Scheme Map 1928.



Map showing town plan of Katamatite, 1928.
Source: Back-to-Katamatite Committee 1984.

MOIRA SHIRE STAGE TWO HERITAGE STUDY 2007
VOLUME THREE of Five: GROUP AND INDIVIDUALLY SIGNIFICANT PLACES



Map showing landholders north of Katamatite, including Chapel Road.

Source: Back-to-Katamatite Committee 1984

25

Shop, 14 Beek Street, (c.1900) Katamatite

DB 90



Shop, 14 Beek Street, Katamatite. Source: Lorraine Huddle 2004.

Historical Statement:

The township of Katamatite was surveyed by S. K. Vickery in 1874. The corrugated iron front shop at 14 Beek Street is located in the original survey area north of the Boosey Creek, but the present structure dates to the later development of the town following the opening of the railway to Dookie in 1890, and most likely dates to around the turn of the twentieth century. In 1910 there were three stores listed at Katamatite, two cafes, two blacksmiths and a number of speciality traders.⁴⁸ The 1928 Planning Scheme map however indicates that this site is most likely that associated with Dr Stahle, Dr F. Coombs and E. Kilgour, and with W. Lean, who in the 1912 Municipal Directory was listed as a contractor.⁴⁹

Description

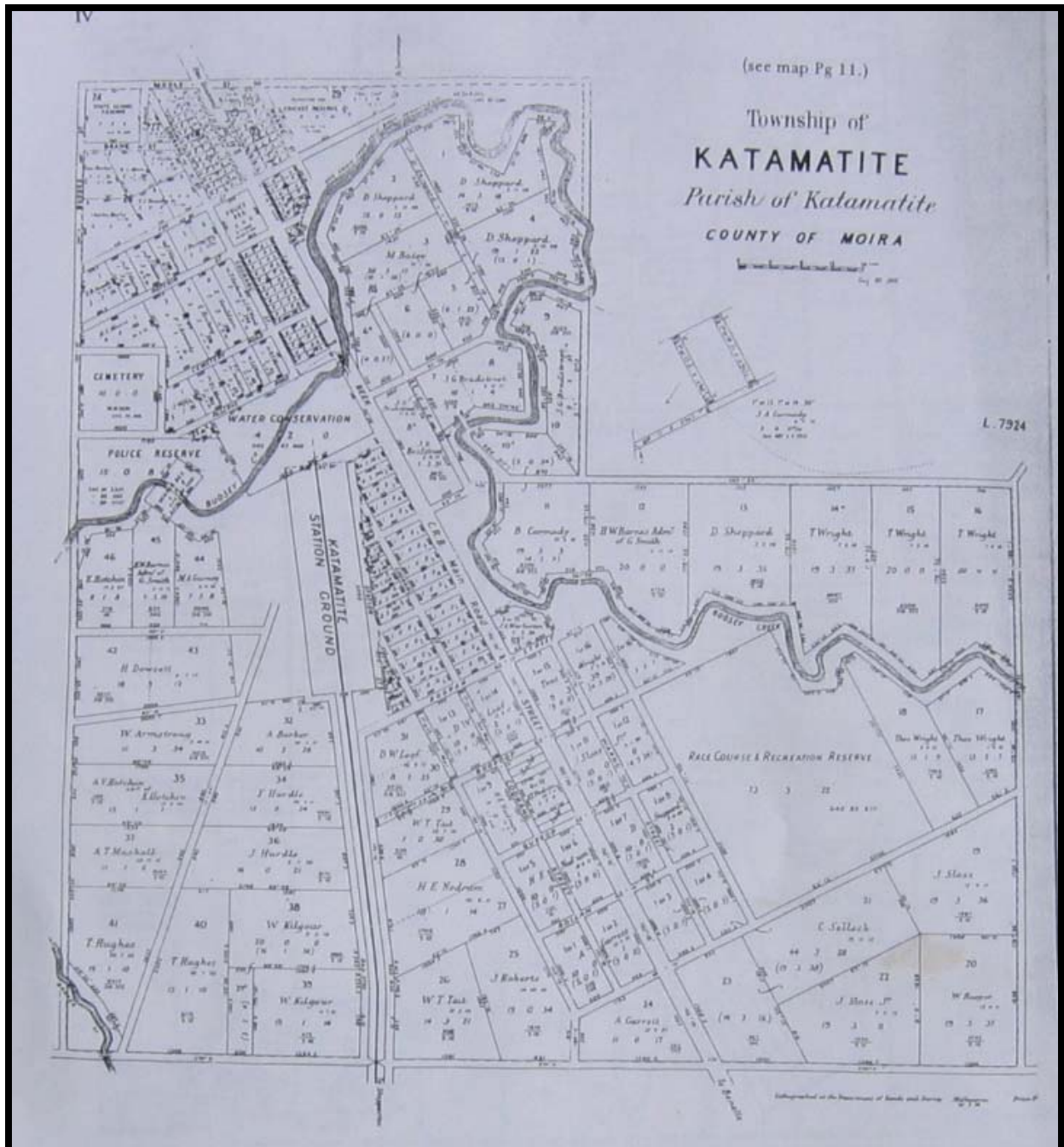
A substantial sized shop constructed of timber and clad in short sheet galvanised corrugated iron (not zincalume) on the roof and laid horizontally on the walls. There is a very high parapet and verandah with deep fascia boards, which may have been altered. Certainly, the verandah posts are not original. There are small highlight windows on one of the side elevations.

Statement of Significance:

The shop at 14 Beek Street is historically significant on a local level through its association with the commercial history of the town at the turn of the twentieth century. (AHC A.4)

48 Watson, *Lost and Almost Forgotten Towns of Colonial Victoria* 2003; *Environmental History* 2004; Back-To-Katamatite Committee 1984.

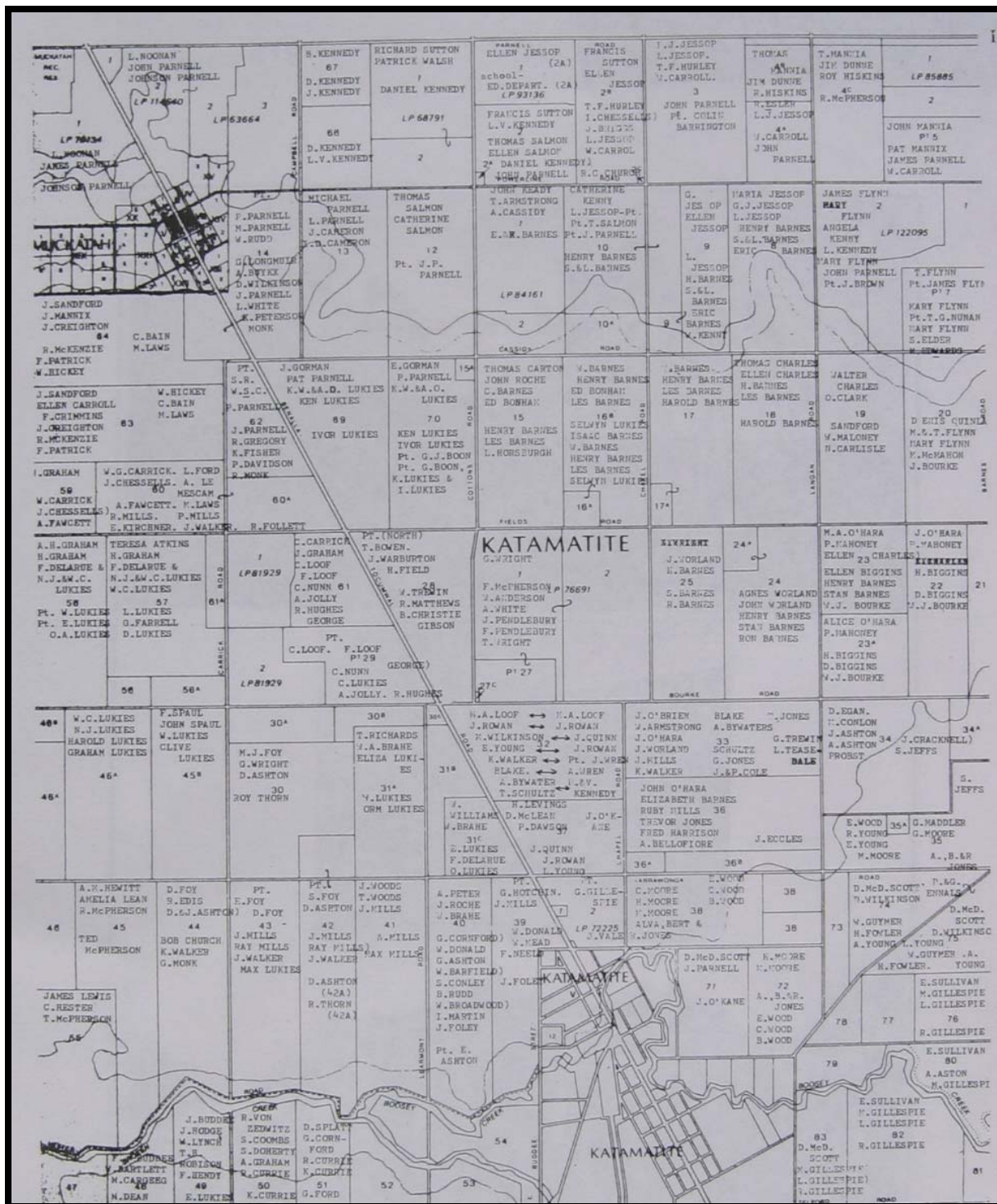
49 Katamatite Planning Scheme Map 1928.



Map showing town plan of Katamatite, 1928.

Source: Back-to-Katamatite Committee 1984.

MOIRA SHIRE STAGE TWO HERITAGE STUDY 2007
VOLUME THREE of Five: GROUP AND INDIVIDUALLY SIGNIFICANT PLACES



Map showing landholders north of Katamatite, including Chapel Road.
 Source: Back-to-Katamatite Committee 1984

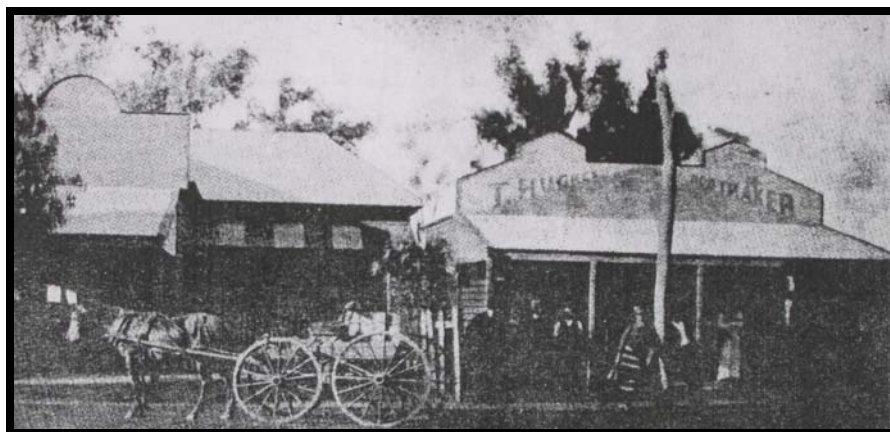
26

Former shop & house (c.1890s) 19 Beek Street Katamatite

DB 619

Historical Statement:

The township of Katamatite was surveyed by S. K. Vickery in 1874. The former shop and house at 19 Beek Street dates to the late Victorian period when the town experienced a rapid period of growth following the opening of the railway to Dookie in 1890. It is located in the older area of the town survey, north of Boosey Creek, and the 1928 Planning Scheme map indicated that lot 9 of Section 8, where the house is situated, would have been the shop of Percival H. Devenish, who in 1910 ran one of three stores in the town.⁵⁰



Katamatite street scene showing shops in Beek Street c.1915.

Source: Back-To-Katamatite Committee 1984.



Former shop, with skillion verandah and weatherboard parapet. 19 Beek Street Katamatite. *Source: Lorraine Huddle 2004.*

⁵⁰ Back-To-Katamatite Committee 1984., p.7; Katamatite Planning Scheme Map 1928.

Description

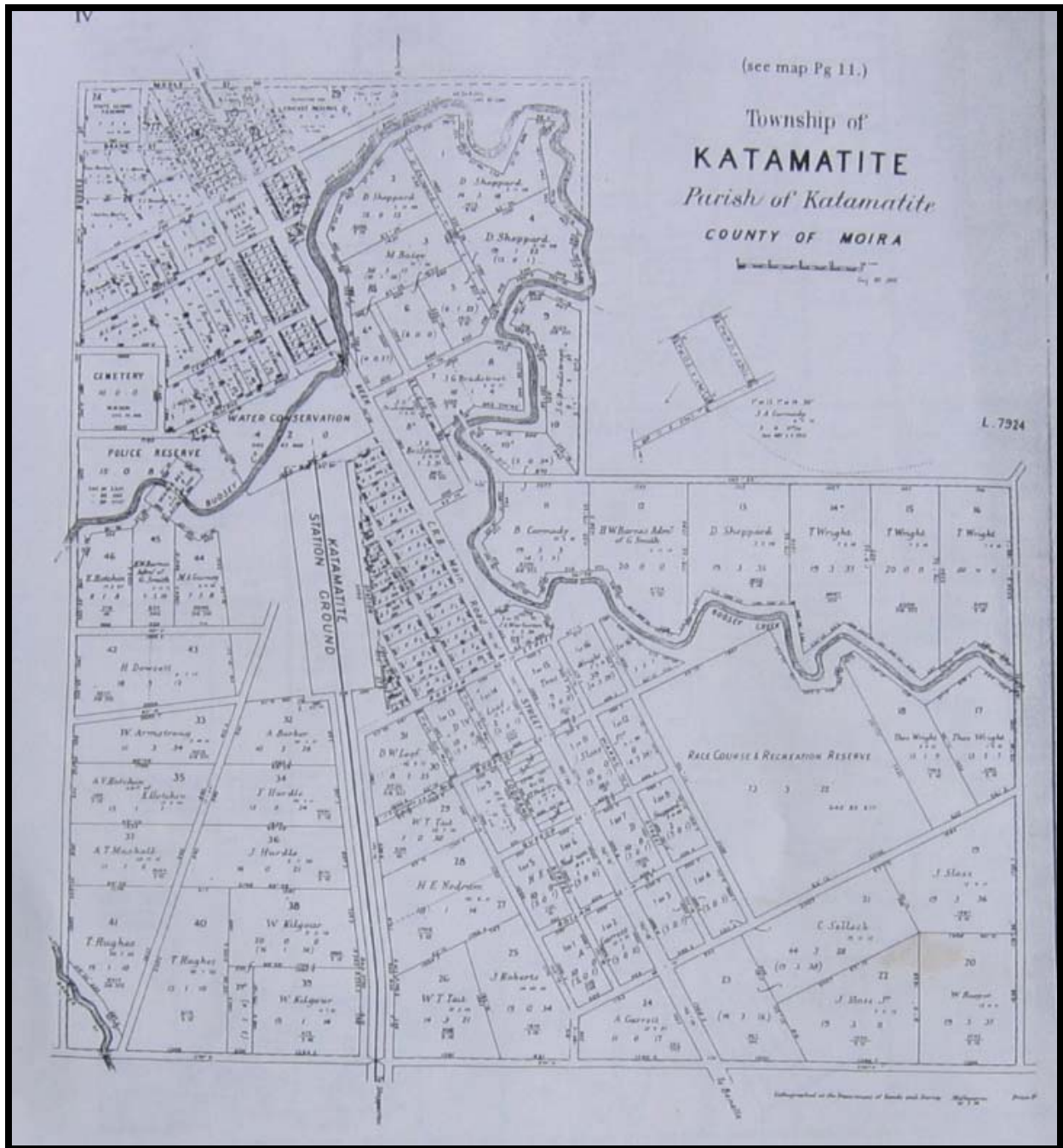


Former shop, residence and garden, 19 Beek Street Katamatite. *Source: Lorraine Huddle 2004.*

The building is constructed of timber and clad in timber weatherboards with a steeply pitched hipped and gabled roof clad in painted galvanised corrugated iron. A stuccoed and decorative chimney protrudes at the ridge line. Original double hung timber windows with a vertical axis can be seen in the side and house elevations. The attached residence has a return bull nose verandah which is clad in painted galvanised iron and the timber verandah posts have delightful decorative timber fretwork brackets. The former shop still has its original weatherboard stepped parapet, and skillion verandah, similar to those seen in the historic photograph. The front elevation of the shop appears to have been altered to adapt to use as a residence, as there is no door. The form, materials and style is similar to the house and shop at 22 Beek Street.

Statement of Significance:

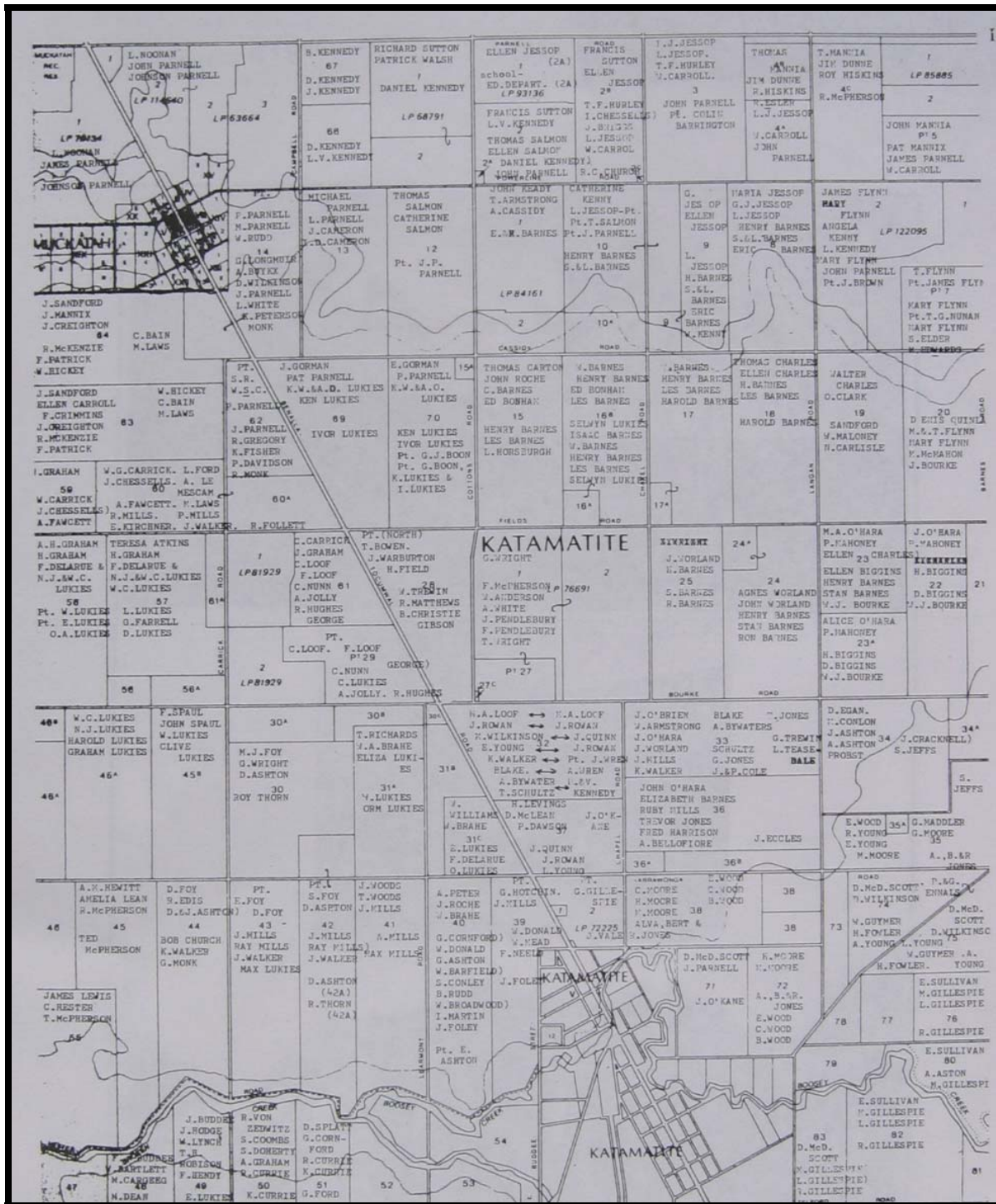
The former shop at 19 Beek Street is aesthetically and historically significant on a local level as one of the early shops in Katamatite, associated with the commercial development of the town in the late Victorian period and into the twentieth century. It has excellent integrity and the shop, house and garden setback are important examples of the Federation era commercial development in the town. (AHC A.4, D2, E 1)



Map showing town plan of Katamatite, 1928.

Source: Back-to-Katamatite Committee 1984.

MOIRA SHIRE STAGE TWO HERITAGE STUDY 2007
VOLUME THREE of Five: GROUP AND INDIVIDUALLY SIGNIFICANT PLACES



Map showing landholders north of Katamatite, including Chapel Road.

Source: Back-to-Katamatite Committee 1984

27

Former Bakehouse and House (c.1890), 22 Beek Street, Katamatite

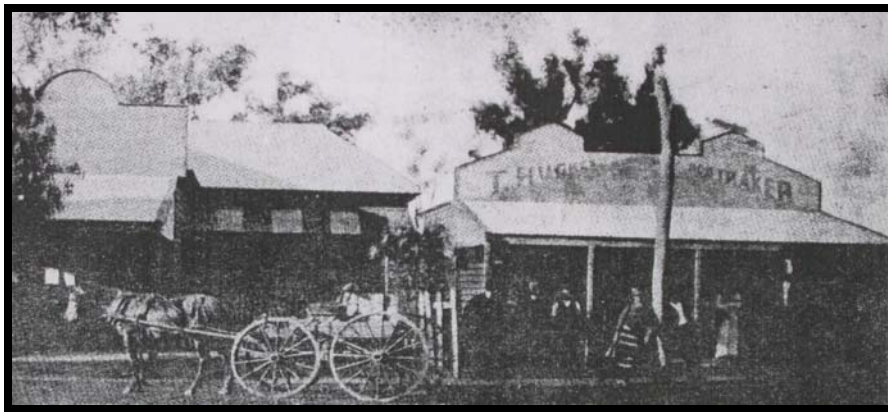
DB 613



Former Bakehouse and House, 22 Beek Street, Katamatite. *Source: Lorraine Huddle 2004.*

Historical Statement:

The township of Katamatite was surveyed by S. K. Vickery in 1874. The former bakehouse at 22 Beek Street was a bakery going back to at least 1890 and as such dates to the late Victorian period in the history of the town, which experienced its more rapid period of growth following the opening of the railway to Dookie in 1890. It is located in the older area of the town survey north of Boosey Creek, and the 1928 Planning Scheme map indicates that lot 4 of section 9, where this building is located, was associated with Charles Eliason, who was listed in the Municipal Directory as a baker in 1910. J. Thompson also owned the property, and was listed as a baker in 1895/6.⁵¹



Katamatite street scene showing shops in Beek Street c.1915.

Source: Back-To-Katamatite Committee 1984.

Description

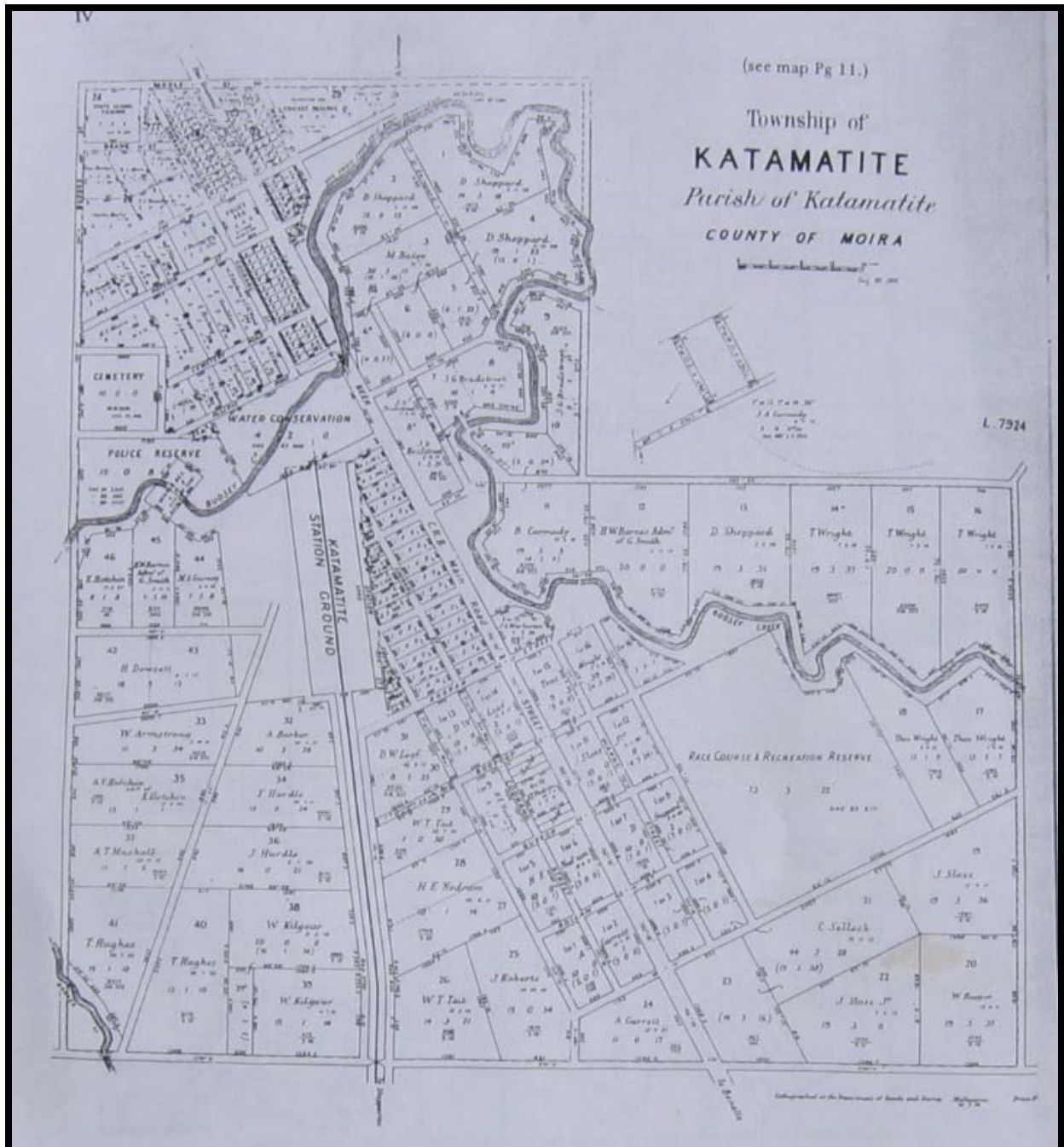
The building is constructed of timber and clad in timber weatherboards with steeply pitched gabled roofs clad in painted galvanised corrugated iron. The attached residence has a return skillion verandah which is

51 Back-To-Katamatite Committee 1984; Katamatite Planning Scheme Map 1928.

clad in painted galvanised iron and the timber verandah posts have delightful decorative timber fretwork brackets. The former shop still has its original weatherboard stepped parapet, and skillion verandah, similar to those seen in the historic photograph. The house and shop are similar in form and style to 19 Beek Street.

Statement of Significance:

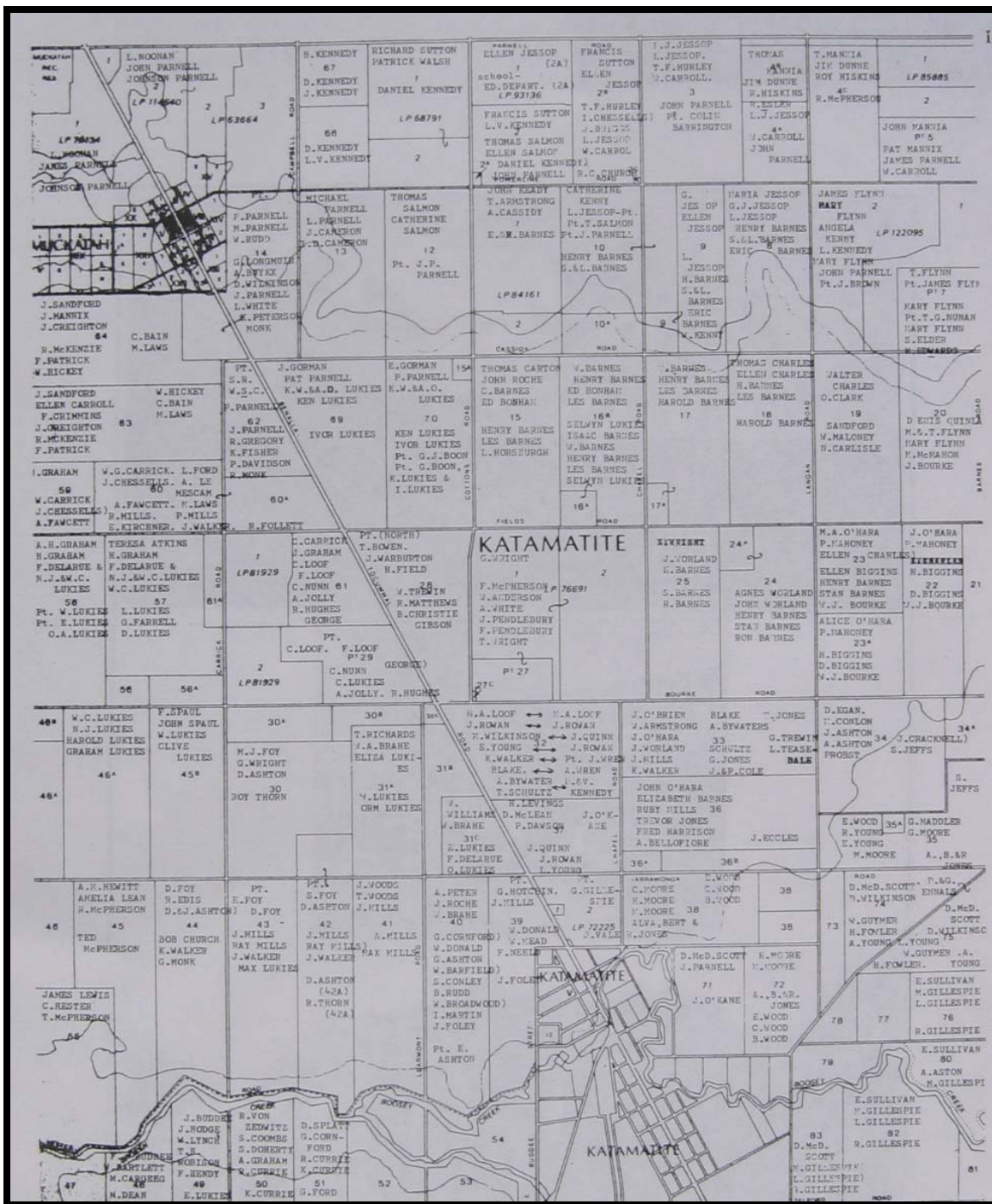
The former bakehouse, shop and residence at 22 Beek Street is aesthetically and historically significant on a local level as one of the early bakeries and shops in Katamatite, associated with the commercial development of the town in the late Victorian period and into the twentieth century. It has excellent integrity and the shop, house and garden setback are important examples of the Victorian era commercial development in the town. (AHC A.4, D2, E 1)



Map showing town plan of Katamatite, 1928.

Source: Back-to-Katamatite Committee 1984.

MOIRA SHIRE STAGE TWO HERITAGE STUDY 2007
VOLUME THREE of Five: GROUP AND INDIVIDUALLY SIGNIFICANT PLACES



Map showing landholders north of Katamatite, including Chapel Road.

Source: Back-to-Katamatite Committee 1984

28

Weatherboard House, Palm, 9 (?) Chapel Road, Katamatite DB 249



Weatherboard House, Palm, 9 Chapel Road, Katamatite

Source: Lorraine Huddle 2004.

Historical Statement:

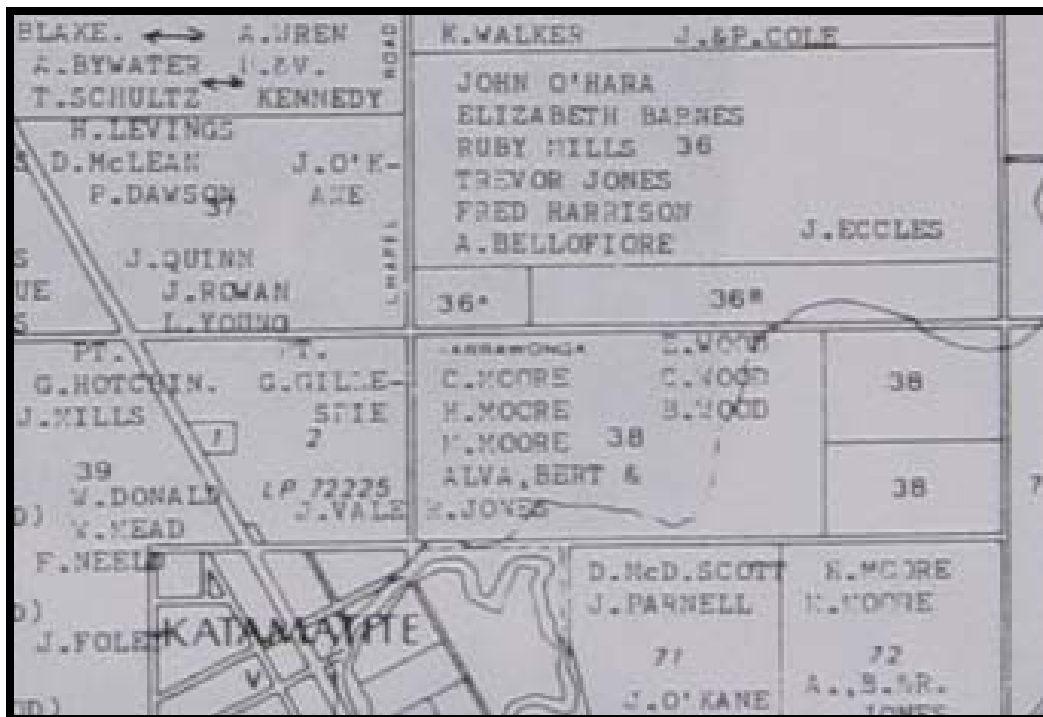
The township of Katamatite was surveyed by S. K. Vickery in 1874. Chapel Road however begins just beyond the northern boundary of the township survey, placing it in the immediate hinterlands of the town allocated for agricultural uses. The southern end of Chapel Road bounds Section 38, immediately north of Moore Street. This section was owned successively by C. Moore, H. Moore, E. Wood and C. Wood. It was subdivided after the construction of the channel.⁵² As the last owner of the entire section, Charles Wood, was farming this section in the 1930s this appears to have been in the post war period.⁵³ The house and palm at 9 Chapel Road is thus likely associated with the earlier agricultural history of the area through the late nineteenth and early twentieth century.

Description

The single storey house has a hipped roof which with a short central ridge from which the short sheet galvanised corrugated iron roof extends out to form a deep verandah. Red chimneys punctuate the skyline. There is a substantial garden with large exotic trees including a palm.

⁵² *Katamatite: The First 100 Years*, p.v.

⁵³ *Katamatite: The First 100 Years*, p.119.



Detail of map showing Chapel Rd and sections north of
Moore Street, Katamatite.

Source: Ada Rudd 1974.

Statement of Significance

The weatherboard house at 9 Chapel Road is historically significant on a local level for its association with the agricultural as well as residential development of Katamatite area and is likely to have been built by one of the section's owners prior to subdivision, linking it to the pre-war history of Katamatite area. (AHC A.4)



Concrete Silos Katamatite-Nathalia Road Katamatite. *Source: Lorraine Huddle 2004.*

Historical Statement:

The township of Katamatite was surveyed by S. K. Vickery in 1874 and has been throughout its history a strongly agricultural community. Grain transportation and loading was labour intensive, with large wheat stacks in use from the 1890s. The concrete silos at Katamatite formed part of a wave of wheat storage building throughout the region in the 1940s and as such are linked to technological and transport developments during the immediate postwar period as well as to the continuing development of agriculture in the area at the same time. The Katamatite silos were opened for the 1943-4 wheat season.

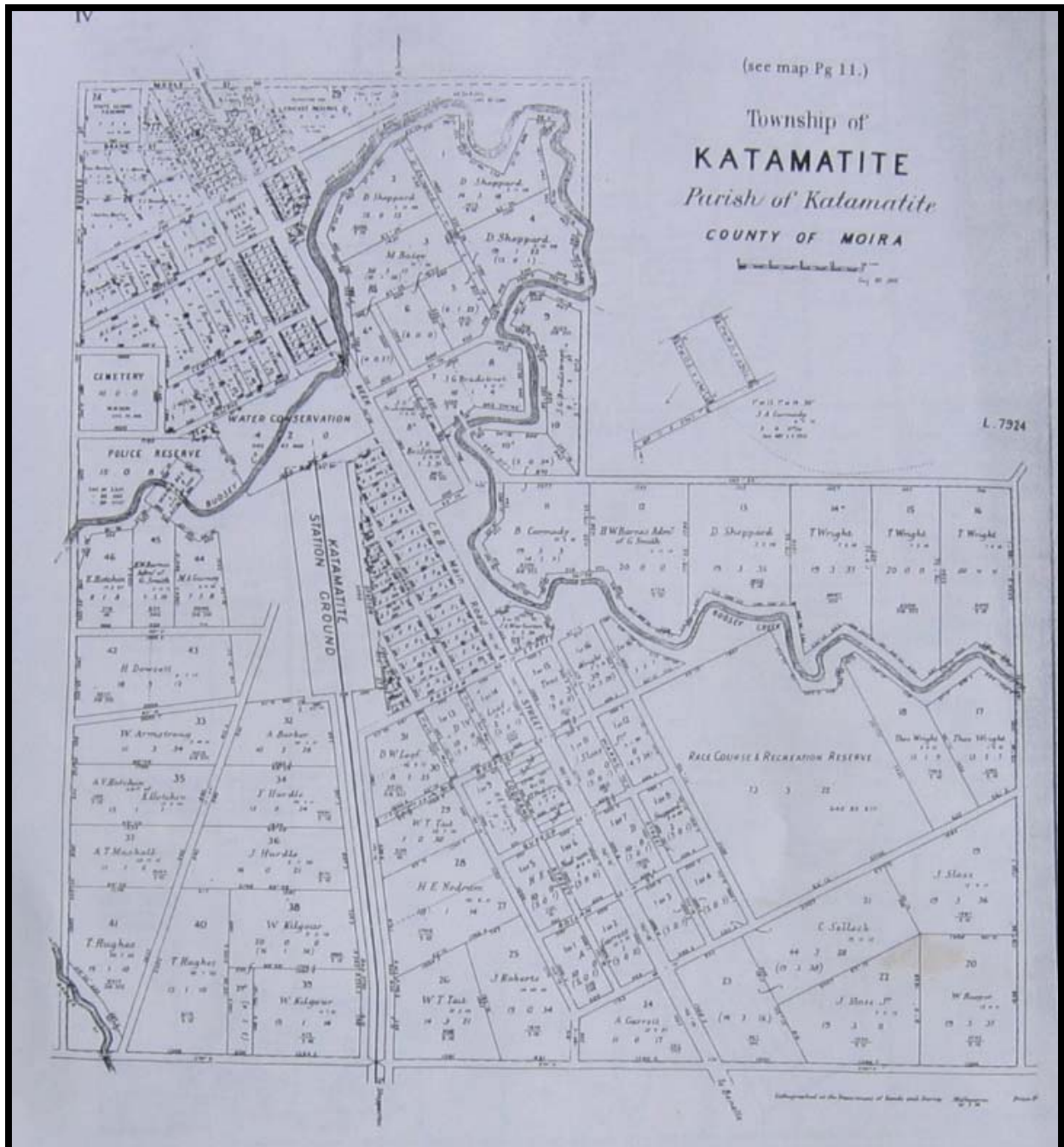
Description

The concrete silos hold 94,000 bushels, while the steel annex bin was added in the 1960s with a 72,000 bushel capacity. In the 1959-60 season 320,279 bushels of wheat passed through the Katamatite silos.⁵⁴ The concrete silos are similar in design to many in towns in Moira Shire, including Picola and those next to the now closed railway in Cobram. Their main aesthetic contribution to the town is as a landmark of arrival and industry.

Statement of Significance:

The Katamatite wheat silos (1943) are aesthetically and historically significant on a local level through their landmark quality and association with agricultural and transport development in the area during the post war period. (AHC A.4, E.1)

⁵⁴ *Katamatite, the First 100 Years*, p.27.



Map showing town plan of Katamatite, 1928.

Source: Back-to-Katamatite Committee 1984.

[illegible]

Source: Back-to-Katamatite Committee 1984



Water tower (1905), Reserve Street Katamatite. *Source: Lorraine Huddle 2004.*

Historical Statement:

The township of Katamatite was surveyed by S. K. Vickery in 1874. From its earliest days the township suffered difficulties maintaining an adequate and sanitary water supply from Boosey Creek. By 1885 the population of Katamatite had grown to 100 people, and from the previous year (1884) deputations attended the shire council calling for the construction of a weir. In 1905 the appeals were finally heard, and tenders were accepted from J. Nixon and Sons, E. Cornbells, Philip Nimms and J. Park and Sons to build a concrete circular tower.

Description

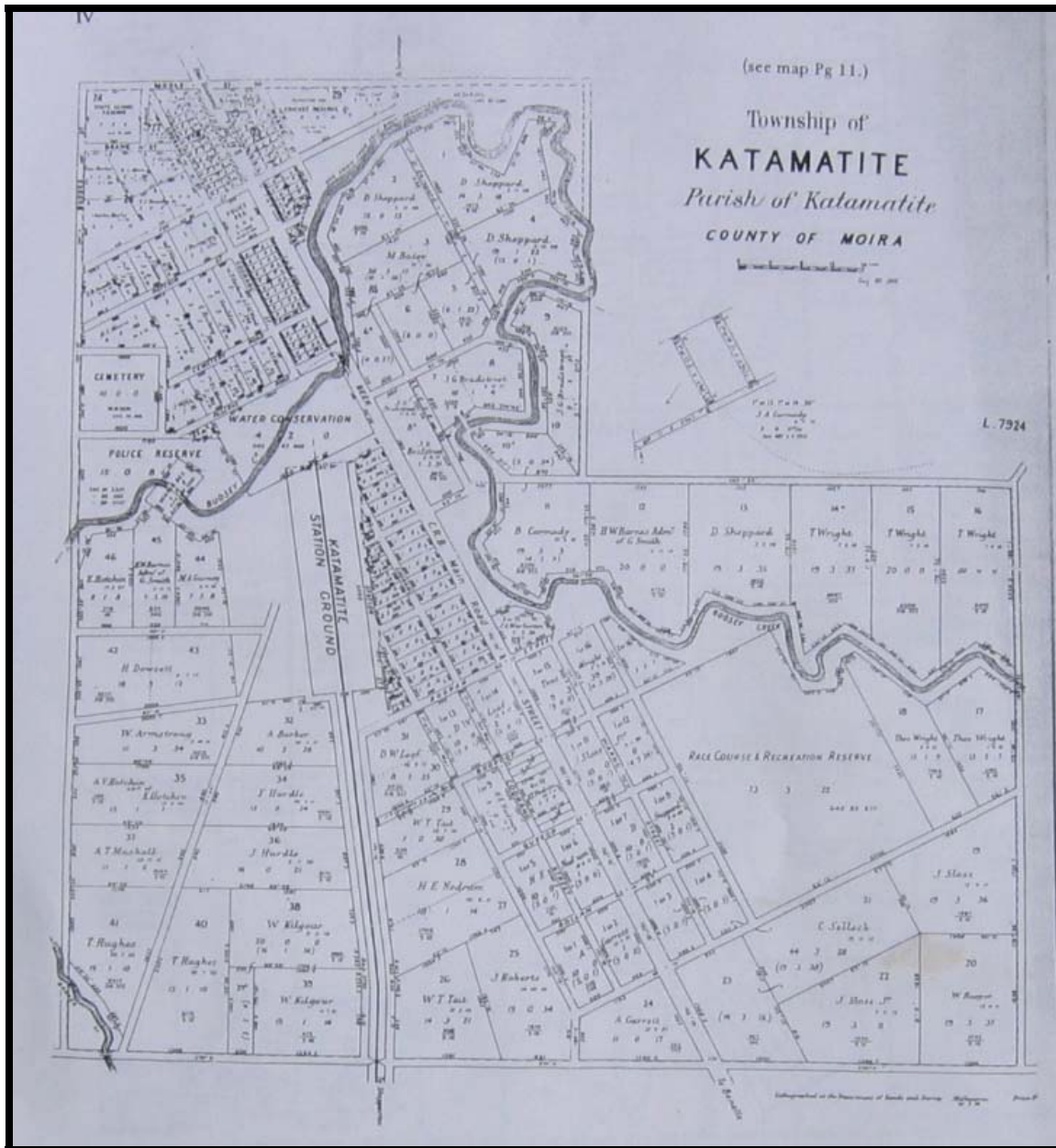
Most notably, the designer of the water tower was John Monash, the famous Australian general later knighted for his role in the Great War of 1914-18.

The design was '50 feet tall, with an internal diameter of 20 feet, holding 35,000 gallons.' Construction cost £350, and beside it a shed was also built to house the pumping engine. An eclectic pump was installed in 1940.⁵⁵ Other similar water towers in the Shire, also designed by John Monash can be seen in St James and Tungamah.

Statement of Significance:

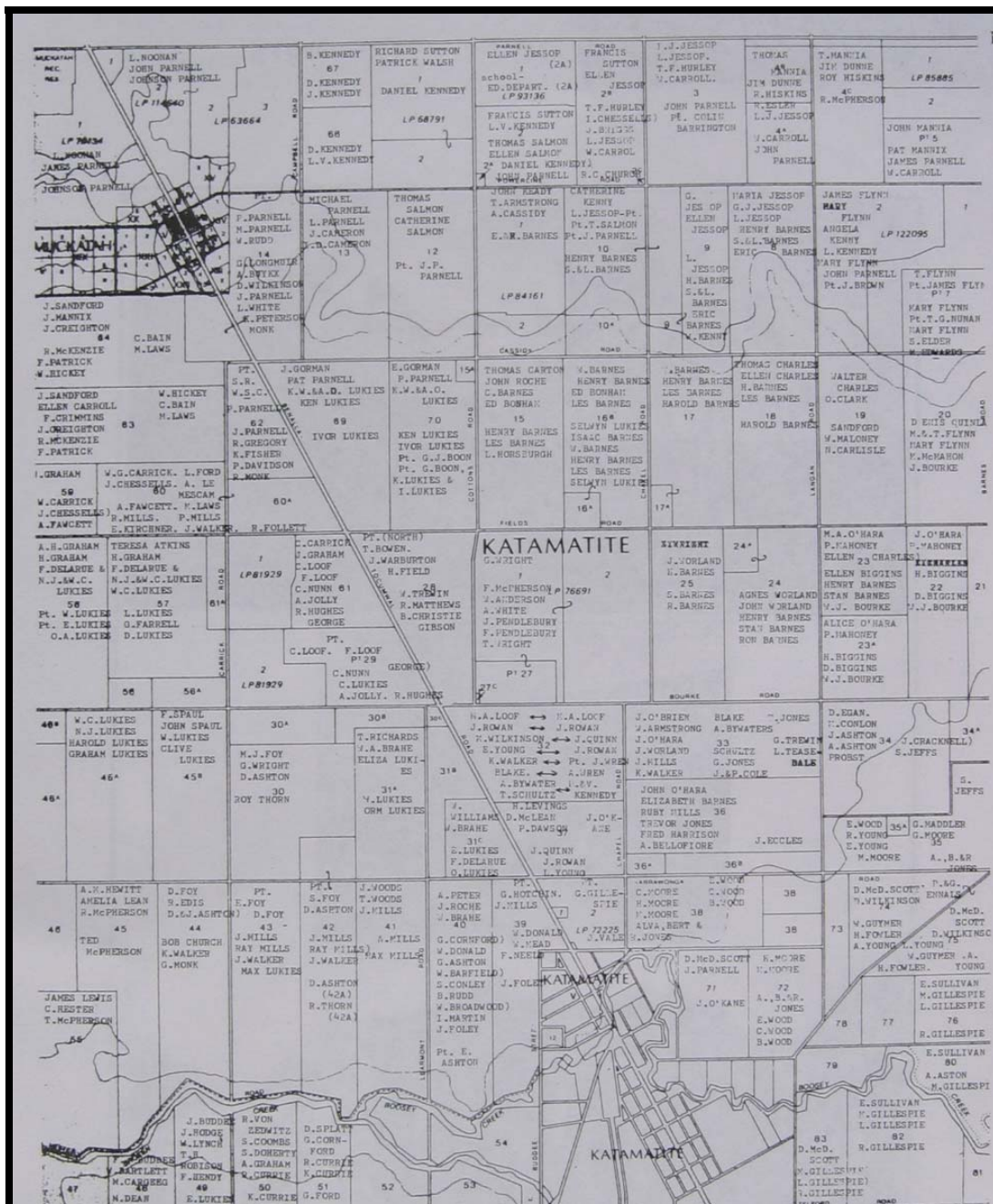
The Katamatite water tower (1905) is historically significant on a local level for its association with the provision of urban services in the early twentieth century, following a long campaign by the local residents for such provision. (AHC A.4) It is also historically significant as one of the structures designed by John Monash during his early career as an engineer before his national fame in the Great War. (AHC H.1)

⁵⁵ *Katamatite, the First 100 Years*, p.77.



Map showing town plan of Katamatite, 1928.
Source: Back-to-Katamatite Committee 1984.

MOIRA SHIRE STAGE TWO HERITAGE STUDY 2007
VOLUME THREE of Five: GROUP AND INDIVIDUALLY SIGNIFICANT PLACES



Map showing landholders north of Katamatite, including Chapel Road.

Source: Back-to-Katamatite Committee 1984

31

General Store, (5 or 11) Carter Street, Katunga

DB 1095



General Store with modern verandah extending either side of it.

Source: Lorraine Huddle Pty Ltd. 2003.

Historical Statement

The township of Katunga had been formally proclaimed in 1888, but experienced a significant post war boom with the expansion of irrigation schemes in the area at that time.⁵⁶ While the railway was extended through Katunga between Numurkah and Strathmerton in 1888, this shop was not established until 1906..⁵⁷

Description

The building is constructed of timber and brick with a recent skillion verandah attached to the front. The timber window structure has a timber stall board below the glass. The brick parapet has severe cracking possibly due to a failed lintel but a qualified structural engineer should assess the cause and sensitive means of making it safe. The parapet is quite decorative for its time and includes dentils, cornice, piers, urns and miniature pediment. It is similar in design to the general store and the butcher shop in Strathmerton and may be by the same builder/designer.

⁵⁶ *Katunga Centenary 1988.*

⁵⁷ *Katunga Centenary* (1988), p.187, 29.



Note the severe cracking in parapet. General Store with modern skillion verandah.

Source: Lorraine Huddle Pty Ltd. 2003.

Statement of Significance:

The General Store in Carter Street, Katunga is aesthetically and historically significant on a local level as the only remaining and best of the early shops in Katunga, associated with the commercial development of the town in the Federation period and into the twentieth century. It has excellent integrity and the shop is the only commercial building over 100 years old. (AHC A.4, D2, E 1)

32

Hay Sheds, 2 (?) Goulburn Valley Highway, Katunga

DB



Hay Sheds, 2 Goulburn Valley Highway, Katunga

Source: Lorraine Huddle Pty Ltd 2005



Foy's stables display similar features at Katamatite in this early 20th C. photograph.

Source: Ada Rudd 1976

The township of Katunga had been formally proclaimed in 1888, but experienced a significant post war boom with the expansion of irrigation schemes in the area at that time.⁵⁸ While the railway was extended through Katunga between Numurkah and Strathmerton in 1888, these hay sheds were typical of storage

⁵⁸ *Katunga Centenary 1988.*

before the post war period that saw the largest demand for grain and hay infrastructure, with W. S. Kimpson and Sons lucerne mill established nearby in 1950.⁵⁹

Description

The hay sheds at 2 Goulburn Valley Highway, Katunga, are typical of early agricultural infrastructure in the area in the late nineteenth to early twentieth century, with unbraced tree trunk poles, gable corrugated iron roof and sometimes the walls. The lack of bracing makes the structure susceptible to bending.

Statement of Significance:

The hay sheds are historically and scientifically significant on a local level as early surviving agricultural storage infrastructure, constructed with rudimentary materials and associated with the agricultural development of Katunga up to the post war period. (AHC A.4, F 1)

⁵⁹ *Katunga Centenary* (1988), p.187, 29.

33

Glenarron Holiday Farmhouse, Hutchin's Lane, Katunga. (former Soldier Settlement House) DB



Typical home and outbuildings in the Katunga Soldier Settlement area, 1954

Source : State Library of Victoria, La Trobe Picture Collection, a29358



Glenarron Holiday Farmhouse, Hutchin's Lane, Katunga.

Note the verandah has been covered with green shade cloth.

Source: Lorraine Huddle Pty Ltd 2004

Historical Statement

The War Service Land Settlement Agreement (WSLS) for soldiers returning from the Second World War was established in 1945 following a major enquiry in 1943 by the Rural Reconstruction Commission for the Ministry for Post-War Reconstruction. The scheme involved both Federal and State governments with greater assessment and monitoring to avoid the mistakes made after the First World War.

The Murray-Goulburn Irrigation Area between Cobram and Picola was the largest Soldier Settlement Estate in Victoria and the first major estate in the post World War II scheme. The estate was located in the centre and south west of the Shire and included 531 blocks⁶⁰ – more than double the blocks of the next largest estate in the scheme. In 1946 the Soldier Settlement Commission, in conjunction with the State Rivers and Water Supply Commission (SR&WSC), planned to subdivide 60,000 acres of dry-farming land into dairying and fruit growing irrigated blocks in the Shire. The local Soldier Settlement Commission (SSC) office was established at Numurkah.

Despite large signs across the state advertising Soldier Settlement areas it took some time to resolve the issues of costs, budgets and procedures and by June 1947 only 140 blocks had been allocated across the whole of Victoria.

Block sizes varied across different estates however they were more standard in irrigated areas. In the Murray-Goulburn Irrigation Area, dairying blocks were between 80 and 170 acres, and fruit growing blocks were a minimum of 45 acres. Settlers on fruit growing blocks were given several varieties of young fruit trees to ensure a staggered annual production. These trees came from nurseries at Monbulk and on the Mornington Peninsula. More than 10,000 “shelter belt trees” were also distributed to the Soldier Settlement areas.

In the irrigated areas the SR&WSC managed the settlement gangs who surveyed the blocks and fenced the boundaries. The settlers were then required to submit their own plan for approval showing internal subdivision, general farm layout and location of existing and proposed farm buildings.

Two of the major hurdles faced by the soldier settlers in the first twenty years were lack of adequate drainage, particularly during heavy rains 1950-56, and the over production of canning fruit, affecting all growers in the region, which caused a market collapse in the early 1960s. Consequently, most of the soldier settler fruit growing blocks had been turned over to dairying by the end of the 1970s.

The new settlers also had to contend with perceived “dictatorial” supervisors in the region and resentment from existing settlers who had battled through drought, floods and depression for years on their own properties and were forced to accept low prices for compulsory acquisition of their land by the government for the Soldier Settlement scheme. Some concessions were made to existing property owners allowing them to purchase a homestead retention area however they were required to convert from dry farm dairying to irrigation farming. In some cases a resident son could purchase a second “homestead retention area” resulting in a larger farm, however these options were not available to daughters or non-resident sons.

The cost and style of housing and the logistics of building and providing houses to the soldier settlers created many problems for the SSC. The Public Works Department (PWD) was asked to provide five different house plans and cost estimates. The PWD and the Victorian Housing Commission were already overloaded with the post-war demand for houses and public buildings

⁶⁰ The actual number of blocks in the Murray-Goulburn Irrigation Area varies even within the same sources – e.g. Smallwood in *Hard to go Bung* identifies 531 blocks in the scheme, p. 246, and 560 to be developed, p. 78.

and late in 1946 the bold decision was made to employ the private architectural firm of Buchan Laird & Buchan (BL&B) to design and build the first group of houses on Marida Yallock Estate. With such a large number of houses to be built by the SSC, a selection of standard designs was produced with input from the Country Women's Association and other rural organisations.⁶¹

Although blocks had been allocated in the Murray-Goulburn Estate, a lack of builders prepared to move to the area or work in more remote areas meant that settlers lived in temporary farm buildings, huts or garages supplied by the SCC, and in some cases, caravans, tents or cars. This problem was state-wide however for the large Murray-Goulburn area where more than 500 farms were proposed, BL&B and the SSC negotiated with a Melbourne building company, Clements Langford Pty Ltd, to take on the contract for the region. As part of this agreement the SSC established a prefabrication factory at Numurkah and provided storage facilities for materials and accommodation for key staff. Prefabrication of the houses meant that on-site workers could be better co-ordinated with delivery and assembly throughout the region, however tradesmen such as plasterers, plumbers and painters, were not able to keep up with the supply and erection of the prefabricated buildings and the delays in completion of houses dragged on for several years. Rather than building another prefabrication factory at Robinvale, another large Soldier Settlement estate, the SCC built a large storage facility at Robinvale for the houses constructed at the Numurkah factory which was an economic benefit to the town and Shire of Numurkah. Clements Langford later took on other large contracts for the SSC and the association between the commission and Buchan Laird & Buchan lasted thirty-five years. Not all soldier settlers were successful on their irrigation farms with many forfeiting their blocks which were then taken up by other soldier settlers. Between 1947 and 1962, 3,046 houses were erected or renovated as part of the WWII Soldier Settlement scheme. More than 17% of these were in the Shire of Moira and had a major impact on the development of the region.⁶²

Description

The houses contained "three bedrooms (or two bedrooms and a sleepout), a separate lounge, a combined kitchen and dining area with a walk-in pantry and space for a refrigerator, and a bathroom." Due to budget constraints there was no internal toilet. Additions to the standard designs were allowed for larger families with five or more children. "The planned BL&B houses all had hipped roofs of galvanised corrugated iron, allowing maximum rainwater catchment for the two 2000-gallon domestic tanks", were wired for electricity and lighting even though electricity connections were not available in many areas, and were clad in weatherboards. Wood stoves or slow-combustion heaters were to be used where electricity was not available.

The houses were designed and categorised according to location with houses for the northern areas having larger verandahs than those destined for the southern areas. The main "complaint" from soldier settlers was the lack of choice in layout and design, however some compensated for the pre-determined surveyed position on their blocks by discreetly moving the pegs between the survey and the eventual erection of their house.⁶³

⁶¹ Moira Shire Heritage Study, Environmental History.

⁶² Smallwood, Rosalind *Hard to go Bung: World War II Soldier Settlement in Victoria 1945-1962*, Hyland House Publishing Pty Ltd, Melbourne, 1992, pp. 6-15, 24-27, 62, 72-3, 75, 78-9, 246; Aldridge, Mary, *A Blockie's Wife : The Story of the Murray Valley Soldier Settlement*, Mary Aldridge, Numurkah, 1991, p. 8.

⁶³ Moira Shire Heritage Study, Environmental History.



Rear and side view of 'Glenarron'. Katunga.
Source: Lorraine Huddle Pty Ltd 2004

Statement of Significance:

The former post war soldier settler's house now 'Glenarron Holiday Farmhouse', Hutchin's Lane, Katunga, is aesthetically, and historically significant on a local level. It is aesthetically significant for the visual qualities of form, skyline, materials and setting it has on the cultural landscape of a former soldier settlement farm. Internally it is significant for the layout and materials. It has strong associations with the eminent, highly influential architectural firm of Buchan Laird and Buchan. It is historically significant as a representative example of a major social event and architectural solution to relocating many families in times of shortage of labour and materials. It is a significant marker of the area's initial promise as a thriving area of closer settlement and an excellent example of adapting the house to a new use in the important tourism industry. (AHC A.4, D 2, E 1)

34

Katunga Recreation Reserve (1951)

DB 301



The entrance to Katunga Recreation Reserve. Source: *Katunga Centenary* 1988.

Historical Statement:

The Katunga Recreation Reserve had its beginning on this site with the establishment of the Recreation Reserve Committee in 1951.⁶⁴ The township of Katunga had been formally proclaimed in 1888, but experienced a significant post war boom with the expansion of irrigation schemes in the area at that time. A home had long been sought for Katunga's blossoming sporting associations, with the establishment of a Football Club in 1892, and the Cricket Club in 1926. The new reserve also became the home of the tennis club from 1952. A toilet block was added in 1958, and in 1961 the oval was fenced with 'pipe uprights and rails', with the afternoon tea pavilion erected in 1964.⁶⁵

⁶⁴ *Katunga Centenary* (1988), p.38-9.

⁶⁵ *Katunga Centenary* (1988),,, p.187, 29, 35.

Description



Katunga Recreation Reserve, Katunga Picola Rd, Katunga.

Source: Moira Shire 2006

Statement of Significance:

The Katunga Recreation Reserve is aesthetically, historically and socially significant on a local level. It is aesthetically significant for the beautification achieved through tree planting and entry gateway. It is historically significant for its association with the post war irrigation boom in the history of the area. It is socially significant on a local level as the site of the main recreational activities at Katunga and site of sustained social and monetary investment from the post war period onwards. (AHC A 4, E 1, G.1)

Carland's Farm House and outbuildings, 651 Nathalia Road, Katunga

DB 310



**Carland's Farm House, showing the group of gable roofed timber extensions.
651 Nathalia Road, Katunga.**
Source: Lorraine Huddle 2003.

Historical Statement:

The house at 651 Nathalia Road, Katunga, is a surviving farm house and associated buildings from the Victorian era, during the early history of Katunga. The township itself was not proclaimed until the railway arrived in 1888, but was already an established farming area with a school and church from around 1880.⁶⁶

Description



The style of the verandah timber valance fretwork indicates that this building may be mid Victorian.
Source: Lorraine Huddle 2003.

⁶⁶ *Katunga Centenary* (1988), p.29.



651 Nathalia Road, Katunga. *Source: Lorraine Huddle 2003.*

The buildings are predominantly timber with weatherboard wall cladding, and gable roofs with short sheet galvanised corrugated iron roof cladding (not zincalume). An attractive metal farm gate adds to the picturesque view.



651 Nathalia Road, Katunga. *Source: Lorraine Huddle 2003.*

Statement of Significance:

The house, outbuildings and gate, at 651 Nathalia Road are aesthetically and historically significant as a working complex of vernacular residential and farm buildings from the early history of Katunga in the late nineteenth century, which provide a view from the public realm of a once common cultural landscape. (AHC A.4, E 1)

Wheat Silos and Infrastructure, Katunga (1947)

DB 302



Wheat Silos, Numurkah Road, Katunga.

Source: Lorraine Huddle 2004.

Historical Statement:

The wheat silos and associated transport infrastructure at Katunga dates to the post war wheat and irrigation boom in the history of Katunga. While the railway was extended through Katunga between Numurkah and Strathmerton in 1888, it was the post war period that saw the largest demand for grain and hay infrastructure, with W. S. Kimpson and Sons lucerne mill established nearby in 1950.⁶⁷

Description

The concrete silos are similar in design to many in towns in Moira Shire, including those next to the now closed railway in Cobram. Their main aesthetic contribution to the town is as a landmark of arrival and industry.

Statement of Significance:

The Katamatite wheat silos (1943) are historically significant on a local level through their landmark quality and association with agricultural and transport development in the area during the post war period. (AHC A.4, E.1)

Statement of Significance:

The wheat silos at Katunga are aesthetically and historically significant on a local level for their through their landmark quality and association with the post war irrigation boom and the expansion of lucerne growing in the area. (AHC A.4, E 1)

⁶⁷ *Katunga Centenary* (1988), p.187, 29.

37

Former Lake Rowan Hotel, Post Office and Store (1875)

DB 93



Lake Rowan Hotel, Post Office and Store (former)

Source: Lorraine Huddle 2004.

Historical Statement:

The township of Lake Rowan was originally known as Karrabumet and was surveyed and proclaimed in 1873. The post office opened on 1 July 1875, and 'Rowan's Swamp' as it was alternatively known became a stopping place on the mail route between Benalla and Yarrawonga.⁶⁸ In 1879 the *Victorian Gazetteer* listed Lake Rowan as 'a postal township' with a population of five hundred in the area. The town itself had a population of 99 in 1881, but following the failure of the railway to arrive, this fell to 69 in 1891 and the number of dwellings similarly fell from 16 to 9 over the same period.⁶⁹ In 1882 the post office also hosted a telegraph and store, but it lost official telegraph and post office status in 1901.⁷⁰

Description

Composed of a series of buildings and extensions with a rural picturesque skyline, it is a unique building composition within the Shire. The single storey hipped roof buildings are clad in short sheet galvanised iron (not zincalume) and there are no eaves. The corner building with the splayed corner would appear to have been the post office and store, while the home is a traditional symmetrically designed Victorian house with double hung timber windows either side of a central door.

68 Back-To Committee, *St James 1871-1977*, 1989, p.44.

69 *Environmental History*, p.37.

70 Angus Watson, *Lost and Almost Forgotten towns of Colonial Victoria*, 2003; Dunlop, *Wide Horizons* 1978, p.87.



Lake Rowan Hotel, Post Office and Store (former)

Source: Lorraine Huddle 2004.

Statement of Significance:

The former Lake Rowan hotel, post office and store is aesthetically and historically significant on a local level. It is aesthetically significant for the visual qualities of form, skyline, materials and setting the group of historic buildings has on the cultural landscape or 'townscape' of Lake Rowan settlement. It is historically significant as perhaps Lake Rowan's earliest surviving building, and certainly a significant marker of the area's initial promise as a thriving township in the 1870s. With its many functions, the building is also historically significant on a local level for its association with the provision of urban and communication services throughout the history of Lake Rowan up to 1901. (AHC A.4, E 1)

38

Former Manse "Tara" Residence (1891) , 73 Savage Street, Lake Rowan, DB 1073



Former Manse "Tara" Residence, 73 Savage Street, Lake Rowan

Source: Lorraine Huddle 2004.

Historical Statement:

'Tara' residence at 73 Savage Street, Lake Rowan, is located on the corner of Savage and Christian Streets. This allotment appears to be that initially purchased by G. Holmes in 1880,⁷¹ though it was later transferred to the ownership of the nearby Presbyterian Church as the site for the manse. Lake Rowan was within the Parish of Karrabumet, proclaimed in 1872. It was known officially as Karrabumet until the more popularly common name of Lake Rowan was recognised in 1953.⁷² The first churches in Lake Rowan were the Congregational and Presbyterian, the latter which opened the first weatherboard building in 1882.⁷³ In that same year the first Presbyterian clergyman arrived to service the community. The Presbyterian Manse itself was constructed by Joseph Carruthers of St James in 1891.⁷⁴ Presbyterian clergymen Rev. Robinson Johnson who served from 1890-1917 was the first to reside there.⁷⁵ This followed the resignation of the first priest, Rev. William Souter, due to the 'tiring' distances he had to travel.



An early 20th c. photograph of the Lake Rowan Presbyterian Manse

71 Lake Rowan Township Map, in Symes, *Journey through the Parish of Karrabumet*, p.128-9.

72 Symes, p.1.

73 Symes, p.11.

74 Symes, p.28

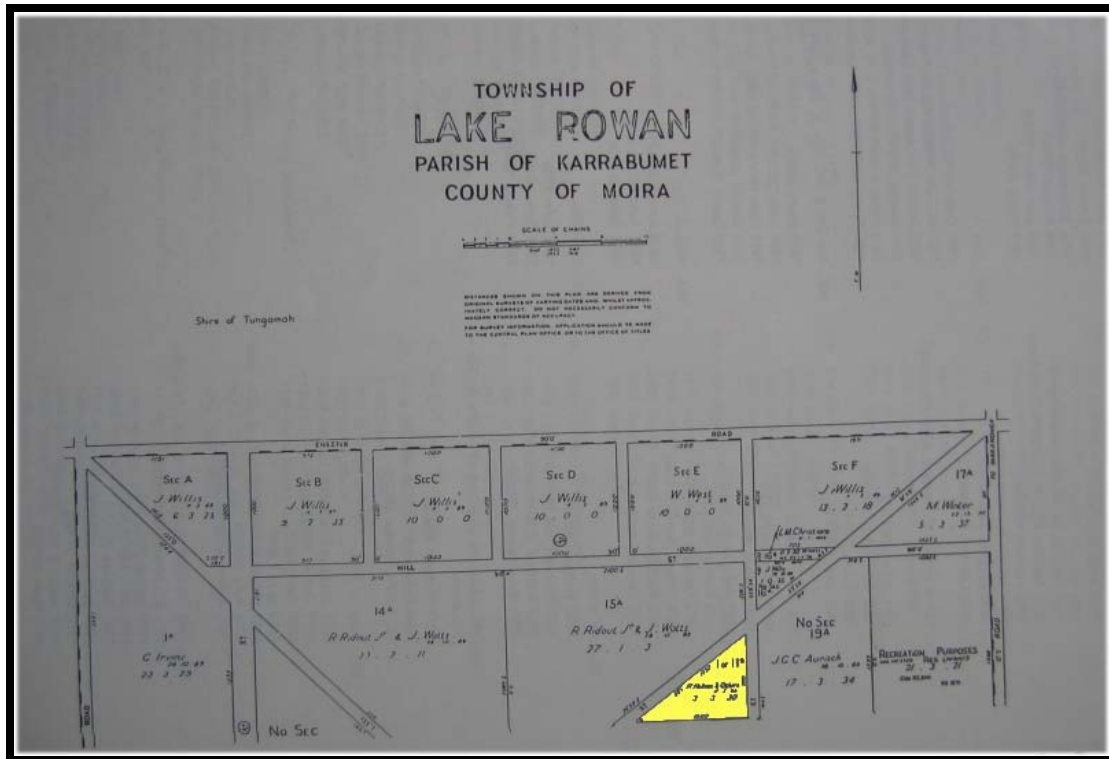
75 Symes, p.110.

MOIRA SHIRE STAGE TWO HERITAGE STUDY 2007
VOLUME THREE of Five: GROUP AND INDIVIDUALLY SIGNIFICANT PLACES

Source: Jacye Symes.

Description

The single storey Late Victorian style residence has a galvanised corrugated iron clad hipped roof with two symmetrically placed chimneys creating a picturesque form and skyline. The house has high ceilings and is encircled by a deep verandah.



Detail of Lake Rowan township map showing 73 Savage Street.

Source: Jacye Symes.

Statement of Significance

The former manse at 73 Savage Street Lake Rowan is aesthetically and historically significant on a local level as the first purpose built residence, representative of the Victorian era style, for the Presbyterian clergyman servicing the local Presbyterian community. It is associated with the history of the Presbyterian religious and cultural community in Lake Rowan, and with the colonial period in the development of Lake Rowan in the 1890s at a time of significant residential development and the development of cultural institutions. (AHC A.4, D 2)

39

Moneygall House 2823 Labuan Road Naringaningalook

DB 602



Moneygall House 2823 Labuan Road Naringaningalook

Source: Lorraine Huddle 2004.

Historical Statement:

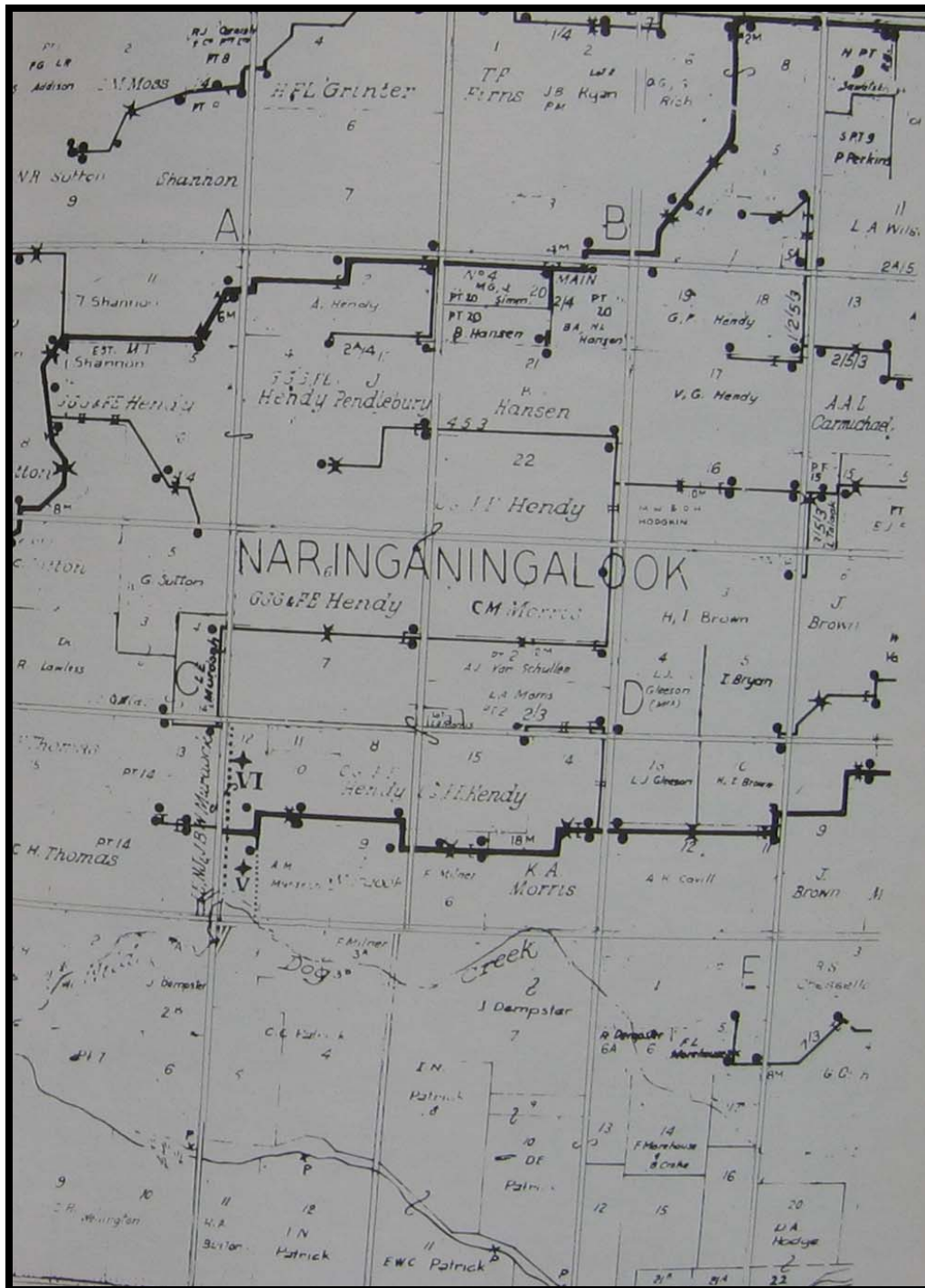
In 1878 the Naringaningalook area was an agricultural wheat growing region, with its most significant growth in the 1880s, with a Roman Catholic Church in 1883 and Presbyterian Church in 1884. By 1891 it opened a school of 37 pupils. Refer to the following map for land owners and allotments in the region.

Description

The single storey Victorian Italianate style residence has a galvanised corrugated iron clad hipped roof with two symmetrically placed chimneys creating a picturesque form and skyline. The house has high ceilings and is encircled by a deep verandah.

Statement of Significance:

The house at 2823 Labuan Rd. is aesthetically and historically significant on a local level as a representative example of the Victorian era style and for its association with the early agricultural development of the Naringaningalook area in the nineteenth century. (AHC A.4, E 1)



Naringaningalook showing land owners and allotments.
Source: Isobel Dobson (undated)

40

Former Wesleyan Manse & Exotic Trees, 3 Chapel Street, Nathalia DB 1043



Former Wesleyan Manse & Exotic Trees, 3 Chapel Street, Nathalia

Source: Lorraine Huddle 2004.

Historical Statement:

Located on one of the early allotments that were part of the 1879 town survey, and near the former Wesleyan Church in Bromley Street, it was built in 1882. During the rapid development and land sales of the late 1880s in anticipation of the opening of the railway line the population of the town fluctuated between 300 and 400 people. The opening of the railway in 1888 provided a much anticipated boom for the town. In April 1888 the *Nathalia Herald* announced that 'Anyone visiting our little township will be surprised at the number of buildings that are being erected and the character of these buildings proves at a glance that the days of the bark and log hut are passed.'⁷⁶ The Victorian/Federation timber house at 3 Chapel Street is among the early residences of Nathalia and was doubtless among the finer Victorian/Federation style residences constructed in the period.

Description

The picturesque asymmetrical form of the single storey timber house has a gabled room projecting forward with a separate verandah roof returning around the whole of the front elevation and part way along the north elevation. The hip and gable roof is clad in galvanised corrugated iron with corner decoration and the walls in timber weatherboards. The double hung timber window and door openings have side lights. The building is highly decorated with cast iron ridge decoration and finials and it is likely that the verandah also had cast iron decoration and posts. The chimney has strongly defined corbelling at the top. There are timber paired decorative eaves brackets and decorative timber gable end forming an imposing pediment. The fence is recent but appropriate. The manse has substantial setbacks in a garden and treed setting and is

⁷⁶ Hibbins, p.13.

an outstanding example of an elegant transition style residence between the architecture of the Victorian era and Federation era.



Statement of Significance:

The former manse at 3 Chapel Street is aesthetically and historically significant on a local level for its outstanding architectural design, its association with the Wesleyan Church and early residential development of Nathalia from 1880. (AHC A.4, D2, E1, H1)

41

Victorian House, 6 Church Street, Nathalia

DB 1050



Victorian House, 6 Church Street, Nathalia

Source: Lorraine Huddle 2004.

Historical Statement:

The Victorian era house at 6 Church Street is located on allotment 1 of Section 23 of the original town survey of Nathalia, and appears to have been first purchased for residential use in 1888.⁷⁷ This connects the house to the period of rapid development and land sales of the late 1880s. At this time, in anticipation of the opening of the railway line, the population of the town fluctuated between 300 and 400 people. The opening of the railway in 1888 provided a much anticipated boom for the town. In April 1888 the *Nathalia Herald* announced that 'Anyone visiting our little township will be surprised at the number of buildings that are being erected and the character of these buildings proves at a glance that the days of the bark and log hut are passed.'⁷⁸

Description

The single storey Victorian Italianate style residence has a corrugated iron clad hipped roof with two symmetrically placed corbelled chimneys creating a picturesque form and skyline. The brick house has high ceiling, deep eaves with paired decorative eaves brackets and is encircled by an elegant Regency style verandah with cast iron decoration.

Statement of Significance:

The house at 3 Chapel Street is aesthetically and historically significant on a local level for its association with the early residential development of Nathalia from 1880. (AHC A.4)

⁷⁷ Nathalia, Parish of Barwo Planning Scheme Map, *Nathalia's History in Print*, p.16.

⁷⁸ Hibbins, p.13.

42

Former Railway Hotel, Elizabeth & Richardson Streets, Nathalia DB 985



The Railway Hotel as it appeared c.1900. Note the young palm tree on the right corner of the building.
Source: Nathalia's History in Print (Nathalia Genealogical Group).

Historical Statement:

The former Railway hotel at Elizabeth and Richardson Streets opened in 1890.⁷⁹ The coming of the railway and location of the station nearby served as an impetus for the construction of a hotel on the site by Alexander Draper in 1890. The Draper family ran the hotel continuously for 35 years, until its sale in 1925.⁸⁰ It was 'partially burnt' by fire in 1966 and converted into flats.⁸¹

Description

The substantial two storey red brick building has a galvanised corrugated iron hipped roof and segmentally arched window and door openings with deep reveals. The lower floor has paired windows. The façade has decorative quoining at first floor level and pilasters at the ground level, formed in light coloured brickwork. The architectural integrity of this important building has been compromised by the 1966 alterations and the addition of a fire escape stair in the front elevation and the construction of a solid high fence, obscuring the façade. These are reversible. The small house shown above has been demolished and windows inserted

⁷⁹ Hibbins, p.110.

⁸⁰ Hibbins, p.179.

⁸¹ Hibbins, p.227; See also *Nathalia's History in Print*, p.81.

into the north elevation. This may have occurred while owned by the Draper family as the windows are typical of the Federation era.



Former Hotel and palm, Elizabeth & Richardson Streets, Nathalia
Note the high solid fence and fire escape stairs along the front and the segmentally arched windows of the north elevation. *Source: Lorraine Huddle 2004.*



Source: Lorraine Huddle 2004.

Statement of Significance:

The building and palms on the corner Elizabeth and Richardson Streets is aesthetically and historically significant at a local level as the landmark remains of the former Railway Hotel, one of Nathalia's main hotels during its lifetime, and particularly associated with the life of the railway and Draper family. (AHC A.4, E 1, H 1)

43

Masonic Lodge, 25 Gifford Street, Nathalia

DB 1035



Masonic Lodge, 25 Gifford Street, Nathalia

Source: Lorraine Huddle 2004.

Historical Statement:

The Masonic Lodge in Nathalia was first established as the Moira Lodge 155 in 1890, with its first meeting at the Railway Hotel.⁸² The Masonic Temple at 25 Gifford Street however was built in 1914.⁸³ Thus while the lodge is located within the original town survey of 1879, the present building is associated with a later period in the history of the town. Gifford Street was also initially known as Kostadt Street, after the major landowner as early settler north of Broken Creek.⁸⁴ The Freemasons were a significant cultural association in Nathalia, and it was natural that the consolidated fortunes of the town in the Federation period and the economic recovery from the lean years of the 1890s depression,⁸⁵ should find expression in the construction of a new Masonic Lodge as a meeting place for the order. New early ripening wheat, harvesting techniques, and high rainfall all contributed to the agricultural based prosperity of the town in the first decade of the twentieth century.⁸⁶

:

Description

The substantial red brick building with gable roofs clad in galvanised corrugated iron has an unpretentious symmetrical design. The front façade consists of a flat paired parapet concealing the gable roofs behind. The decoration of the exterior of the building is sparse, confined primarily to the classically based design of the front entry doorway. The blue paint, a symbolically significant colour, has been applied later, possibly in an attempt to make the façade more attractive. The toilet block addition has been built so close to the front façade that it has served to unbalance the symmetry of the original design., this was exacerbated painting it blue.

82 Hibbins, *Nathalia*, p.116.

83 Hibbins, p.165.

84 *Nathalia Herald in Print*, Planning Scheme Map.

85 Hibbins, p.144.

86 Hibbins, p.145-6.



Detail of Masonic Lodge Doorway showing the classical door way with Ionic pilasters supporting a stepped pediment, and leadlight windows with Masonic symbolism.

Source: Lorraine Huddle 2004.

Statement of Significance

The Masonic Lodge in Gifford Street is aesthetically, socially and historically significant on a local level for its Masonic symbolism in the exterior and interior decoration, its association with the development of cultural institutions in the Federation period, and socially significant for its continuing association with the Freemasons of Nathalia. (AHC A.4, G.1)



Victorian House, Nathalia - Numurkah Road, Nathalia
Red brick Victorian c 1890, house and garden / trees.

Source: Lorraine Huddle 2004.

Historical Statement:

Nathalia witnessed rapid development and land sales during the late 1880s in anticipation of the opening of the railway line. Around this time the population of the town fluctuated between 300 and 400 people. The opening of the railway in 1888 provided a much anticipated boom for the town. In April 1888 the *Nathalia Herald* announced that 'Anyone visiting our little township will be surprised at the number of buildings that are being erected and the character of these buildings proves at a glance that the days of the bark and log hut are passed.'⁸⁷

This development was not limited to the township itself, with homesteads such as the c.1890 Victorian house on the Nathalia-Numurkah Road testifying to the agricultural consolidation of the period that came with the improvement of transport infrastructure such as the railway, and with consolidation of the profits of the 1880s.

Description

The Victorian Italianate styled house is constructed of red bricks and has a hipped galvanised corrugated iron roof and verandah. The garden setting with exotic trees contributes to the picturesque setting.

Statement of Significance:

The house is aesthetically and historically significant on a local level as a representative example of a Victorian Italianate house in a picturesque setting and for its association with the period of rural residential and agricultural consolidation in Nathalia during the late 1880s immediately following the arrival of the railway. (AHC A.4, E 1)

⁸⁷ Hibbins, p.13.

45

Weatherboard House, 18 Richardson Street, Nathalia

DB 988



Weatherboard House, 18 Richardson Street, Nathalia

Source: Lorraine Huddle 2004.

Historical Statement:

The house at 18 Richardson Street, Nathalia owes its current location to the post war Soldier Settlement Scheme.⁸⁸ The land compulsorily acquired for this purpose was located north of the railway line, 'east from the Waaia Bearii road and west to Oakes Road.'⁸⁹ Unlike the surrounding houses in the area associated with the urban residential development of the town, the house was thus initially located in an agricultural setting in Nathalia's farming hinterlands.

As an agricultural town, the fortunes of Nathalia were inextricable from those of its farming communities, and the history of the town was particularly affected by droughts such as those of 1908. The federation period was overall one of steady consolidation rather than the rapid expansion of the late colonial period which preceded it.

Description

This large late federation style (c.1915) weatherboard house appears to be two separate houses. Perhaps a Victorian style house was moved to the rear of the property and the Federation style house attached to the front of it, with a side verandah being built to provide a visual and practical link. The rear section has a hipped roof and the main roof of the front section is also hipped but higher and there is a projecting gable wing, all of which are clad in galvanised corrugated iron.

Statement of Significance:

The house at 18 Richardson Street, Nathalia, is historically significant on a local level for its association with the agricultural development of Nathalia area in the early twentieth century. It is also associated, through its relocation in the 1940s to the postwar Soldier Settlement schemes which followed on the expansion of irrigation. (AHC A.4)

88 David McKenzie 2005.

89 Hibbins, p.203.

46

View of early tobacco industrial site, Richardson Street, Nathalia

DB 986



View of early industrial site, Richardson Street, Nathalia.

Source: Lorraine Huddle 2004.

Historical Statement:

The early industrial site at Richardson Street represents a complete industrial suite of buildings associated with the tobacco industry in Nathalia from the 1920s to 1960s, up to the time when the site was purchased by the Nathalia Historical Society.⁹⁰ Tobacco growing was first developed in Nathalia by F. Kneebone who set up a plantation in Harcourt Street in 1927 'in reaction to falling prices for standard farm produce'.⁹¹ Such was his success that by 1932 200 acres were devoted to tobacco by 27 farmers in the district and a Tobacco Growers Association branch was established. As earlier curing sheds were recorded as being of galvanised iron, such as those of the Perk Brothers of 1930⁹² the Richardson Street site is most likely that associated with the longest surviving tobacco growers, the Smith brothers. While the entire crop was lost to blue mould in 1934, the Smith brothers continued to set record Victorian prices for the crop from 1939 to 1950.⁹³ The Smith brothers expanded their site to include a new kiln purchased in 1972 but the local industry never fully recovered from the price crash of 1962, with the Smiths ceasing production in 1977 as the last tobacco growers in Nathalia. Tobacco growing was not only important as a primary industry, but also for its stimulation of construction and labour demands in the local economy, and later as a secondary industry with on site curing and grading facilities.

Description

The site is composed of a series of buildings, including a gable roofed and walled galvanised corrugated iron shed, a gable roofed barn with galvanised corrugated iron roof cladding and vertical slab wall cladding, a concrete (?) block tobacco kiln with galvanised corrugated iron roof and shed (boiler house?) beside it, and a red brick cottage (?) with chimneys. See figs on the following page.

Statement of Significance:

The early industrial site at Richardson Street is historically and scientifically significant on a local level through its association with an important agricultural and secondary industry in the area from the 1920s to the 1960s. (AHC A.4) It is also scientifically significant on a local level for the representative examples of construction methods and for its illustrative value of the tobacco curing process. (AHC C 2, F.1) It is socially significant on a local level for its association with the Nathalia Historical Society, which has also converted areas to local history purposes. (AHC G.1)

⁹⁰ Maureen Mannion 2005.

⁹¹ Hibbins, *Nathalia*, p. 187.

⁹² Hibbins, p.187.

⁹³ Hibbins, p.214, 246.

Enlarged views of early tobacco industrial site, Richardson Street, Nathalia.

Source: Lorraine Huddle 2004.

Red brick cottage (?)

Galvanised corrugated iron shed and vertical slab barn.

Concrete block (?) tobacco kiln with galvanised corrugated iron boiler (?) house.



47

Grotto & Presbytery, Robertson Street, Nathalia

DB 1041



Grotto & House, Robertson Street, Nathalia

Source: Lorraine Huddle 2004.

Historical Statement:

The Sacred Heart Parish was established in 1884, and the original presbytery built in 1885 on land purchased in 1883 on which the current presbytery, grotto and adjoining church now stand. The brick church was built in 1905, while the presbytery was built by order of Monsignor Mahony in the 1920s, replacing an older presbytery that dated to 1907.⁹⁴

The grotto was established by Fr Leo Lacey P.P., who was parish priest in 1974-8. Following his death in 1979 it was dedicated as a monument to Fr Lacey, for his interest in gardening: 'he spent one day each week in the church and presbytery grounds, planting and nurturing; watching things grow'.⁹⁵

Description

The single storey presbytery is a good representative example of the transition from the Federation (below the spouting level) and Bungalow style (roof form and materials) and is built of red brick walls with contrasting cement rendered chimneys, sill courses, columns and window heads. The hipped roof, which is clad in dark terra cotta tiles, extends to form a return verandah supported on red brick piers and cement rendered columns. The verticals axis double hung timber windows are an integral part of the design.

The statue of Mary was 'faced by a kneeler crafted by local red gum timber' while rocks from Dookie were used for the wall and arch.

Statement of Significance:

The Catholic Presbytery and grotto are aesthetically, historically and socially significant on a local level, as good representative examples of their design, (AHC D 2) and each for their association with a particular parish priest in the history of the local community, and for its connection with the development of the Roman Catholic community in Nathalia more generally. (AHC A.4) Through this continuing religious and cultural association they are also socially significant on a local level, the grotto in particular being the centre of Rosary Days for children from the 1970s. (AHC G.1)

⁹⁴ Theresa Williams, *St Mary's Church Nathalia*, 1992, p.15.

⁹⁵ Williams, p.55.

48

ALEXANDER MILLER HOMES

7-15 Callander Street , Numurkah

DB 511



Alexander Miller Homes 7-15 Callander Street. *Source: Lorraine Huddle 2004.*

Historical Statement:

Alexander Miller, after whom the 'homes for the needy' are named, was a significant businessman, storekeeper and philanthropist, 'well known for his many gifts and charity'⁹⁶ in the history of Numurkah. He purchased the Numurkah newsagent in 1907, and died in 1914. These homes were built in 1919 concurrently with 8 units in Rushworth, and 34 in Shepparton. Miller resided in Geelong and opened a drapery store there in the 1870s. Stores were also located in Benalla, Hamilton, Shepparton, Euroa, Numurkah, Rushworth and Echuca in that order.

The nine 'cottages for indigent aged people' in Collander Street were a part of A. Miller's bequest to the many towns in which he had done business during his trading career, and as such form part of a broader legacy in the area left by A. Miller. Trustees (including local people) are appointed to manage the homes in all locations. The Numurkah ones are in the same excellent condition as those in other towns and the original design, materials, colours and setting have been respected for over 85 years.

Description

The Bungalow Courtyard style design is by the eminent Geelong architects Laird and Buchan and these ones are identical to those in other towns. It was an innovative design in 1919 with the central lawn providing a peaceful focus around which the 9 cottages are grouped. Constructed of unpainted red brick with terra cotta tiled gable roofs with central stacks of stuccoed chimneys, they have cream coloured paired double hung timber windows. The low wire fence is appropriate and the whole complex has excellent integrity.

Statement of Significance:

The Alexander Miller Homes are aesthetically, historically and socially significant on a local level. They are aesthetically significant for the innovative Bungalow courtyard design and the only ones located in Moira Shire. (AHC D 2, E 1). They are historically significant for their association with Alexander Miller, a significant local entrepreneur and philanthropist in Numurkah and regional Victoria during the early twentieth century. (AHC H.1) The homes are also socially significant on a local level for their recognised association with the history of philanthropy in the area and an outstanding example of the longevity of buildings that are well designed, built and most importantly maintained. (AHC G.1)

⁹⁶ Bossence, p.257.

49

Concrete Silos (c.1940) Knox Street, Numurkah.

DB 521



Concrete Silos Knox Street Numurkah. *Source: Lorraine Huddle 2004.*

Historical Statement:

The concrete wheat silos at Numurkah formed part of a wave of wheat storage building throughout the region in the 1940s and as such are linked to technological and transport developments during the immediate postwar period as well as to the continuing development of agriculture in the area at the same time. The silos were also a significant part of the railway and transport infrastructure of Numurkah.

At this time the Numurkah area was also affected by Soldier Settlement schemes which boosted the population and farming production of the area further.

Statement of Significance:

The concrete wheat silos and associated extant infrastructure at Numurkah are aesthetically and historically significant on a local level for their association with the agricultural development of the area in the postwar period and their landmark quality in the townscape. (AHC A.4, E 1)

50

TOWN HALL (1938) Knox Street, Numurkah

DB 515



Town Hall, Numurkah, [ca. 1940-ca. 1960]

Source: State Library of Victoria. AN H32492/3281, IN: a35892

Historical Statement:

By 1930 the population of Numurkah had grown to about 1,400. While the population had grown slowly throughout the early twentieth century from the 1,174 population in 1901, there had long been demand for a larger public meeting space than that afforded by the now demolished Shire Hall of 1889. The new town hall was required with 'up to date seating for over 700 and supper seating for 200'⁹⁷. It cost £13,000, a large sum for the time, and was opened on 15 November 1938. The more recent extensions and office space towards the rear, were added in 1978.



Town Hall, Knox Street. Source: Lorraine Huddle 2004.

⁹⁷ Bossence, *Numurkah*, 1979.

Description

Designed in the Inter-War Functionalist style and influenced by the architecture of the Dutch modernist architect, Willam Dudok, it is a remarkable building for a small rural town in the late 1930s. It has plain surfaces of face brickwork contrasting with horizontal bands of windows, and vertical structural members, asymmetrical massing of common geometric shapes, low pitched roof, thin flat portico roof and minimalist decoration such as that seen in the words Town Hall. These are all characteristics of the style.

Statement of Significance:

The Numurkah Town Hall (1938) is aesthetically, historically and socially significant on a local level. It is aesthetically significant, inside and out, as a remarkable landmark building in the Inter-War Functionalist style which is rare in Moira Shire. (**AHC D 2, E 1**) It is historically significant for its association with the civic development of the town in the twentieth century, and with the steady growth of settled institutions in the town during the interwar period. (**AHC A.1**) It is socially significant on a local level for its ongoing association with the social life and events of the town and as such its history has been interwoven with the history of Numurkah since 1938. (**AHC G.1**)

51

Victorian Dining Room Former, Off Grey St, beside Broken Creek Numurkah. DB 102



Abandoned Band Room formerly the Dining room of the Railway Gate Hotel.

Source: Lorraine Huddle Pty Ltd Nov. 2003

Historical Statement:

Nathalia witnessed rapid development and land sales during the late 1880s in anticipation of the opening of the railway line. Around this time the population of the town fluctuated between 300 and 400 people. The opening of the railway in 1888 provided a much anticipated boom for the town. In April 1888 the *Nathalia Herald* announced that 'Anyone visiting our little township will be surprised at the number of buildings that are being erected and the character of these buildings proves at a glance that the days of the bark and log hut are passed.'⁹⁸

This development included hotels, including the Railway Gate Hotel. However, as motor vehicles reduced the demand for passenger travel by rail, the profitability of hotels relying on those customers diminished. It was common practice to relocate timber buildings throughout country Victoria, as the need arose. The former dining hall of the Railway Gate hotel was relocated for use by the band in Numurkah, until recently when it has been abandoned and is in danger of becoming derelict without a new use, possibly in a new location.

Description

The Victorian Italianate styled building is constructed of timber and has a hipped galvanised corrugated iron roof and verandah. Decorative features include the paired eaves brackets and timber column capitals. The cast iron decoration is missing from the verandah.

Statement of Significance:

The former Railway Gate Hotel dining room is aesthetically and historically significant on a local level as a representative example of a Victorian Italianate relocated building, and for its association with the period of growth associated with the railway in Numurkah during the late 1880s and immediately following the arrival of the railway. (AHC A.4, E 1)

⁹⁸ Hibbins, p.13.

52

House, 69 Knox Street, Numurkah

DB 891



69 Knox Street Numurkah. *Source: Lorraine Huddle 2004.*

Historical Statement:

The house at 69 Knox Street is situated on Section 15 of the 1918 Planning Scheme Map, on land owned at that time by J. A. Brown. This was Section XV of the 1878 town allotments map drawn up by Alfred Leahy, though it was not part of the original land sale, with the railway reserve subsequently cutting into much of that section. As a Federation era house, 69 Knox Street is associated with the c.1900 housing development of Numurkah following its first sustained period of high population and economic growth. The *Municipal Directory* of 1901 listed the population of Numurkah as 1,125, at the beginning of a relatively stable decade for Numurkah both in terms of population and economy.⁹⁹

Description

The asymmetrical timber house has a strong diagonal axis typical of the Federation style housing throughout Victoria. It is a large and elaborate example in Numurkah, clad in timber weatherboard walls and galvanised corrugated iron roofing. The highly picturesque design is created with the projecting gable wings, the high steeply pitched hipped roof sloping down to a gentle angled verandah either side of the projecting corner gable. The decorative finials, tall chimney, gable end fretwork and vents, and verandah fretwork enhance the picturesque qualities. The timber casement windows have been replaced with sliding aluminium windows from a different era

Statement of Significance:

The house at 69 Knox Street is aesthetically and historically significant on a local level as an elaborate and picturesque example of Federation era housing in Numurkah, associated with the housing development in Numurkah in the first decade of the twentieth century at a time of relative stability and consolidation for the town. (AHC A.4, D 2, E 1)

⁹⁹ Municipal Directory, 1901; Numurkah Planning Scheme Map 1918.

53

Victorian house, 7 Madeline Street, Numurkah

DB 574



Victorian house, 7 Madeline Street, Numurkah. *Source: Lorraine Huddle 2004*

Historical Statement:

The Victorian era house at 7 Madeline Street is an extant example of late nineteenth century residences in Numurkah and fairly unique as such in its immediate vicinity on towards the corner of the original 1876 town survey. This site was not however part of the first land sale in 1878 but was sold in subsequent allotment sales in the 1880s when it was purchased by George North. North was a significant early landowner in Numurkah, and was shown as the owner of both Sections 29 and 30 of the 1918 Planning Scheme Map.¹⁰⁰

Description

The single storey timber Victorian Italianate style residence has a galvanised corrugated iron clad hipped roof with two symmetrically placed chimneys creating a picturesque form and skyline. The house has high ceilings and is encircled by a deep veranda above which there are paired timber brackets. The verandah decoration is missing.

Statement of Significance:

The house at 7 Madeline Street. is aesthetically and historically significant on a local level as a representative example of an early timber Victorian Italianate style in Numurkah, and for its association with the residential development of Numurkah in the late nineteenth century during a time of marked and rapid expansion of the town in the wake of the opening of the railway in 1888.. (AHC A.4, E 1)

100 Planning Scheme Map 1918; Bossence 1979.

54

Victorian House, 10 McCaskill Street, Numurkah

DB 509



Victorian house, 10 McCaskill Street, Numurkah. *Source: Lorraine Huddle 2004*

Historical Statement:

The Victorian house at 10 McCaskill Street is situated in Section 1 of the 1918 Planning Scheme Map on land owned by one of the first landholders in Numurkah, Joseph Haynes, who purchased two neighbouring allotments.¹⁰¹

The Victorian house at 10 McCaskill Street thus dates from c.1880 when proper housing was introduced into Numurkah just ahead of the opening of the railway in 1881. From a population of 96 in 1881, Numurkah reached 1,011 over the next decade in 1891.¹⁰²

Description

The single storey brick Victorian Italianate style residence has a galvanised corrugated iron clad hipped roof with two symmetrically placed corbelled chimneys creating a picturesque form and skyline. The house has high ceilings and is encircled by a deep verandah. The verandah decoration is missing.

Statement of Significance:

The house at 10 McCaskill Street. is aesthetically and historically significant on a local level as a representative example of an early brick Victorian Italianate style in Numurkah,. and as one of its earliest residences, associated as it is with the earliest housing development in Numurkah along McCaskill Street, one of the town's oldest streets and residential areas. (AHC A.4, E 1)

101 Numurkah Planning Scheme Map 1918.

102 *Environmental History* 2004.

55

Victorian House, 16 McCaskill Street, Numurkah

DB 507



Victorian house, 16 McCaskill Street, Numurkah. Source: Lorraine Huddle 2004

Historical Statement:

The Victorian house at 16 McCaskill Street is situated in Section 4 of the 1918 Planning Scheme Map. Among the early landholders was S. McDonald. The Victorian house at 16 McCaskill Street dates from c.1880 when proper housing was introduced into Numurkah and the opening of the railway in 1881. From a population of 96 in 1881, Numurkah reached 1,011 over the next decade in 1891.¹⁰³

Description

The single storey timber Victorian Italianate style residence has a galvanised corrugated iron clad hipped roof with three tall corbelled chimneys creating a picturesque form and skyline. The house has high ceilings, although the pitch of the roof is unusually low for a house of this style and era. It is encircled by a deep veranda above which there are paired timber brackets. The verandah decoration is missing.

Statement of Significance:

The house at 16 McCaskill Street is aesthetically and historically significant on a local level as a representative example of an early timber Victorian Italianate style in Numurkah, and as one of its early residences, associated as it is with the earliest housing development in Numurkah along McCaskill Street, one of the town's oldest streets and residential areas. (AHC A.4, E 1

103 Numurkah Planning Scheme Map 1918; *Environmental History* 2004.

56

27 McCaskill Street (c.1918) Numurkah

DB 506



27 McCaskill Street, Source: Lorraine Huddle 2004

Historical Statement:

The timber house at 27 McCaskill Street is located on Section 32 of the Planning Scheme Map, which was not part of the original town survey, though it fell within the area defined by Leahy in 1876. It was thus the subject of later development, which shows in the more recent era houses on this side of McCaskill Street. In 1918 this house was owned by W. Lightfoot.¹⁰⁴

Description

The Federation era house is a typical example of the modest timber houses built in this era throughout Victoria. The window hood is intact but the verandah decoration is missing.

Statement of Significance:

The house at 27 McCaskill Street is historically significant on a local level as an example of early twentieth century era housing in Numurkah, associated with the housing development in Numurkah in the first decade of the twentieth century at a time of relative stability and consolidation for the town. (AHC A.4)

104 Planning Scheme Map 1918.

57

31 McCaskill Street (c.1918), Numurkah

DB 505



31 McCaskill Street, *Source: Lorraine Huddle 2004*

Historical Statement:

The federation era house at 31 McCaskill Street is located on Section 32 of the Planning Scheme Map, which was not part of the original town survey, though it fell within the area defined by Leahy in 1876. It was thus the subject of later development, which shows in the more recent era houses on this side of McCaskill Street. In 1918 this house was owned by B. Bradley.¹⁰⁵

Description

The single storey house is dominated by a steeply pitched broad gable roof in the Federation Bungalow style. It is particularly unusual in Numurkah and all of Moira Shire. The tall red brick corbelled chimneys contrast with the painted house with decorative finials and gable end.

Statement of Significance:

The house at 31 McCaskill Street is aesthetically and historically significant on a local level as an unusual example of a Federation Bungalow style, early twentieth century era housing in Numurkah, associated with the housing development in Numurkah in the first decade of the twentieth century at a time of relative stability and consolidation for the town. (AHC A.4, D 2)

105 Planning Scheme Map 1918.

58

Federation House, 43 McCaskill Street, Numurkah

DB 502



Federation house, 43 McCaskill Street, Numurkah. *Source: Lorraine Huddle 2004*

Historical Statement:

43 McCaskill Street is situated in Section 5 of the 1918 Planning Scheme Map on land owned by three principal early landholders in Numurkah; Oliver Dolphin (cordial manufacturer), Alfred Leahy (the town's original surveyor) and Peter McCaskill (the first person to take up residence in Numurkah). These three men purchased land in the south section of Melville and McCaskill Streets in the original 1878 land sale and took up Section 5 shortly thereafter, being shown as land owners on the final 1878 town allotment map.¹⁰⁶

The Federation era house at 43 McCaskill Street however dates to a later period c. 1900, when the land was nonetheless continuously owned by the original landholders. The *Municipal Directory* of 1901 listed the population of Numurkah as 1,125 at the beginning of a relatively stable decade for Numurkah both in terms of population and economy, making the house relatively rare as a Federation era residence in the older McCaskill Street area.¹⁰⁷

Description

The single storey asymmetrical Federation style house is clad in timber weatherboards and galvanised corrugated iron roof, with decorative strapping and vents in the projecting gable ends, window hoods and finials on the steeply pitched hip and gablet central roof.

Statement of Significance:

The house at 46 McCaskill Street is aesthetically and historically significant on a local level as an unusual example of Federation era housing in Numurkah, associated with the housing development in Numurkah in the first decade of the twentieth century at a time of relative stability and consolidation for the town. (AHC A.4, D 2)

106 Planning Scheme Map 1918; Bossence 1979.

107 Municipal Directory 1901.

59

Victorian House, 46 McCaskill Street, Numurkah

DB 500



Victorian house, 46 McCaskill Street, Numurkah. *Source: Lorraine Huddle 2004*

Historical Statement:

The Victorian house at 46 McCaskill Street is situated in Section 5 of the 1918 Planning Scheme Map on land owned by three principal early landholders in Numurkah; Oliver Dolphin (cordial manufacturer), Alfred Leahy (the town's original surveyor) and Peter McCaskill (the first person to take up residence in Numurkah). These three men purchased land in the south section of Melville and McCaskill Streets in the original 1878 land sale and took up Section 5 shortly thereafter, being shown as land owners on the final 1878 town allotment map.¹⁰⁸

The Victorian house at 46 McCaskill Street thus would have been among those residences rented out by Numurkah's landholders in the 1880s to take advantage of the demand for housing following the opening of the railway in 1881. From a population of 96 in 1881, Numurkah reached 1,011 over the next decade in 1891.¹⁰⁹

Description

The single storey timber Victorian Italianate style residence has a hipped roof with two symmetrically placed corbelled chimneys creating a picturesque form and skyline. The house has high ceilings and is encircled by a deep verandah above which are decorative eaves bracket. The elegant hipped verandah has intact verandah decoration, one of the few in Numurkah. A recent but most appropriate low picket fence enhances the setting.

Statement of Significance:

The house at 46 McCaskill Street. is aesthetically and historically significant on a local level as a representative example of an early Victorian Italianate style in Numurkah, and as one of its earliest residences, associated as it is with the earliest housing development in Numurkah along McCaskill Street, one of the town's oldest streets and residential areas. (AHC A.4, D 2, E 1)

108 Numurkah Planning Scheme Map 1918; Bossence 1979.

109 Environmental History 2004.

60

Riverland Factory (c.1907), McDonald Street Numurkah.

DB 524



Riverland Factory, McDonald Street. *Source: Lorraine Huddle 2004.*

Historical Statement:

The Riverland Oils factory was originally the Numurkah Butter Factory, established in 1907, though there have been several remodellings and additions to the site since that time. P. W. Heyman purchased the site of three blocks, with 189 ft frontage on McDonald Street for Messrs Holdenson and Nielson. The factory was a significant player in the development of secondary industry in the area, with its opening marked by a banquet of 300 people in 1907. The factory was later purchased by Ibis, and in 1978 the building was transformed into an oil crushing plant for Riverland Oils, who have occupied the site since that time.¹¹⁰

Description

The site has a complex of industrial and office buildings built and altered as the industrial processes changed. Assessment by an industrial archaeologist is advised.

Statement of Significance:

The Riverland Oils factory building is historically and scientifically significant on a local level as the original home of the Numurkah Butter factory (1907) and as an ongoing site of secondary industry throughout the history of the town from that time. It is associated with the development of secondary production in Numurkah in the early twentieth century onwards. (AHC A.4, C 2)

110 Bossence, *Numurkah*, 1979, p.104-5.

61

Victorian House, 29 McDonald Street, Numurkah

DB 527



Victorian house, McDonald Street, Numurkah. *Source: Lorraine Huddle 2004*

Historical Statement:

Lot 2 of Section 8 (1918 Planning Scheme Map) was owned by George A. Evans. The section was Section VIII of the original 1875 town survey by Alfred Leahy, though these township lots were sold in land sales subsequent to the first in 1878. The Victorian house at 29 McDonald Street thus dates to c.1880 when the town experienced a significant demand for housing and a population boom following the opening of the railway in 1881. From a population of 96 in 1881, Numurkah reached 1,011 over the next decade in 1891, increasing demand for housing and land proximate to the station such as in McDonald Street.¹¹¹

Description

The single storey timber gable roofed house is a typical example of a modest sized mid Victorian style building. The steep roof is clad in galvanised corrugated iron as is the skillion verandah. The setting of the house with deep side setbacks and garden behind a low picket fence is equally as important as the house itself.

Statement of Significance:

The house at 29 McDonald Street is aesthetically and historically significant on a local level as an example of a modest mid Victorian housing in Numurkah, associated as it is with the early housing development and population boom of the town following the opening of the railway in the 1880s. (AHC A.4, E 1)

111 Planning Scheme Map 1918; Environmental History 2004.

62

Timber House, 11 McGregor Street, Numurkah

DB 567



Timber House, 11 McGregor Street, *Source: Lorraine Huddle 2004*

Historical Statement:

The timber house at 11 McGregor Street is located outside of the original 1876 town survey and naturally dates to a later but significant period in the history of Numurkah, after the town expanded northwards from the late 1880s and 1890s onwards. The land was among that selected by John Gray who sold off his selection into residential allotments at considerable profit.¹¹²

Description

The symmetrical single storey house has an unusual pyramidal roof form which extends down to create a deep and shady verandah encircling the house. It is clad in short sheet galvanised corrugated iron and is the most dominant part of the design. The chimney is barely visible from the street.

Statement of Significance:

The house at 11 McGregor Street is aesthetically and historically significant on a local level as an example of Federation era housing in Numurkah, associated with the housing development in Numurkah at the turn of the twentieth century at a time of relative stability and consolidation for the town. (AHC A.4, E 1)

112 Bossence 1979.

63

Victorian House, 76 Meiklejohn Street, Numurkah

DB 838



Left :Victorian Italianate house, 76 Meiklejohn Street, Numurkah.
Right: Unpainted identical chimneys on 197 Melville St house. *Source: Lorraine Huddle 2004*

Historical Statement:

The Victorian era house at 76 Meiklejohn Street was one of three houses owned by Cuthbert Corke on Section 9 of the 1918 Planning Scheme Map. While this side of Meiklejohn Street was not part of the first land sale of 1878, it was part of the original 1876 town survey and during the early part of the 1880s was one of three significant streets in Numurkah. While the town was often criticised for the meanness of its accommodation in the 1880s, by the 1890s, Meiklejohn was thought of as one of the town's prettiest streets.

Description

The symmetrical single storey Victorian Italianate style residence has a slate clad hipped roof with two double symmetrically placed corbelled chimneys creating a picturesque form and skyline. It sits within a garden located in the substantial front and side setbacks. It is very important to maintain the view of sky and trees around and behind this house, as this displays the picturesque quality which would be lost with any structure visible from behind it. The house has high ceilings, deep eaves with decorative eaves brackets and is encircled by an elegant verandah with (missing) cast iron decoration. It is an elaborate house, evidenced by the patterned slate roof, with a Victorian doorway with sidelights, flanked on each side with large double hung timber windows also with sidelights. The patterned slate roof is extremely rare, particularly on a house in Moira Shire. The paired chimneys are also rare, but similar ones in their original unpainted state, can be seen in another c 1890s, Victorian house at 197 Melville Street Numurkah.

Statement of Significance.

The house at 76 Meiklejohn Street is aesthetically and historically significant on a local level as one of Numurkah's most elaborate extant Victorian era weatherboard houses, and as such is associated with the residential development of the town in the late nineteenth century when Meiklejohn Street was one of the main streets in Numurkah and the demand for housing was high in the wake of the arrival of the railway in 1888. (AHC A.4, D 2)



Former Coxon's Foundry. *Source: Lorraine Huddle 2004.*

Historical Statement:

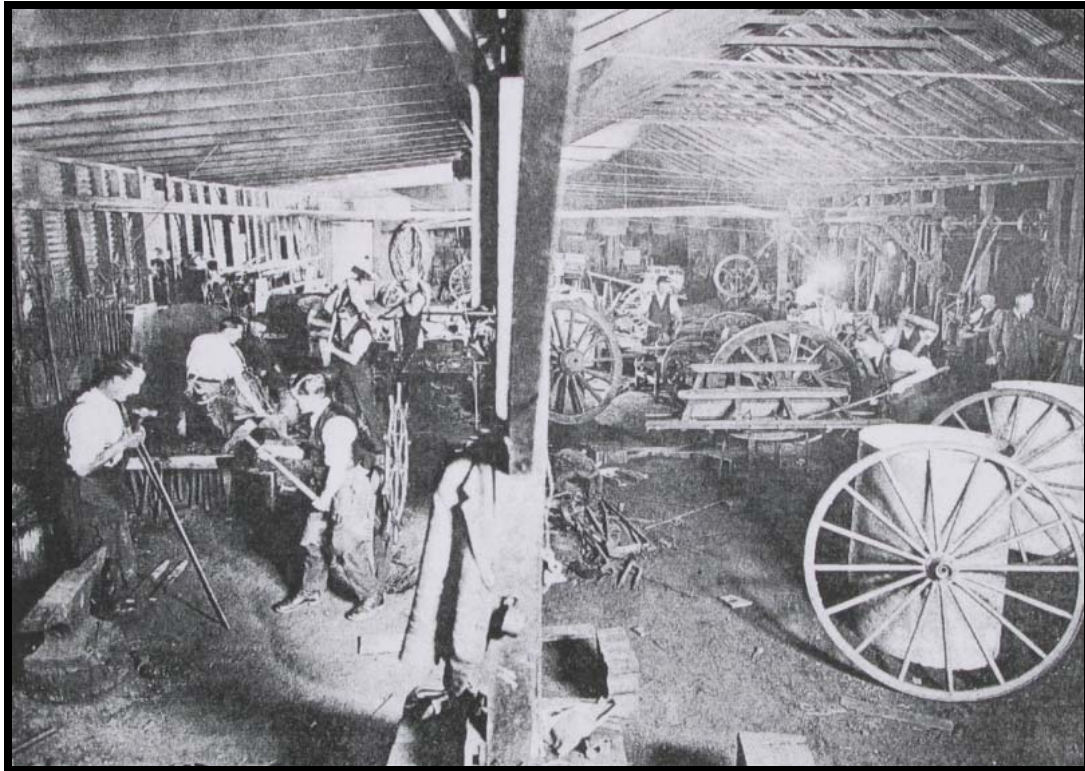
The former Coxon's Foundry building was built between 1882 and 1888 and was originally the premises of the House Brothers blacksmiths.¹¹³ The demand for blacksmiths was high in the 1880s and 1890s as rapidly intensifying farming and settlement created an increasing demand for agricultural implements, which were produced on site. The 'large building suitable for the blacksmiths trade' was completed in 1882 and a second forge added in 1888. In the 1890s the foundry was a major employer in Numurkah, with 25 employees and

a room was provided adjacent to the factory for about 15 boys to sleep in, which became a very fine night school where many tall stories were told ... passers by would stand amazed to look in at the open door and see the blaze of light from eight forges and the sound of anvils could be heard all over the town.¹¹⁴

Edward Coxon, as part of Messrs Coxon and Gourlay, purchased the foundry in 1894. E. Coxon was a significant figure in the early history of the area and henceforth an important figure in the secondary industry of Numurkah.

113 Bossence, p. 58, 71, 142.

114 Bossence, p.143.



Interior of Coxon's Foundry in 1922. *Source: Bossence 196*

Description

The building has been altered since it was constructed over 100 years ago, as is the case with most buildings that are adapted to new uses. However, its overall form and materials of galvanised corrugated iron wall and roof cladding is strongly characteristic of the early building,

Statement of Significance:

The former Coxon's foundry is historically and scientifically significant on a local level for its association with the early development of secondary industry in the town, and with the period of rapid agricultural expansion in the 1880s and 1890s and has a strong presumption of archaeological research potential. It is also associated with the life and work of Edward Coxon, who was a prominent manufacturer and entrepreneur in the area. (AHC A.4, C 2, H.1)

65

Former Doctor's Residence (1882) 22 Melville Street, Numurkah

DB 477



Victorian house 1882, 22 Melville Street Numurkah. *Source: Lorraine Huddle 2004*

Historical Statement:

This house has been associated with Numurkah's doctors, Dr M. U. O'Sullivan who arrived in the town in 1881 and departed in 1886, and Dr Harbison who is recorded as moving into a Melville Street residence in 1886.¹¹⁵ Earlier, in 1882, Dr O'Sullivan similarly had taken up residence in Melville Street, with the *Numurkah Standard* reporting on 3 November 1882 that 'in Melville Street the new residence of Dr O'Sullivan is nearly finished, and a very imposing structure it is.'¹¹⁶

The 1880s were a period of particular growth for Numurkah, following the opening of the railway in 1881. From a population of 96 in 1881, Numurkah reached 1,011 over the next decade in 1891, increasing demand for housing, health and urban services.

Description

The single storey Victorian era house is constructed of red brickwork with contrasting cream bricks to form decorative patterns under the eaves, at the wall angles and window hoods. The shallow hipped roof is clad in corrugated iron and there are several stuccoed and corbelled chimneys which are an important part of the design. The Victorian ear verandah has been altered several times, once in the interwar period with a solid brick balustrade and piers and c 1940s with infill windows. The low picket fence is later but appropriate.

Statement of Significance:

The former doctor's residence in Melville Street is aesthetically and historically significant on a local level for its biochrome brick Victorian design and the only house remaining in the heart of the Numurkah commercial and civic centre and for its association with the early provision of health services in Numurkah during a major period of population growth in the 1880s. (AHC A.4, D 2) As a residence it is also associated with the housing boom in Numurkah at this time and an example of late Victorian working residences

115 Bossence, p.287; *Numurkah Standard*, 3 December 1885.

116 *Numurkah Standard*, 3 November 1882.

66

197 Melville Street Numurkah

DB 898



Victorian House, 197 Melville Street, Source: Lorraine Huddle 2004

Historical statement:

The Victorian era house at 197 Melville Street is located in Section 37 of the town planning scheme, on the southern end of the original town survey of 1876, though the site was not among those sold at the first land sale in 1878.¹¹⁷

Description

The symmetrical single storey Victorian Italianate style residence has a corrugated iron clad hipped roof with two double symmetrically placed corbelled chimneys creating a picturesque form and skyline. It sits within a garden located in the substantial front and side setbacks. It is very important to maintain the view of sky and trees around and behind this house, as this displays the picturesque quality which would be lost with a any structure visible from behind it. The timber house has high ceilings, deep eaves with decorative eaves brackets and is encircled by an elegant verandah with (missing) cast iron decoration. The paired chimneys are also rare, but similar ones can be seen in another c 1890s, Victorian house at 76 Meiklejohn Street Numurkah.

Statement of Significance:

The house at 197 Melville Street is historically significant on a local level as an early timber weatherboard Victorian era house associated with the residential development of Numurkah in the late nineteenth century during a time of marked and rapid expansion of the town in the wake of the opening of the railway in 1888. (AHC A.4)

117 Numurkah Town Planning Scheme Map 1918.



201 (?) Melville Street, Numurkah.
Source: Lorraine Huddle 2004

Historical Statement:

On the southern boundary of the Numurkah township, in section XXXVII of the 1875 township allotment map. According to the 1918 Town Planning Scheme Map, this allotment (10 of 37) was first purchased by Jane Mallock in 1886.¹¹⁸ The house has formerly been known as 'Lakeview' and 'Dubuque'. The house was built by J C Trengrove for his family in 1887 and has been occupied by the Trengrove family

The township of Numurkah was surveyed and proclaimed in 1875 by Alfred Leahy. Numurkah's main period of early growth was from 1881 when the railway opened. From a population of just 96 in 1881, Numurkah reached a staggering 1,011 by 1891.¹¹⁹

118 Numurkah Planning Scheme Map 1918.

119 See Bossence, *Numurkah*, p.61, 76.

Description

A Rustic Gothic styled single storey gable roofed house built of handmade bricks, and tuck pointed. The five gable ends have finials and decoratively carved bargeboards and the roof is clad with galvanised corrugated iron. There are eight corbelled chimneys. The windows either side of the chimney in the side gable end are narrow and round arched. The verandahs have cast iron decoration and the floors are tiled. Internally, the walls are plastered, floors are of softwood and the ceilings are of Wunderlich Metal (very ornate and painted). One verandah was converted to a sleepout in 1936, two extra rooms built in 1900 and another built in 1945.¹²⁰ The fine tuck pointed brickwork has been painted white, which would be revealed if removed chemically.

The large side and front setbacks behind a low hedge and fence is important for the picturesque qualities of this house.

Statement of Significance:

The house at 201 Melville Street is aesthetically and historically significant on a local level as a rare and exquisite example of a Rustic Gothic styled house in Moira Shire, and one of the nineteenth century residences associated with the rapid residential development of the 1880s in the decade following the arrival of the railway and a period of significant growth in the history of Numurkah. (AHC A 4, D 2. E 1)

¹²⁰ National Estate Register and National Trust Register

68

3 Quinn Street, Numurkah

DB 558



3 Quinn Street Numurkah Source: Lorraine Huddle Pty Ltd 2004

Historical Statement:

The land at 3 Quinn Street was owned by John Hardy in 1918, who owned land on both Sections 4 and 32 of the 1918 Planning Scheme Map, both properties along Quinn Street. The house most likely dates to this period, in the early twentieth century, and may also be associated with the Bible Christian parsonage which stood in Quinn Street, adjoining the site of the well on the corner of Gray and Quinn Streets whence most of the town's water was drawn until 1887.¹²¹

Description

The Federation Bungalow style single storey house has wide gables roofs which extend to form skillion verandahs, with paired timber posts. The apex of the gable ends have decorative strap work and there is a miniature version of these to delineate the entrance to the house. The roof is clad in tiles, which may be a later alteration.

Statement of Significance:

The house at 3 Quinn Street is aesthetically and historically significant on a local level as a large and distinctive example of a Federation Bungalow house in Numurkah, and its role with the Bible Christian parsonage and it is associated with the housing development in Numurkah in the first decade of the twentieth century at a time of relative stability and consolidation for the town. (AHC A.4, D 2.,)

121 Bossence; *Environmental History*; Numurkah Planning Scheme Map 1918.