

TUNGAMAH TOWN CENTRE PRECINCT

Contents

SUPPORTING DOCUMENTATION

Tungamah Town Centre PRECINCT

LOCATION	170
• Precinct Boundaries and Map	170
HISTORICAL BACKGROUND	171
• List of Culturally Significant Places	171
• Historical Context	172
PHYSICAL DESCRIPTION	176
• Urban Design, Views and Foci	176
• Culturally Significant Places	178
STATEMENT OF CULTURAL SIGNIFICANCE	188
References:	190
Appendix Photo List of culturally significant places in the precinct	

TUNGAMAH TOWN CENTRE PRECINCT

LOCATION

Precinct Boundaries And Map

The Tungamah Town Centre heritage precinct is located astride the central strip of Barr Street, centered geographically on the intersection between Barr and Middleton Street. Significant places face each side of Barr Street from south of Boosey Creek to Tower Street in the north, and both sides of Middleton Street from Barr Street to include the Boyd Street intersection. The north side of Spry Street has several significant places, mainly residential, as well as the west side of Bernot Street. The boundaries seek to protect the individual places and their context.

Refer to the map in Fig 1 for the boundary details.

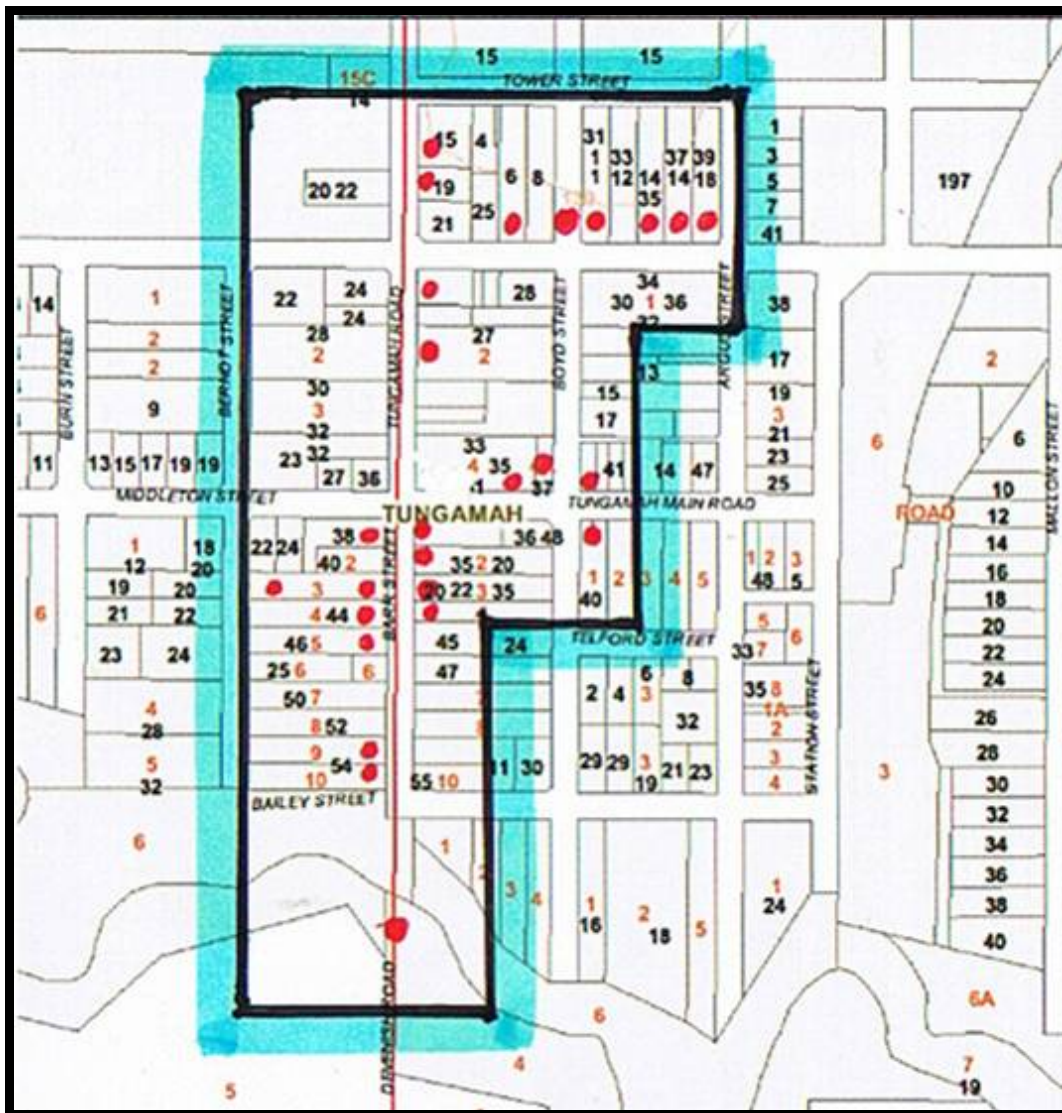


Fig. 1 Map of Tungamah TownCentre Precinct with location of 26 significant places marked with red dots.
Refer to the photo list of these places in the appendix.

TUNGAMAH TOWN CENTRE PRECINCT

HISTORICAL BACKGROUND

Table One: List of Culturally Significant Places, their location , database number and historical context. Source Lorraine Huddle Pty Ltd 2006.

<i>Period</i>	<i>Associated Historical Themes</i>	<i>Date of places</i>	<i>Extant places within the Tungamah Town Centre Precinct.</i>	<i>Location</i>
Victorian 1880s to 1900	Early agricultural development; Expansion of Primary production and commercial concerns. The township of Tungamah was surveyed and proclaimed in 1875. 1883 a wooden bridge replaced the ford and makeshift footbridge over Boosey Creek. Development of local institutions. Infrastructure: Railways open 1886. Water Reticulation in Middleton St 1888; Barr St 1982.	C1870s	Slab House (relocated to this site)	Berndt St, behind MI Hall Barr St.
		1882	Haebich's Cottage, former Butcher.	35 Barr Street
		1883	Phillips ? store , Mifka's cottage and bakery	46 Barr Street
		1887	Tungamah (Costigan's) General Store	37-43 Barr Street
		1889	Masonic Hall	39-41 Middleton St
		1889	Former Post Office	37 Middleton Street
		1891	Tungamah Hotel	38 Barr Street
		1890	Former Chemist	35 Middleton St
		c1890	Timber Cottage (Formerly Saunders House)	54 Barr Street
		c1890s	Exotic street trees. (Elms?) Timber Houses	19 Barr Street 23 Barr Street 27 Barr Street 44 Barr Street 31 Middleton St 27? Spry Street 31? Spry Street 35? Spry Street 37? Spry Street 39? Spry Street
Federation c1900s- c1914		1901	Former Fire Brigade	40 ? Middleton St
		1909	Monash Concrete Water Tower	Tower and Spry Sts
		c1910	Howden Cottage	54A Barr Streett
Interwar c1914- c30s	East Goulburn Irrigation Scheme	1919	War Memorial Obelisk	33 Barr Street
		1929	Concrete Bridge	Boosey Creek
		1930	Mechanics Institute	42 Barr Street

TUNGAMAH TOWN CENTRE PRECINCT

HISTORICAL CONTEXT¹

The location of the precinct is historically significant as the earliest centre of the township of Tungamah. The importance of this location has been continuous since the first township survey in 1875. The area along Barr Street, south of Middleton Street was set aside for commercial allotments, while those to the north were residential. The area has also been of ongoing heritage interest, with a Barr Street heritage precinct proposed by the 1983 *Tungamah Central Area Conservation Study*² which at that time identified the area on the southern side of the Middleton Street intersection as a key heritage area and the most significant heritage town in the former Shire of Tungamah. Since the National Trust survey of the township, and subsequent 1983 conservation study, several of the significant buildings then identified have been demolished or greatly altered, thus the integrity and significance of the Tungamah heritage area has been severely compromised. The remaining significant buildings are now even more important as they are even rarer examples of the halcyon days of Tungamah and form part of the core of the township civic and commercial heritage precinct.

The surveyed town plan of Tungamah shows allotments on both sides of the creek however little development occurred south of the creek and the earliest town land sales from 1875 were at the south end of Barr Street on the north bank of the creek.

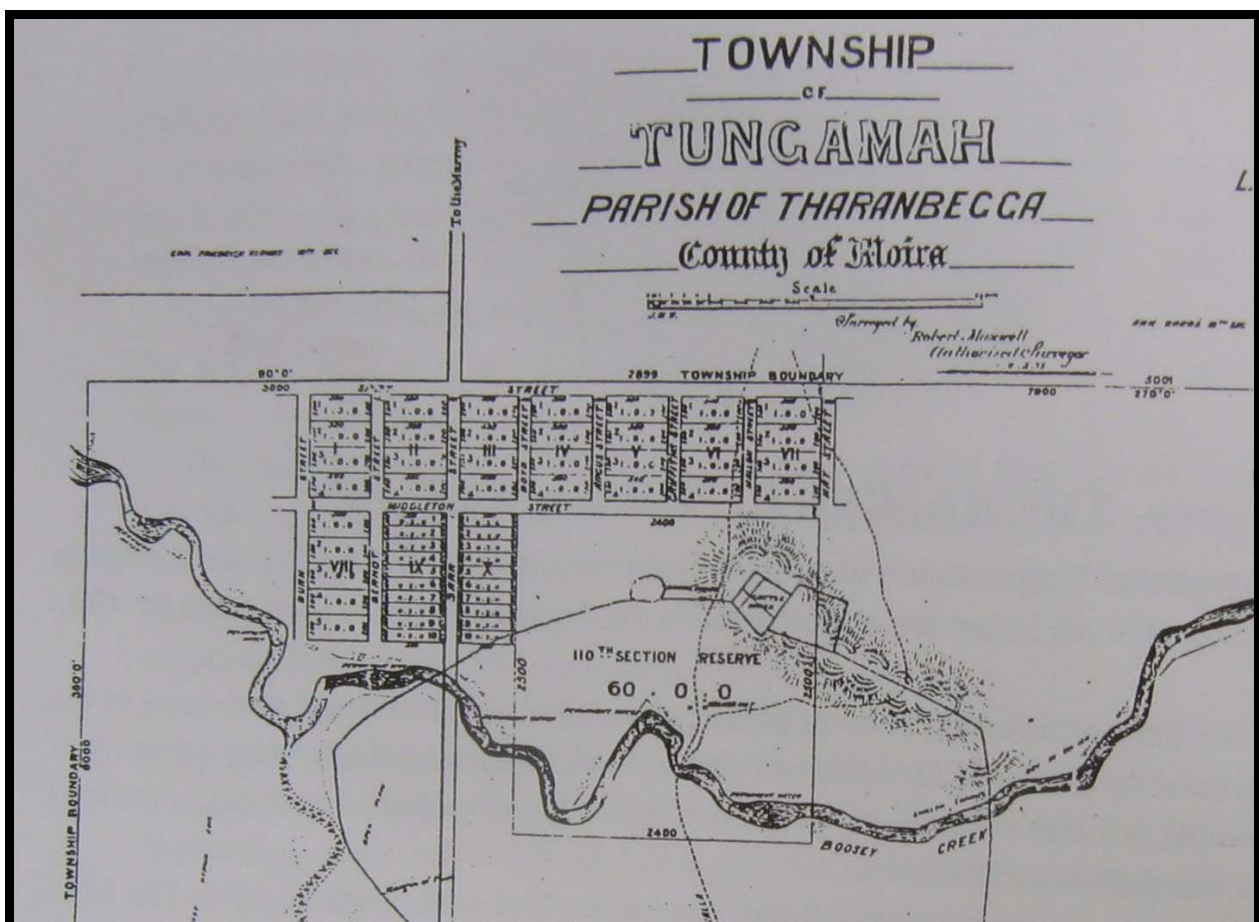


Fig 2. Tungamah 1875 Town Survey Map. Source: Campbell 2002

TUNGAMAH TOWN CENTRE PRECINCT

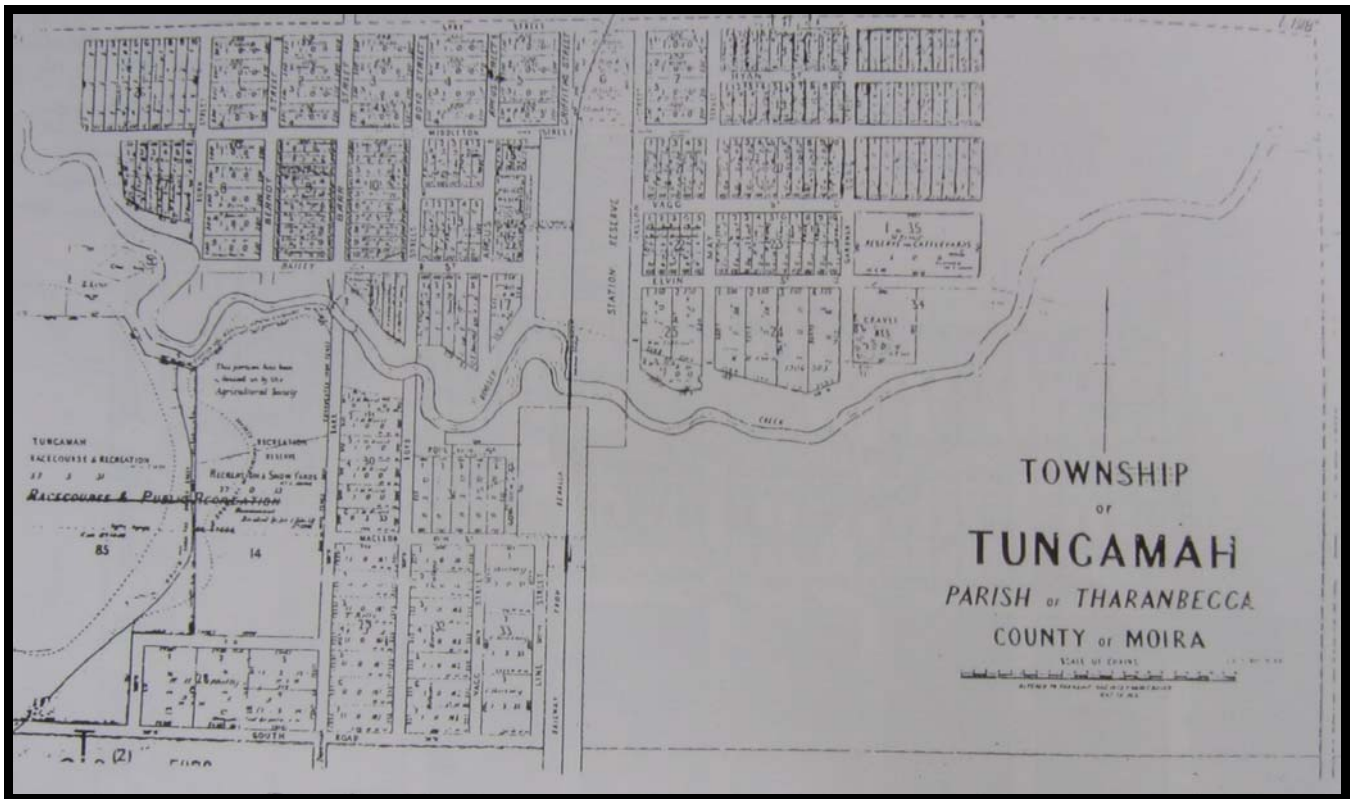


Fig 3. Tungamah town allotments in 1885, just ten years after the first town survey.

Source: Campbell 2002.

Main periods of historical development

The township of Tungamah was surveyed by Robert Maxwell and proclaimed in 1875. (See Fig 2 Map). The Tungamah Town Centre heritage precinct was the heart of this original township and the first town allotments were those sold along Barr Street south of Middleton Street.³

In 1883 a wooden bridge replaced the ford and makeshift footbridge over Boosey Creek in Barr Street. The railway opened between St James via Tungamah to Yarrowonga in 1886, though it has been suggested that unlike larger towns, this 'served to attract people away from Tungamah rather than to it'.⁴ Nonetheless, despite a longer term decline over the next century, the peak population in the town occurred during the period from the opening of the railway line in 1886, and in 1893 when the Shire of Tungamah was established: with further population figures being 408 (1891), 393 (1901), 376 (1933), 271 (1961) and 305 (1996).⁵ The *Municipal Directory* indicates a particularly rapid growth in population from 250 in 1887 to between 500 and 600 residents in 1889.⁶ A 1911 lithograph shows a clay hole, bricks, and hut on land owned by E. Kyne west of the ford on the south side of the creek. Local bricks from kilns north and south of the creek were used for the construction of buildings in the town including the 1885 Victoria Hotel (demolished), Post Office, former National Bank (demolished), Masonic Hall, Court House, and the three churches on the hill.⁷

TUNGAMAH TOWN CENTRE PRECINCT

It was nearly 100 years later, between 1977 and 1994 that the town experienced another building boom, with 78 new homes,⁸ mainly outside of the town centre, though the rush of new construction would also leave its mark, with the demolition of some old buildings to make way particularly for new residences.



Fig 4 Above: Tungamah streetscape c.1895: Western side of Barr Street looking north. Note The two storey Victoria Hotel has been demolished since the 1983 heritage study. The historic street gutters, gas lamps and exotic trees have been removed. Source: Campbell 2002

Fig 5. Inset: 1885 Victoria Hotel. 51 Barr Street in 1984. Note: with cast iron verandah missing, Source John Collins, slv accession Number: H98.251/2244 Image Number: jc016949

The late 1880s and early 1890s were the colonial zenith of Tungamah, and most of its surviving historic places date to that period. The population peak around that time of 600 residents also compelled the construction of Tungamah's early public buildings and amenities, such as the post office (1889), court house (1890) and Masonic Lodge (1888). Significant commercial buildings such as the present Tungamah Hotel (1891), former chemist store (c1890) and Tungamah Store (1889) also date to this period. The Tungamah Hotel is the last surviving hotel out of the three that were trading in the town in 1903, and of six operating in 1886. A small number of timber and corrugated iron shops and houses also testify to the colonial past of Tungamah. Furthermore, three substantial brick churches were also constructed in the late 1880s and are located outside this precinct on the hill nearby.

TUNGAMAH TOWN CENTRE PRECINCT

TUNGAMAH (36° 5' S. lat., 146° 0' E. long.) is a post town, with telegraph station, savings bank and money-order office, in the county of Moira, shire Tungamah, and electoral district of Benalla and Yarrawonga, on the Boosey Creek, 149½ miles NE. of Melbourne, and a railway station on the line from Benalla to Yarrawonga; fares, 26s. 7d. and 17s. 9d. It is in the shire of Tungamah, and the shire hall is here; the Tungamah Water Trust also conducts its business here. Hotels: Tungamah, Royal, and Commercial. There are branches of the Bank of Australasia and National Bank, Masonic and Oddfellows lodges, Anglican, Presbyterian, Bible Christian, and Roman Catholic churches, State school, butter factory, court-house, with excellent police quarters, a mechanics' institute and free library of 500 vols., a Caledonian Society and Agricultural Society's show grounds with commodious and elegant grand stand. Town is lighted with kerosene. The water-supply is by reticulation from Boosey Creek. Tungamah is surrounded by a large grain-growing district. There are in the shire 114,502 acres under tillage, 80,592 wheat, 10,784 wheaten and 491 oats hay, 3,739 malting barley. Shire area 602 square miles; 1,357 dwellings, 1,948 ratepayers on book, 1s. rate net annual value of rateable property £64,764. Fruit growing and drying are successful industries. Population, 400; of shire 5,600. Local newspapers: the *Tungamah Express* and *Moira Independent*, published on Thursday.

Fig 6. Entry from the *Australian Handbook* 1903.
Source: Monash University

TUNGAMAH TOWN CENTRE PRECINCT

PHYSICAL DESCRIPTION⁹

URBAN DESIGN, VIEWS AND FOCI

The area is characterized by the original rectangular allotment configuration with buildings sited parallel to, and in the case of commercial buildings, the street boundary. Some of the posted verandahs, as seen in Fig 4, have survived but some were most likely removed in the 1960s, during the State wide push to make the streets more car-friendly, arguably at the expense of pedestrian comfort.



Fig 7 Aesthetically important view of the SE corner Middleton and Barr Streets showing the War Memorial Obelisk, front and side elevations and mass of Haebich's 1882 cottage and Costigan's 1887 Store. Source: Lorraine Huddle Pty Ltd. 2005.

Much of the historic streetscape dates from culturally significant eras of the late nineteenth and early twentieth century. This is confined to the buildings, infrastructure such as the water tower and bridge and subdivision layout of streets and allotments and some views of these. The streetscape engineering infrastructure such as the road surface, kerbs, gutters, footpaths date from recent decades. The significant views are towards the dominant two storey buildings and other aesthetically important places such as the bridge over Boosey Creek, the Masonic Hall and War Memorial.

TUNGAMAH TOWN CENTRE PRECINCT



Fig. 8 Aesthetically important exotic trees provide shade and relieve the harshness of the hard surfaces of the asphalt, kerb and channel of the roadway – remnants in some of the streets of the town’s nineteenth century streetscape beautification program as seen in the 1895 photograph in Fig 4. Source: Lorraine Huddle Pty Ltd 2004.



Fig. 9 Aesthetically important rear view of the Tungamah Hotel shows the form and immense size of the well constructed red brick two storey building with hipped roofs clad in galvanised corrugated iron and surrounded on two sides by a red brick parapet and red brick chimneys. Red brick and galvanised roof outbuildings are an important part of the place. Another important characteristic feature is the picturesque skyline, with sky behind (rather than other buildings as seen in Melbourne) and spacious grounds.

Source: Lorraine Huddle Pty Ltd. 2005

TUNGAMAH TOWN CENTRE PRECINCT

CULTURALLY SIGNIFICANT PLACES

The Tungamah Town Centre Precinct contains numerous significant sites associated with the heritage of Tungamah. These can primarily be divided into infrastructure, commercial, civic and community structures. These are indicated by a red dot in Fig 1, and a complete photo list is at the end of this section, however, several principal examples are included in further detail below:

Some of the sites have a good to excellent degree of integrity while a few have poor integrity however, most have good to fair integrity. The condition of most of the places is excellent to good.

Infrastructure



Fig 10 1929 Bridge over Boosey Creek, DB 110 Tungamah, View north along Barr St.Source: Loraine Huddle 2004.

Like many towns in colonial Victoria, Tungamah faced serious transportation problems with the state of the roads being a particular complaint throughout the 1880s and early 1890s. In 1891 the issue seemed to reach a crescendo over the roads 'deplorable in wet weather' particularly due to the poor drainage caused by earth cut drains that filled quickly with 'filthy, stagnant water'.¹⁰ The sandstone gutters in Barr Street were laid to alleviate this drainage problem. The crossing of Boosey Creek at Barr Street was done by a ford previous to the first wooden bridge in 1883. The present bridge however replaced the old bridge in 1929.¹¹

Water towers were a major addition to the water infrastructure of the Shire, with towers at Yarrawonga (1886), Numurkah and Nathalia (1888) and a group of water towers designed by John Monash (1909) around Tungamah and St James. The Tungamah water tower dates from 26th October 2006.

By 1891 the towns of Yarrawonga and Tungamah also had a reticulated water supply through the Yarrawonga Shire Waterworks Trust. Most towns had to rely on creeks, wells and carted water for many years and did not receive reticulated water supplies until the twentieth century with Cobram celebrating the opening of their town supply in 1906 and more remote areas such as Barmah waiting until 1963.



Fig 11. 1909 Monash Concrete Water Tower, DB 660 Tower/Spry Sts, Tungamah Source: Lorraine Huddle 2004.

TUNGAMAH TOWN CENTRE PRECINCT

Memorials

War Memorial Granite Obelisk. (1919)

DB 106



Fig 12 War Memorial Obelisk, Tungamah, Corner Barr and Middleton. Source: Lorraine Huddle Pty Ltd. 2005

During the Great War of 1914-18 Tungamah lost 24 men, a significant loss to a small community. The War Memorial on the corner of Barr and Middleton streets is one of several, but the most prominent, war memorial in Tungamah. The land was donated by the Haebich brothers who owned the adjoining butcher, and the aesthetically fine granite monument was funded through popular subscription.¹² The names of those killed in the war were inscribed on the obelisk with the Latin inscription 'dulce et decorum est pro patria mori', and a plaque added for the eight local servicemen lost in the Second World War of 1939-45.¹³



Fig. 13 Crowds attend the dedication ceremony on 19 August 1919. Source: Campbell 2002

TUNGAMAH TOWN CENTRE PRECINCT

Tungamah Mechanics Institute Soldiers Memorial Hall, Barr St (1930) DB 107



Fig 14. Tungamah Mechanics Institute Soldiers Memorial Hall, 42 Barr St (1930)
Source: Lorraine Huddle 2004

The institution of the Mechanics Institute has been an important civic, cultural and educational feature of Tungamah since the first Mechanics Institute opened in 1883 on the present site. The old building was demolished in 1929 and the present architecturally good inter-war Bungalow styled building constructed by H. Stewart in the following year.¹⁴ In 1937 the supper room was widened and the hall dedicated by the local R.S.L. sub-branch as the Soldiers Memorial Mechanics Institute. The Mechanics Institute has been a centre of the cultural and social life of Tungamah throughout its history, from balls and banquets, to the showing of films from the 1930s.



Fig 15 The Soldiers Memorial Mechanics Institute, with Film Screening details on bill board.
Source: Campbell 2002.

TUNGAMAH TOWN CENTRE PRECINCT



Fig 16 Former Post Office, 37 Middleton Street, Tungamah, cnr NW Middleton Street. DB 105
Source: Lorraine Huddle 2004.

The architecturally fine Federation styled post office on Middleton Street was built in 1889,¹⁵ replacing an earlier post office. It is an excellent example of the detailed decorative and picturesque qualities of this style of architecture. The postal service was established in 1880 and a telegraph service was added in 1884. It served as a post office until 1968 when the town's postal status was downgraded and the postmistress relocated to the inferior weatherboard building in Barr Street.¹⁶



Fig. 17 Tungamah Post Office, gas light, exotic street tree, and picket fence. c. early 1900s
Note the striped verandah and window hood colours.

TUNGAMAH TOWN CENTRE PRECINCT



Fig 18 1889 Masonic Hall, Tungamah, 39-41 Middleton Street, cnr Boyd St. DB 50
Source: Lorraine Huddle 2004.

The architecturally important Tungamah Masonic Hall (Lodge No. 109) is one of Tungamah's main public buildings associated with the development of civic and cultural institutions. The Freemasons were present in Tungamah from the earliest history of the township and in 1886 eleven members petitioned for a meeting place.¹⁷ While earlier meetings of the freemasons were held at various locations around town, the Masonic Hall was finally built in 1889. The Lodge enjoyed a membership of 94 in 1953. While membership may have been an exclusively Protestant affair in Tungamah, Freemasonry is non sectarian organization.¹⁸ Significant restoration work was carried out on the west wall in 1981 'omitting the original architrave and sill detailing of the original lunettes'¹⁹ however the building is otherwise unchanged and well preserved as 'one of the important historical attractions of the township'.²⁰



Fig 19 Former 1901 Fire Station and exotic street trees, 40 ? Middleton Street Tungamah. DB 665
Source: Lorraine Huddle 2005

The Tungamah Urban Fire Brigade was established in 1891 following a potentially disastrous fire in the town. The first fire station was built on a separate site in 1892. The building on the corner of Middleton and Boyd streets however is connected to the Federation era, built in 1901, and perhaps the 'heyday' of the Tungamah Fire Brigade when it was known as 'the Illustrious Tungamah Brigade' for its run of success at the Geelong, Ballarat and Bendigo Demonstrations during the period 1902-1907.²¹ The building is greatly altered but retains some historical and social significance.

TUNGAMAH TOWN CENTRE PRECINCT



Figs 20 & 21 1891 Tungamah Hotel. 38 Barr St and Middleton St, Tungamah DB 52
Detail cast iron verandah valance. Source: Lorraine Huddle 2004.



Tungamah was home to no less than six hotels in 1886.²² George Christian owned this allotment by 1878 and the first Tungamah Hotel, a timber building, was erected on the present site by 1881, and as such was the town's earliest hotel site. The present building was built during 1890-91 after a fire destroyed the previous structure. George Christian was the owner,²³ the architect was Edward Bensing of Nagambie and the builder James Cook of Winton.²⁴ The *Moirra Independent* described the new hotel, with 'cemented parapet 11 feet high' and 'spacious balcony 10'6" wide with a beautiful iron railing the whole length of the building facing Barr and Middleton Streets'.²⁵ Its 34 rooms included entry hall, two dining rooms, kitchen, semi-circular bar and parlour, a private bar, billiards room, club room and cellar. The *Tungamah and Lake Rowan Express* described the hotel as 'a noble structure ... furnished in the best style with no expense spared by Mr Christian' with speaking tubes in some of the upstairs bedrooms connected to the parlour.²⁶ Among the significant meetings held at the hotel was the early Yarrawonga Shire council in the billiards room.²⁷

In 1969, after the closing of other hotels in Tungamah under local option and Licenses Reduction Board decisions, the Tungamah Hotel was threatened with closure by the Liquor Control Commission. In a marker of the hotel's importance to the local community, a significant number of residents and people associated with the town formed a company to rescue the hotel and ran it until its sale in 1977 once the hotel returned to a profitable concern²⁸. It has high integrity with the exception of the added steel verandah posts, window shutters, illuminated signs, and painted tuck pointed bricks.

TUNGAMAH TOWN CENTRE PRECINCT



Fig 22 c1887 Tungamah (Costigan's) Store, 37 Barr Street Tungamah. DB 652
Source: Lorraine Huddle 2004.

Tungamah has had a number of significant general stores, many of which ran concurrently, since the first general store was opened in 1880 in Barr Street.²⁹ The 1983 Tungamah Conservation Study identified at least three main stores, of which the present Tungamah Store is the sole recognisable survivor. The store has been formerly known as 'The Big Store' in the early twentieth century, and until 2002 as B. & G. Costigan's store.

The present building was built c. 1887 following a fire in that year. William Fleming was the owner and the first occupier was Mr Louis Luth who was storekeeper until 1890.³⁰ A photograph of the store from the 1890s shows signage on the parapet in Ionic lettering, and also shows significant preservation in the shop front. (Picture Below). The store has also operated continuously throughout the history of Tungamah, with the Costigans associated with the store between 1966 and 2002.

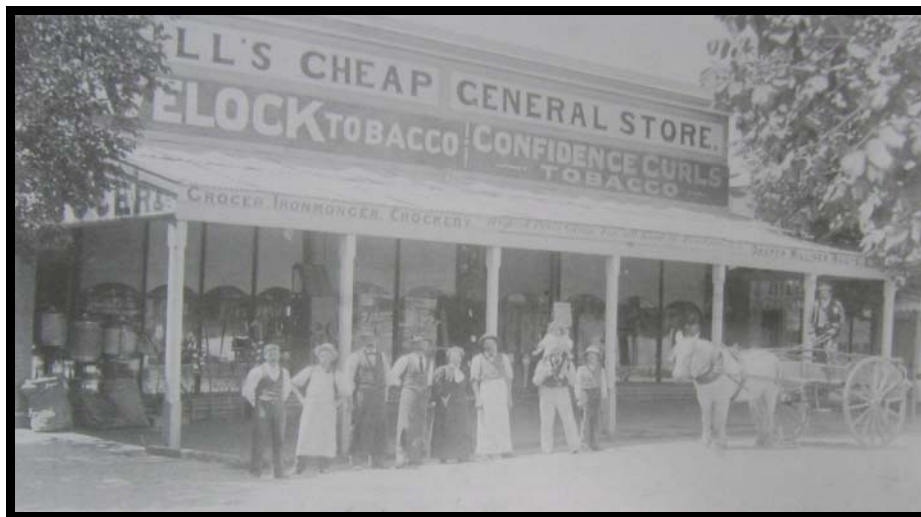


Fig 23 Mr A. Hill's General Store photographed c. 1895 with exotic street trees. Note the extensive plate glass windows. Source: Tungamah Museum/ Campbell 2002

TUNGAMAH TOWN CENTRE PRECINCT

The Classically styled building has a rendered façade which is well proportioned and highly decorative. It is surmounted by a fine parapet with balusters and raised arched tympanum. The parapet has some urns remaining on top. It is an excellent and elaborate example of a late Victorian era shop.



Fig 24 & 25 1890 Former Chemist Shop, 35 Middleton Street Tungamah. DB 104. Detail of parapet.
Source: Lorraine Huddle 2004.

This shop was built in 1890 by John Fell, a significant figure in the early commercial development of Tungamah. The building is a rare example in Tungamah of late Victorian brick commercial construction and facade, with an ornamental parapet including mortar and pestle insignia denoting its original function as a chemist.³¹ The shop served as a chemist throughout the rest of the colonial and federation periods. In 1915 Thomas Hayes converted the shop into a bakery, which purpose it served until 1970, making it Tungamah's 'last surviving bakery'.³² In 1976 the shop was converted into a private residence.



TUNGAMAH TOWN CENTRE PRECINCT

HOUSES

A notable feature of the precinct is a number of timber houses some of which have regularly also served commercial purposes in the central area of Barr Street. These are in various states of preservation. Two good examples of significant timber colonial era houses of Tungamah in the Barr Street commercial area are the timber cottage on the west side, and 'Haebich's cottage' on Barr Street. It has a main gable roof with skillion extension at the rear and a skillion verandah at the front, to the street boundary. The roof is clad in galvanised iron and there are two chimneys on the south side. This scale, design, materials and form of this house creates a picturesque historic view on entry to the town over the bridge.



Fig 26 . c1890 Saunders Timber Cottage, west side 54 Barr Street, Tungamah DB 109

Source: Lorraine Huddle 2004.

The timber cottage on the west side of Barr Street was built c. 1890 by market gardener Mr Griffin as a residence.³³ Railway employee William Murray lived there in the early 1900s, Pat Mulguiney in the 1920s, and Lucy Saunders for a 42 year period between 1940 and 1982.



Fig 27. 1882 Haebich's Cottage Barr Street Tungamah DB 651. Note the building has an important rear extension.
Fig 7 .

Source: Lorraine Huddle 2004.

'Haebich's Cottage' was built in 1882 by the town's early butchers Messrs Fell and Foster, who operated their business out of the shop together until 1887 when John Fell continued alone.³⁴ The premises were advertised as 'John Fell, Wholesale and Retail Butcher' in 1891. The rear of the building may have operated as a boarding house, with timber lodging rooms and an inner court. The other half of this building may have stood where the War Memorial now stands.³⁵ In 1912 the butchery was sold to Messrs A. E. and W. Haebich, whence the popular name of the cottage is derived, as their family was associated with the business until 1966 when it was sold to Frank Oset. It stopped trading in 1986 and hence became a private residence.³⁶

TUNGAMAH TOWN CENTRE PRECINCT

The early timber slab hut, which has been relocated to the rear of the Tungamah Mechanics Institute is a reminder of the earliest form of housing in the district. The 1984 project marked the 150th Anniversary of the State of Victoria and it is an interesting contrast to the concurrent demolition of other authentic heritage buildings identified in the 1983 study.



Figs 28 & 29 Slab hut with hand hewn nails reconstructed on land at the rear of the Mechanics Institute.
Source: Lorraine Huddle 2005.

There are several other historic houses which date from the heydays of Tungamah. Some are more substantial in size, and most are located outside the core commercial areas of Barr and Middleton streets.



Fig 30. 29 Barr Street. A c1890s example of a elaborate and substantial late Victorian residence in the precinct.

Source: Lorraine Huddle 2005.

TUNGAMAH TOWN CENTRE PRECINCT

STATEMENT OF CULTURAL SIGNIFICANCE³⁷

Tungamah Town Centre Precinct

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

The Tungamah Town Centre Precinct is culturally significant on a local level as the commercial, civic and residential centre of Tungamah from the earliest days of the township. The zenith of the town is represented by places from the colonial period in the late Victorian era.

The **Tungamah Town Centre Precinct** is **aesthetically significant** at the **LOCAL** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the development of the town between the 1880s and early 1900s. It is a stylistic mix of predominantly Victorian, and a few Federation and inter war architectural styles that have been built and maintained throughout most of the precinct. These qualities include red brick, vertical galvanised corrugated iron, or timber weatherboard wall construction, hipped or gabled galvanised corrugated iron roof forms, one storey and some two storey heights, timber of hard plaster decorative parapets, posted verandahs, picturesque skylines created by the pitched rooflines with chimneys and parapets, and accented by a backdrop of sky forming a picturesque streetscape.

The area is enhanced by several architecturally fine buildings and monuments such as the Mechanics' Institute Hall, the two storey Tungamah Hotel, War Memorial, Masonic Hall, former Chemist, former Post Office, views along Barr, Middleton, Spry and rear views to the Barr Street buildings from Berndt Street and modest timber Victorian era houses particularly in Barr and Spry Streets..

The **Tungamah Town Centre Precinct** is **historically and socially significant** on a **LOCAL** level. (AHC A.4, G.1, H.1) It is strongly associated with the major periods of the development of the township of Tungamah since European settlement, particularly the late Victorian era. It contains sites and structures that are socially and historically significant on a local level, through their association with all these aspects of the development of Tungamah and in some cases through their association with particular events and individuals that played an important role in the history of the town.

Commercial Sites – Victorian Era

The Tungamah Hotel (1891 DB52) is aesthetically, historically and socially significant on a local level as the only surviving hotel in Tungamah. It is particularly associated with the rapid growth and development of the town in the late nineteenth century. (AHC A.4) It is socially significant on a local level as its history is publicly recognised for being interwoven with the history of Tungamah since 1891. (AHC G.1) It is aesthetically significant as a fine representative example of a late Victorian style hotel with cast iron verandahs and the only example of such a large, impressive, and architecturally accomplished commercial building remaining in the town. (AHC D 2, F1, G 1)

The Tungamah (Costigan's) store (1887 DB652) is aesthetically and historically significant on a local level as the last surviving early store in Tungamah associated with the period of rapid growth and commercial development in the late nineteenth century, and continuously associated with the commercial history of the town since that time. (AHC A.4) This significance is compounded by the high level of preservation interior and exterior fabric of the timber shop. Another, smaller timber place is the 1883 Phillips (?) store (DB 108) opposite which also makes an important contribution to the commercial context of the precinct.

The former chemist and bakery (1890 DB104) is aesthetically and historically significant on a local level as an early chemist and a surviving commercial Victorian shop from the 1890s. (AHC A.4 D 2, F1)) It is a

TUNGAMAH TOWN CENTRE PRECINCT

unique example in Tungamah of late Victorian ornamental brick shops.

Haebich's cottage and butchery (1882) and Mrs Mifka's cottage and bakery in Barr Street (DB 651, 655) are historically significant on a local level as the earliest reminders of the modest commercial development of the town in the colonial period. (AHC A.4)

Civic and Cultural Sites – Victorian Era

The Masonic Hall (1889 DB50) is aesthetically and historically significant on a local level as one of Tungamah's main historic landmarks, associated with the development of cultural institutions in the colonial era and particularly interwoven with the history of the Freemasons in the area throughout the history of Tungamah since 1889. As such it is also socially significant on a local level. (AHC A.4, G.1)

The tuck pointed building is architecturally significant for its interior and exterior design and details. (AHC D 2, E 1).

The former Post Office building in Middleton Street (1889 DB105) is aesthetically and historically significant on a local level as the oldest extant post office in Tungamah, associated with the development of urban services and communication in the 1880s, and servicing the town into the post war period until 1968. (AHC A.4). It is a fine example of a Late Victorian/Federation era Post Office and Residence and is significant for its exterior and interior design and details. (AHC D 2, E 1, G 1)

Twentieth Century Sites

The former fire brigade (1901 DB665) is historically significant on a local level as one of the few buildings in the precinct, associated with the development of the urban fire brigade service during a particularly successful period. (AHC A.4)

Tungamah lost 24 men, a significant loss to a small community. The War Memorial is aesthetically and historically and socially significant on a local level as the most prominent, war memorial in Tungamah. Funded through popular subscription on land donated for the purpose it was built to Honour the 24 Tungamah men lost in WWI. (AHC, A4, D 2, E 1, F 1, H 1, G 1)

The Mechanics Institute (1930 DB107) is aesthetically, historically and socially significant on a local level for its association with the development of cultural and educational institutions in Tungamah, particularly during the interwar period and thereafter. (AHC A.4, C 2). As such it is also socially significant on a local level for its ongoing use for community events and recognised cultural and educational value to the local community and as a memorial to those who served in WW2. (AHC G.1). It is aesthetically significant as an intact inter war bungalow period hall typical of the era and a major streetscape focal point. (AHC D 2, E 1).

The **Tungamah Town Centre Precinct is scientifically significant on a LOCAL level** (AHC C2, F1). The materials and workmanship in the significant structures, including the concrete bridge and water tower, are technically important and increasingly rare examples in Tungamah.

Overall, the Tungamah Town Centre Precinct is culturally significant at the LOCAL level.

TUNGAMAH TOWN CENTRE PRECINCT

- 1 Incorporating material from *Moira Shire Thematic Environmental History*. Sources: VMD, 1994, p. 649; Watson, *Forgotten Towns*, p. 347; *Vision and Realisation*, Vol. 3. pp. 799, 866-7; VMD, various years - see Appendix A; Gazetteer of Australian Cities; Wise's Victoria Post Office Directory 1884-1885, 1888-1889; Bossence, Baragwanath, Pam, *If The Walls Could Speak : A Social History of the Mechanics' Institutes of Victoria*, Mechanics Institute Inc., Windsor, 2000, p. 221; Challinger, *Historic Court Houses of Victoria*, p. 147; Clark, Ian & Heydon, Toby, *Aboriginal Placenames of Victoria*, Database on CD-Rom, Victorian Aboriginal Corporation for Languages, Melbourne, 2002.
- 2 A. Ward and G. Butler, *Tungamah Central Area Conservation Study* 1983. Refer to this document for measured drawings and other architectural details and some historical notes regarding some existing and some demolished buildings.
- 3 Colin Campbell, *Just about Tungamah: A brief history of the township 1875-2002*, 2002, p.2.
- 4 Ward & Butler, p.1.
- 5 Ward & Butler, p.1.
- 6 See also Campbell, p.6.
- 7 Environmental History
- 8 Campbell, p.6.
- 9 A. Ward and G. Butler, *Tungamah Central Area Conservation Study* 1983. Refer to this document for measured drawings and other architectural details of some existing and some demolished buildings.
- 10 Dunlop, p.135.
- 11 Campbell, p.7.
- 12 Campbell, p.35.
- 13 Dunlop, p.130.
- 14 Campbell, p.23.
- 15 Campbell, p.18. Note that the 1983 Conservation Study suggests the building dates to 1909. Alan Dunlop (1978) corroborates the 1889 date.
- 16 Campbell, p.19.
- 17 Campbell, p.43.
- 18 Campbell, p.45.
- 19 Ward & Butler, p.32.
- 20 Campbell, p.44.
- 21 Dunlop, p.143.
- 22 Campbell, p.52.
- 23 Campbell, p.53.
- 24 Ward & Butler, p.5.
- 25 *Moira Independent*, 26 March 1891.
- 26 A. Dunlop, *Wide Horizons* (1978) p.137.
- 27 Ward & Butler, p.5.
- 28 Campbell, p.54.
- 29 Campbell, p.58.
- 30 Campbell, p.58; Ward & Butler, p.17.
- 31 Ward & Butler (1983), p.25; Campbell (2002), p.66.
- 32 Campbell, p.55.
- 33 Ward & Butler, p.36.
- 34 Campbell, p.67.
- 35 Ward & Butler, p.23.
- 36 Campbell, p.67.
- 37 Definitions used are from the Burra Charter 1999; historical themes relate to the Principal Australian Themes – Australian Heritage Commission; criteria for Locally Significant places are from the Australian Heritage Commission and in the case of State Significant places, from Heritage Victoria; levels of significance used are State and Local, which directly relate to the two legislative authorities who administer the protection of heritage places, the State Government and Local Government respectively