
City of Ballarat Heritage Assessments



Sebastopol

Prepared By

Dr David Rowe, Authentic Heritage Services Pty Ltd
& Wendy Jacobs, Architect & Heritage Consultant

September 2013

Updated April 2016

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Commissioned & Funded by

City of Ballarat

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**Dr David Rowe, Authentic Heritage Services Pty Ltd
&
Wendy Jacobs: Architect & Heritage Consultant**

Support Staff:

Pam Jennings, Authentic Heritage Services Pty Ltd

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Cover Photo: 'Blythewood Grange', Grant Street, Sebastopol, c.1880. Source: Sebastopol Historical Society.

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Executive Summary

1.0 Introduction

The City of Ballarat commissioned Dr David Rowe, Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant in June 2013, to assess three post contact European heritage places at Sebastopol for their heritage value. A draft of the project was provided to the City of Ballarat for comment in July 2013. In April 2016, at the request of the City of Ballarat, an aerial image showing the locations of the significant trees at the former St. Joseph's Orphanage, Sebastopol, was added to the heritage assessment.

This Report provides details about the methodology, significance assessment, criteria and thresholds adopted and also gives recommendations for implementing the study results. The places assessed are as follows (the assessments are given as Appendix 6.01):

1. Yuille Cairn, 37 Vickers Street, Sebastopol (& the property at 28-32 Bala Street, Sebastopol).
2. Former St. Joseph's Orphanage, 208-240 Grant Street, Sebastopol.
3. Cornish Row Heritage Precinct, 363-377 Albert Street (& 10 Docwra Street), Sebastopol (review and update of a precinct assessment completed by Context Pty Ltd in the 'Sebastopol Heritage Study Stage 2' in 2012).

2.0 Project Brief

The Project Brief supplied to the consultants on 1 May 2013 included the following:

1. **Review and update the existing citations and statements of significance** for:
 - HO142 (St. Joseph's Boys Home, Grant Street) that is currently devoid of details so would require a full Stage 2 assessment and preparation of citation and curtilage mapping at 208-240 Grant Street, Sebastopol.
 - HO143 (Land, Bala Street) - During stage 2 the local historical society indicated that the land at Bala Street was not significant and that the Heritage Overlay had been applied incorrectly so this would need to be investigated further to ascertain if this information is correct.
2. **Undertake further research** and fieldwork to finalise the description, history and statement of significance for Cornish Row heritage precinct, in light of new information provided to Council in May 2012. The citation requires peer review, further photographs, further investigation and possible amendment.

3.0 Recommendations

3.1 Victorian Heritage Register

Former St. Joseph's Orphanage, 208-240 Grant Street, Sebastopol

It is recommended that the former St. Joseph's Orphanage (Wyndham Resort – WorldMark Ballarat), 208-240 Grant Street, Sebastopol, is nominated for the Victorian Heritage Register.

In addition to nominating the place for the Victorian Heritage Register, it is recommended that the Schedule to the Heritage Overlay for HO142 (relating to the heritage overlay for the former St. Joseph's Orphanage) is updated with the following:

- External Paint Controls Should Apply – Yes (all face brick and stone buildings).

- Internal Alteration Controls Should Apply – Yes (ground floor entrance and stair hall [north end] and central passage of the former Orphanage building [building 2]).
- Tree Controls Should Apply – Yes (front garden setting include the fir trees and the rear cypress and pine trees forming part of the setting to the lake).
- Fences &/or Outbuildings of Note – Yes (refer to significance of components section in the heritage citation).
- Prohibited uses may be Permitted? – Yes. Given the high level of significance of this complex place, opportunities for uses that have no adverse affect on its significance and yet give greater scope for its conservation and viability could be considered if prohibited in the current or future Ballarat Planning Scheme.

3.2 Heritage Overlays

3.2.1 Amendment to Existing Heritage Overlay

Yuille Cairn, Yuille Station Park, 37 Vickers Street, Sebastopol

It is recommended that the existing HO143 associated with the Yuille Cairn is retained but amended with the following:

- Address and Mapping – the address of HO143 should be altered to 37 Vickers Street (Yuille Station Park) and the heritage overlay mapping updated to reflect the new address (HO143 should therefore be removed from the land at 28-32 Bala Street).
- Extent of Heritage Overlay - it is recommended that the extent of the heritage overlay apply to the Yuille Cairn (and a curtilage of 2 m) only.

It is also recommended that the Schedule to the Heritage Overlay for HO143 is updated with the following:

- External Paint Controls Should Apply – Yes (Yuille Cairn only).

All other existing controls for HO143 in the Schedule should remain unchanged.

3.2.2 Proposed Heritage Overlay and Recommended Controls

Cornish Row Heritage Precinct, 363-377 Albert Street (& 10 Docwra Street), Sebastopol

It is recommended that a heritage overlay to the Cornish Row Heritage Precinct and include the following:

- Extent of Heritage Overlay: all the properties at 363-377 Albert Street and 10 Docwra Street.
- Should External Paint Controls Apply – Yes (371 & 373 Albert Street only).
- Should Internal Alteration Controls Apply – No.
- Should Tree Controls Apply – No.
- Are there Fences &/or Outbuildings of Note – No.
- Prohibited uses may be Permitted? – No. The significance of the precinct relies (in part) on its residential use. As outlined in the *VPP Practice Note: Applying the Heritage Overlay*, the provision should not be applied to significant areas 'because it might result in the de facto rezoning of a large area.'

3.3 HERMES

It is recommended that if a planning scheme amendment is gazetted for the inclusion of the identified places as heritage overlays in the Planning Scheme, that the heritage citations for each place are included in the HERMES database so that the information may be accessed through the Victorian Heritage Database and Council's website (Heritage Places Database).

If the citations are included in HERMES, it is recommended that:

- The pdf versions of the heritage assessments in this study are included as attachments (so that all the current and historical photographs, references and other information unable for direct inclusion in HERMES may be accessible).
- Given their large size, the information specifically included in HERMES may be limited to the Statement of Significance and some current photographs, with other fields giving a cross-reference statement to the attachments.

1.0 Introduction

The City of Ballarat commissioned Dr David Rowe, Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant in June 2013, to assess three post contact European heritage places at Sebastopol for their heritage value. A draft of the project was provided to the City of Ballarat for comment in July 2013. . In April 2016, at the request of the City of Ballarat, an aerial image showing the locations of the significant trees at the former St. Joseph's Orphanage, Sebastopol, was added to the heritage assessment.

This Report provides details about the methodology, significance assessment, criteria and thresholds adopted and also gives recommendations for implementing the study results. The places assessed are as follows (the assessments are given as Appendix 6.01):

1. Yuille Cairn, 37 Vickers Street, Sebastopol (& the property at 28-32 Bala Street, Sebastopol).
2. Former St. Joseph's Orphanage, 208-240 Grant Street, Sebastopol.
3. Cornish Row Heritage Precinct, 363-377 Albert Street (& 10 Docwra Street), Sebastopol (review and update of a precinct assessment completed by Context Pty Ltd in the 'Sebastopol Heritage Study Stage 2' in 2012).

All illustrations and photographs used in this heritage study are for research and guidance purposes only. Any reproduction or publication of these illustrations and photographs will require Copyright clearance from the respective owners. This is especially the case for the historic photographs of the former St. Joseph's Orphanage held by Wyndham Resort – WorldMark Ballarat and those published by J.A. Marlow in *One Hundred Brothers*, Joseph A. Marlow, 2004.

The Consultants recommend that this Study be implemented within two years. If the Study has not been implemented within that time frame, it is recommended that the Study be peer-reviewed to take account of any changes in condition and integrity of particular heritage places, changes in planning regulations and Council policies. The study should subsequently be updated as necessary.

1.1 The Study Team

The study team was as follows:

- Dr David Rowe, Authentic Heritage Services Pty Ltd – author.
- Wendy Jacobs, Architect & Heritage Consultant – fieldwork and reviewer.
- Pam Jennings, Authentic Heritage Services Pty Ltd – researcher.

1.2 Acknowledgments

The Consultants sincerely appreciated the assistance and support received throughout the course of the Study. Particular appreciation is given to:

- Caroline Reisacher, Strategic Planner, City of Ballarat.
- Susan Fayad, Coordinator Heritage, City of Ballarat.
- Bill Hutcheson, Manager Administration Services, City of Ballarat.

- Aladdin Jamali, Department of Sustainability & Environment, Ballarat.
- Joan Hunt, local historian.
- Nola Daniel, Manager, Wyndham Resort - WorldMark Ballarat.
- Neil Wright, Sebastopol Historical Society.
- Lois Keating, Sebastopol Historical Society.
- Liz Dennys, Public Record Office Victoria (Ballarat).
- Sister Clare Cooper, Sisters of Nazareth, Melbourne.
- Barbara Carswell, Reference Librarian, State Library of Victoria.

1.3 Project Brief

The Project Brief supplied to the consultants on 1 May 2013 included the following:

1. **Review and update the existing citations and statements of significance** for:
 - HO142 (St. Joseph's Boys Home, Grant Street) that is currently devoid of details so would require a full Stage 2 assessment and preparation of citation and curtilage mapping at 208-240 Grant Street, Sebastopol.
 - HO143 (Land, Bala Street) - During stage 2 the local historical society indicated that the land at Bala Street was not significant and that the Heritage Overlay had been applied incorrectly so this would need to be investigated further to ascertain if this information is correct.
2. **Undertake further research** and fieldwork to finalise the description, history and statement of significance for Cornish Row heritage precinct, in light of new information provided to Council in May 2012. The citation requires peer review, further photographs, further investigation and possible amendment.

1.4 Terminology

The terminology of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (November 1999) is used throughout this study. Refer to Appendix 6.02 for a copy of the *Burra Charter*. The identification and documentation of potential post-contact places of cultural significance has been interpreted using the definitions provided in the *Burra Charter*. Some of the critical definitions identified in the *Burra Charter* and used in this study are:

Article 1.1: *Place* means site, area, building or other work, group of buildings or other works, and may include components, contents, spaces and views. Explanatory Notes: The concept of place should be broadly interpreted. The elements described in Article 1.1 may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.

Article 1.2: *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups. Explanatory Notes: The term cultural significance is synonymous with heritage significance and cultural heritage value. Cultural significance

may change as a result of the continuing history of the place. Understanding of cultural significance may change as a result of new information.

2.0 Methodology

The project has involved fieldwork, historical research, comparative analysis and written heritage assessments (and a peer review of these assessments).

2.1 Fieldwork

The initial basis to the assessment of the heritage citations included in this heritage study was fieldwork. This has involved analyzing and photographing the identified heritage places within the properties (except 363, 365 and 271 Albert Street, Sebastopol) with additional information obtained from Council's aerial imagery.

More detailed fieldwork was carried out at the former St. Joseph's Orphanage and the Yuille Cairn (at Yuille Station Park).

2.2 Historical Research

Considerable historical research has been carried out for this study. This research has included archival material in the collections of the City of Ballarat, Sisters of Nazareth (Melbourne), Department of Sustainability and Environment (Ballarat), Public Record Office Victoria (North Melbourne and Ballarat) and the Sebastopol Historical Society. Further research was carried out online for historical maps, Probates of the Estates of previous owners of the subject properties, *Victoria Government Gazettes*, historical photographs and other associated material.

The review and further historical research of the Cornish Row, Albert Street, Sebastopol, was particularly challenging. This was due to the very limited range of available 19th century Rate Books; initial occupation of most of the properties by Miners' Rights (with records of the relevant Miners' Rights not uncovered at the Public Record Office Victoria, Landata and the Department of Sustainability and Environment); and the location of the properties straddling 19th century municipal boundaries (which seems to have led to discrepancies in the responsibilities in the ratings of the properties).

Historic themes have been applied to the prepared heritage assessments. While both the 'Ballarat Heritage Study Stage 2' (prepared by Hansen Partnership Pty Ltd in association with Wendy Jacobs Architect and Heritage Consultant and Naga Services, July 2003) and the 'Sebastopol Heritage Study Stage 2' (prepared by Context Pty Ltd, July 2012) included Thematic Histories, they did not include the breadth of history to support all the themes relevant to the heritage citations prepared for this project. The Historic Themes adopted are therefore derived from the 'Review of the Ballarat Heritage Study Stage 2 Thematic History and Regional Thematic History of the Central Victorian Goldfields' (prepared by Authentic Heritage Services Pty Ltd, July 2011). The themes adopted in this Review were based on *Victoria's Framework of Historical Themes* (prepared by Context Pty Ltd for Heritage Victoria, February 2010). The Review has also formed an attachment to the brief of a much broader study currently in progress for the City of Ballarat known as 'Mapping Ballarat's Historic Urban Landscape Stage 1'.

2.3 Comparative Analyses

Comparative analyses were carried out for all of the heritage places, using an architectural and/or historical context. The basis of the comparative analysis was the 'Sebastopol Heritage Study Stage 2' (Context Pty Ltd 2012), 'Ballarat Orphanage Heritage Assessment' (Rowe, 2012) and the Victorian Heritage Database online.

2.4 Heritage Citations

Heritage citations were prepared for each of the heritage places. The draft citations were also peer-reviewed prior to the formal drafts being provided to Council. They are included as Appendix 6.01.

Heritage overlay maps for each of the identified heritage places were prepared using aerial images supplied by the City of Ballarat.

2.5 Consultation

Formal community consultation was outside the scope of the project. It is suggested that consultation with affected owners and others interested in the project be carried out as part of an informal exhibition of a draft of the project.

During the preparation of the project, discussions were held with the manager of the Wyndham Resort – WorldMark Ballarat (former St. Joseph's Orphanage site) and some owners of private properties in the Cornish Row, Albert Street, Sebastopol.

The City of Ballarat also alerted all owners of properties in the Cornish Row Precinct of the heritage study through the posting of letters of introduction, explaining the reason for the site visits.

3.0 Heritage Places

3.1 Introduction

All of the places considered in this study are considered to warrant heritage overlays, with one place recommended for the Victorian Heritage Register. The heritage assessments for these places are included as Appendix 6.01.

3.2 Places of State Significance

The former St. Joseph's Orphanage (now Wyndham Resort – WorldMark Ballarat), 208-240 Grant Street, Sebastopol, has State significance and warrants consideration for the Victorian Heritage Register. HO142 currently applies to this property in the Schedule to the Heritage Overlay in the Ballarat Planning Scheme.

3.3 Places of Local Significance

The following places are of local significance and they are considered to meet the relevant significance criteria and thresholds. The assessments of two places provide justification of their existing heritage overlays in the Ballarat Planning Scheme (subject to some amendments), while the assessment of third place provides a basis for a heritage overlay. These places are:

- Cornish Row Heritage Precinct, 363-377 Albert Street (& 10 Docwra Street), Sebastopol (forming a review of the precinct prepared by Context Pty Ltd in 2012). No heritage overlay currently applies.

- Yuille Cairn, 37 Vickers Street, Sebastopol (& the property at 28-32 Bala Street, Sebastopol). HO143 currently applies to the land at 28-32 Bala Street, Sebastopol, given that this was the original location of the Cairn prior to its relocation to its existing site.

4.0 Assessment of Significance

4.1 Basis of Assessment Criteria

This project has been prepared in accordance with the *VPP Practice Note 01: Applying the Heritage Overlay* (revised September 2012) (Appendix 6.03). The *Practice Note* states:

“The heritage process leading to the identification of the place needs to clearly justify the significance of the place as a basis for its inclusion in the Heritage Overlay. The documentation for each place shall include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria.”

The following heritage criteria listed in the *Practice Note* were adopted as part of the assessment of heritage places in this project:

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

In addition, the more detailed Assessment Criteria adopted by the Australian Heritage Commission for the Register of the National Estate (which has formed the basis to the criteria outlined in the *Practice Note*) have formed a foundation to the heritage assessment,¹ as have the principles of the Australia ICOMOS Burra Charter.

1 The use of the more detailed Australian Heritage Commission Criteria is considered to be valid, given that the VPP Practice Note: Applying the Heritage Overlay (revised September 2012) states: “The adoption of the above [2012] criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria.”

4.2 Significance, Condition & Integrity Levels and Thresholds

In addition to the recognition of the heritage values of the Burra Charter and the assessment criteria outlined in the VPP Practice Note, significance, condition and integrity thresholds were also prepared to determine the level of significance for each heritage place and whether they warranted a heritage overlay.

In relation to significance thresholds, the *Practice Note* states:

“The thresholds to be applied in the assessment of significance shall be ‘State Significance’ and ‘Local Significance’. ‘Local Significance’ includes those places that are important to a particular community or locality ... “

A more definitive matrix of how the Burra Charter values, VPP Practice Note Criteria, Australian Heritage Commission Criteria and Thresholds Levels have been employed in this study is as follows:

BURRA CHARTER VALUES	PRACTICE NOTE CRITERIA	AHC CRITERIA INCLUSION GUIDELINES (slightly modified for local assessments)	SIGNIFICANCE THRESHOLDS
<p>Aesthetic &/or Architectural Value: Places where consideration is given to form, scale, colour, texture and material of the fabric.</p>	<p>Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p> <p>Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p> <p>Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).</p> <p>Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).</p>	<p>AHC B.2: Scarcity may be the result of historical process (ie. few of such places were ever made) or of subsequent destruction or decay. Rarity in some cases may apply to the survival of the combination of characteristics and the place as a whole may lack integrity.</p> <p>AHC D.2: A place must clearly represent the period, method of construction, techniques, way of life, etc. of its Type. A place may be significant because it is characteristic of either an unusual, or a widely practiced Type, style, or method of construction. It may have been innovative or influential, or it may have been traditional or vernacular; the significance of the place is determined by considering it within its context.</p> <p>A place may be considered if one or more of the following apply:</p> <ul style="list-style-type: none"> • It can be regarded as a particularly good example of its Type, by virtue of the combination of characteristics most indicative of the Type, or a significant variant of the Type equally well; • It is one of number of similar places which are all good examples of a Type, but has a higher value by virtue of its integrity, condition, association with other significant places or setting; • It is part of a group of places which collectively include a range or variation within a Type; • It represents the seminal or optimal development of 	<p>STATE THRESHOLD: Places which are considered significant to the State of Victoria and are worthy for inclusion on the Victorian Heritage Register. These places are the most outstanding examples either aesthetically, architecturally, historically, scientifically or socially. The place meets this threshold if it has outstanding and/or unique aesthetic and technical value/s, is highly intact and has been compared to similar places on the Victorian Heritage Register, and/or has unique historical associations with events or persons in the history of the community and Shire, the importance or which are considered to stretch beyond local municipal boundaries.</p> <p>LOCAL THRESHOLD: Places which are considered individually significant to a local area. The Ballarat municipality is defined by a number of urban and rural settings of varying historical developments and cultural identities that are not necessarily related to each other. Traditional municipal boundaries have changed, but the cultural identities of the different local communities that comprise the municipality are largely idiosyncratic. These heritage places are considered to have had a significant impact in shaping the cultural, architectural, historical and/or social identity of the local community and where applicable, have been compared to other places of State or Local significance (or potential</p>

BURRA CHARTER VALUES	PRACTICE NOTE CRITERIA	AHC CRITERIA INCLUSION GUIDELINES (slightly modified for local assessments)	SIGNIFICANCE THRESHOLDS
		<p>the Type.</p> <p>AHC E.1: A place is eligible if it articulates so fully a particular concept of design that it expresses an aesthetic ideal (eg. A place which epitomizes the design principles of an architectural style, landscape ideal, etc.) or if the place, because of its aesthetic characteristics, is held in high esteem by the community.</p> <p>To be eligible, a place must have a high degree of integrity so that it fully reflects the aesthetic qualities for which it is nominated.</p> <p>AHC F.1: A place is eligible if it demonstrates clearly a particularly appropriate solution to a technical problem using or expanding upon established technology, or developing new technology, that solution being outstanding due to its conceptual strength. This might occur, for example, in the fields of engineering, architecture, industrial design, landscape design, etc.</p> <p>A place may be considered to be outstandingly creative if it results from the innovative departure from established norms in some field of design or the arts.</p> <p>To be eligible, a place must have a high degree of integrity so that it fully reflects the aesthetic or technical qualities for which it is nominated.</p>	<p>significance). They are considered to have sufficient significance to warrant a heritage overlay in the Ballarat Planning Scheme.</p> <p>CONTRIBUTORY THRESHOLD: Places which are included in a heritage precinct and which make an important contribution to the historical and/or architectural evolution of the precinct. Collectively, these places are considered to have sufficient significance to warrant a heritage overlay in the Ballarat Planning Scheme.</p> <p>LOCAL INTEREST THRESHOLD: Places directly historically related with the history and development of a heritage precinct. These places may have remnants of the original fabric, but they have been substantially altered. Retention is therefore desirable but is not mandatory.</p> <p>NOT SIGNIFICANT: Places that either do not relate to the significant era of building development of a heritage precinct or have no significance in their own right.</p>

BURRA CHARTER VALUES	PRACTICE NOTE CRITERIA	AHC CRITERIA INCLUSION GUIDELINES (slightly modified for local assessments)	SIGNIFICANCE THRESHOLDS
<p>Historic Value: Places that have influenced or have been influenced by an historic figure, event, phase or activity. For any given place the significance will be greater where evidence of the association or event survives insitu, or where the settings are substantially intact, than where it has been changed or evidence does not survive.</p>	<p>Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).</p> <p>Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p> <p>Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>	<p>AHC A.4: Places associated with events or developments which contribute to or reflect the long-term changes in Shire or local history.</p> <p>Places representing “landmark” cultural phases in the evolving pattern of Shire or local history.</p> <p>A place eligible for its association with a significant scientific theory must have a clear and important relationship to the development of that theory or its early application in the Shire or locality.</p> <p>A place eligible for its history of science associations must have a strong connection with the work of an historically significant scientific figure or with an historically significant scientific exploration/undertaking, or methodological development.</p> <p>AHC C.2: A place with archaeological deposits may be eligible if it can be shown that the deposits are likely to contain evidence of technological, architectural, or cultural value, that evidence not being available through other research techniques. The nature of this research should be specified.</p> <p>A building or engineering item may be eligible if its research value can be defined. For example, a building exhibiting a local variation on a standard design or construction technique may be eligible if study could yield important information such as how local materials</p>	

BURRA CHARTER VALUES	PRACTICE NOTE CRITERIA	AHC CRITERIA INCLUSION GUIDELINES (slightly modified for local assessments)	SIGNIFICANCE THRESHOLDS
		<p>and construction expertise affect the evolution of local building development, if this information is not available through documentary research.</p> <p>AHC H.1: The person's contribution must be established sufficiently by historical documentation or other firm evidence, and the association of a person with the place established clearly in a similar way.</p> <p>A building designed by a prominent architect may be eligible under this criterion if it expresses a particular phase of the individual's career or exhibits aspects reflecting a particular idea or theme of her/his craft. It is possible that several places may represent different aspects of the productive life of an important person. Similarly, several examples of a person's work may be considered because a different combination of criteria are satisfied.</p> <p>In general, the association between person and place needs to be of long duration, or needs to be particularly significant in the person's productive life.</p> <p>Places which contain fabric that is a direct result of the person's activity or activities, or where the place can be demonstrated to have influenced the person's life or works, are eligible, and such places are more eligible than places which lack such direct and personal associations.</p>	

BURRA CHARTER VALUES	PRACTICE NOTE CRITERIA	AHC CRITERIA INCLUSION GUIDELINES (slightly modified for local assessments)	SIGNIFICANCE THRESHOLDS
<p>Scientific Value: Places where data clearly indicates its rarity, quality or representativeness.</p>	<p>Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).</p>	<p>AHC F.1: A place is eligible if it demonstrates clearly a particularly appropriate solution to a technical problem using or expanding upon established technology, or developing new technology, that solution being outstanding due to its conceptual strength. This might occur, for example, in the fields of engineering, architecture, industrial design, landscape design, etc.</p> <p>A place may be considered to be outstandingly creative if it results from the innovative departure from established norms in some field of design or the arts.</p> <p>To be eligible, a place must have a high degree of integrity so that it fully reflects the aesthetic or technical qualities for which it is nominated.</p>	
<p>Social Value: Places that have a focus on spiritual, political, national or other cultural sentiment to a majority or minority group.</p>	<p>Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).</p>	<p>AHC G.1: Places which are held in high esteem by the Shire or local community or a segment of it, that esteem being demonstrated and special. The value to the community must be beyond normal regard felt by a community for its familiar surroundings.</p> <p>It is necessary to demonstrate that the strong association between a community and place is of a social or cultural nature, and not simply a local assessment of some other value more correctly assessed against another criterion.</p>	

Condition Thresholds

- Excellent Condition (no deterioration of fabric noticeable).
- Good Condition (minor deterioration of fabric noticeable).
- Fair Condition (deterioration of fabric noticeable).
- Poor Condition (deterioration of fabric very noticeable, with possible structural deterioration as well).
- Ruins (small elements of original character & appearance only identified through remaining building ruins).

Integrity Thresholds

Thresholds

- Substantially Intact (either completely intact or a small number minor modifications noticeable).
- Moderately Intact (original character & appearance clearly discernible, but a number of minor modifications noticeable).
- Altered (original character & appearance discernible but alterations to some original fabric especially noticeable).
- Substantially Altered/Low Integrity (original character & appearance only partly discernible – multiple changes noticeable to the exterior).
- Ruinous (ruinous fabric surviving only).

Building Fabric

The integrity of places (when viewed from the public realm or from the front elevation) may include to varying degrees the following:

- Overall form & composition.
- Construction materials.
- Building details.
- Verandahs.
- Visible windows and doors.
- Front Fencing
- Outbuildings

The place should be discernible to its creation date (or creation dates).

The integrity of landscaped settings, spaces and views may also have been considered.

Additions

Places with additions may continue to have significance if:

- The additions have been identified as contributing to the significance of the building or place (the additions being significant).
- The additions have no significance but are recessive and do not dominate over the building.

Relocated Places

Relocated places may also have significance if they have direct associations to the heritage place.

5.0 Recommendations

5.1 Victorian Heritage Register

Former St. Joseph's Orphanage, 208-240 Grant Street, Sebastopol

It is recommended that the former St. Joseph's Orphanage (Wyndham Resort – WorldMark Ballarat), 208-240 Grant Street, Sebastopol, is nominated for the Victorian Heritage Register.

In addition to nominating the place for the Victorian Heritage Register, it is recommended that the Schedule to the Heritage Overlay for HO142 (relating to the heritage overlay for the former St. Joseph's Orphanage) is updated with the following:

- External Paint Controls Should Apply – Yes (all face brick and stone buildings).
- Internal Alteration Controls Should Apply – Yes (ground floor entrance and stair hall [north end] and central passage of the former Orphanage building [building 2]).
- Tree Controls Should Apply – Yes (front garden setting include the fir trees and the rear cypress and pine trees forming part of the setting to the lake).
- Fences &/or Outbuildings of Note – Yes (refer to significance of components section in the heritage citation).
- Prohibited uses may be Permitted? – Yes. Given the high level of significance of this complex place, opportunities for uses that have no adverse affect on its significance and yet give greater scope for its conservation and viability could be considered if prohibited in the current or future Ballarat Planning Scheme.

5.2 Heritage Overlays

5.2.1 Amendment to Existing Heritage Overlay

Yuille Cairn, Yuille Station Park, 37 Vickers Street, Sebastopol

It is recommended that the existing HO143 associated with the Yuille Cairn is retained but amended with the following:

- Address and Mapping – the address of HO143 should be altered to 37 Vickers Street (Yuille Station Park) and the heritage overlay mapping updated to reflect the new address (HO143 should therefore be removed from the land at 28-32 Bala Street).
- Extent of Heritage Overlay - it is recommended that the extent of the heritage overlay apply to the Yuille Cairn (and a curtilage of 2 m) only.

It is also recommended that the Schedule to the Heritage Overlay for HO143 is updated with the following:

- External Paint Controls Should Apply – Yes (Yuille Cairn only).

All other existing controls for HO143 in the Schedule should remain unchanged.

5.2.2 Proposed Heritage Overlay and Recommended Controls

Cornish Row Heritage Precinct, 363-377 Albert Street (& 10 Docwra Street), Sebastopol

It is recommended that a heritage overlay to the Cornish Row Heritage Precinct and include the following:

- Extent of Heritage Overlay: all the properties at 363-377 Albert Street and 10 Docwra Street.
- Should External Paint Controls Apply – Yes (371 & 373 Albert Street only).
- Should Internal Alteration Controls Apply – No.
- Should Tree Controls Apply – No.
- Are there Fences &/or Outbuildings of Note – No.
- Prohibited uses may be Permitted? – No. The significance of the precinct relies (in part) on its residential use. As outlined in the *VPP Practice Note: Applying the Heritage Overlay*, the provision should not be applied to significant areas 'because it might result in the de facto rezoning of a large area.'

5.3 HERMES

It is recommended that if a planning scheme amendment is gazetted for the inclusion of the identified places as heritage overlays in the Planning Scheme, that the heritage citations for each place are included in the HERMES database so that the information may be accessed through the Victorian Heritage Database and Council's website (Heritage Places Database).

If the citations are included in HERMES, it is recommended that:

- The pdf versions of the heritage assessments in this study are included as attachments (so that all the current and historical photographs, references and other information unable for direct inclusion in HERMES may be accessible).
- Given their large size, the information specifically included in HERMES may be limited to the Statement of Significance and some current photographs, with other fields giving a cross-reference statement to the attachments.

6.0 Appendices

6.01 Heritage Citations

6.02 Australia ICOMOS Burra Charter

6.03 VPP Practice Note: Applying the Heritage Overlay

6.01 Heritage Citations

PLACE NAME: Yuille Cairn

Place No. SEB01

ADDRESS: 37 Vickers Street, Sebastopol

Assessment Date: June 2013

Historic Themes:

Subtheme 2.2: Exploring, Surveying & Mapping.
 Subtheme 2.3: Promoting Settlement.
 Subtheme 4.1: Farming & Agriculture.
 Subtheme 8.5: Commemoration.



Condition: Good

Integrity: Substantially Intact

Photograph Date: 28 May 2013

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS

Victorian Heritage Register:	No
Victorian Heritage Inventory:	No
Local Planning Scheme:	HO143 (28-32 Bala Street, Sebastopol)

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

National Trust (Victoria) Register:

RECOMMENDED LEVEL OF SIGNIFICANCE:

Local Significance

RECOMMENDATIONS:

Recommended for inclusion in the Victorian Heritage Register: **No**
 Recommended for inclusion in the Victorian Heritage Inventory: **No**
 Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes (relocation of HO143)**
 Not Recommended for inclusion as a Heritage Overlay: **N/A**

Schedule to the Heritage Overlay

External Paint Controls Should Apply?	Yes – Yuille Cairn only.
Internal Alteration Controls Should Apply?	No (as per current Schedule to the Heritage Overlay)
Tree Controls Should Apply?	No (as per current Schedule to the Heritage Overlay)
Fences &/or Outbuildings of Note?	No (as per current Schedule to the Heritage Overlay)
Prohibited Uses May Be Permitted?	No (as per current Schedule to the Heritage Overlay)

Other Recommendations

The existing heritage overlay (HO143) is addressed as 28-32 Bala Street, Sebastopol. This heritage overlay relates to the Yuille Cairn in its previous location on the Bala Street site, prior to its relocation to the Yuille Station Park. It is recommended that the Planning Scheme is amended, showing HO143 over the Yuille Cairn in the Yuille Station Park in Vickers Street. A 2 m heritage overlay curtilage around the cairn is suggested (see attached aerial image). The cairn is considered to provide sufficient commemoration with the original settlement of the land by W.C. Yuille. However, it is suggested that an additional plaque is added to the cairn outlining the more direct associations with A.B. Yuille, given that the stone used in the construction of the cairn was formerly part of the foundations of A.B. Yuille’s home (and not that of W.C. Yuille). The site at 28-32 Bala Street appears to have been too disturbed to warrant an archaeological investigation.

STATEMENT OF SIGNIFICANCE:

The Yuille Cairn in the Yuille Station Park, 37 Vickers Street, Sebastopol, has significance as an important historical marker to Ballarat as a legacy of the earliest Europeans, W.C. and A.B. Yuille, who settled in the locality in 1838. The Yuille Cairn consists of a tapered, random stone monument with a metal plaque on one side.

The Yuille Cairn in the Yuille Station Park, 38 Vickers Street, Sebastopol, is historically and socially significant at a LOCAL level.

The Yuille Cairn in the Yuille Station Park, 38 Vickers Street, Sebastopol, has historical significance for its associations with the first settlement by Europeans in the Ballarat area by William Cross and Archibald Buchanan Yuille in 1838 (Criteria A & H). While the plaque on the cairn has no mention of A.B. Yuille, the monument is indelibly linked to him. A.B. Yuille's cousin, W.C. Yuille, had first camped on the banks of Lake Wendouree in February 1838 and from March 1838 the cousins had taken up the Ballarat Run of 10,000 acres. The main home station was situated near the Yarrowee River in the vicinity of 28-32 Bala Street. W.C. Yuille relinquished his rights to the Ballarat Run in 1840, with A.B. Yuille staying on and further improving the sheep station. Frustrated by the influx of gold seekers, he gave up his rights to the Ballarat Run to Archibald McLachlan in 1852. The Yuille Cairn at Sebastopol is one of two commemorative cairns in Ballarat associated with William Cross Yuille. The other is a granite monument near the corner of Wendouree Parade and Pleasant Street, Wendouree (marking W.C. Yuille's first camp site), unveiled in 1934. The Yuille cairn at Sebastopol is a tangible and physical legacy of A.B. Yuille's main home station, given that the stone used in its construction came from the foundations of his former dwelling that had been built in c.1847 by a Mr Murfett and his son, residents of Ballarat West. The Yuille cairn was first erected on the original home station site at 28-32 Bala Street in 1964. It was relocated to the existing site in 1996 as part of the newly-created Yuille Station Park.

The Yuille Cairn in the Yuille Station Park, 38 Vickers Street, Sebastopol, has social significance (Criterion G) as it is valued by sections of the Ballarat and Sebastopol communities as a symbolic historical marker identifying the original settlement of Ballarat by W.C. and A.B. Yuille in 1838 and particularly their original home station.

DESCRIPTION:

The Yuille Cairn is situated in Yuille Station Park, 37 Vickers Street, Sebastopol. The park is defined by a gravelled driveway and car park, open grassed picnic area with rotunda, eucalypt trees and interpretive signs. The cairn is situated at the southern end of the Park and it is bound by an introduced cast iron palisade fence. The Park originally formed part of the southern portion of the Ballarat Run held initially by A.B. and W.C. Yuille and soon after, solely by A.B. Yuille.



Yuille Station Park.

The tapered, unpainted random stone cairn is approximately 1700 mm high. On the west face of the cairn is an original metal plaque that reads: "The original homestead site chosen in 1839 by a first settler William Cross Yuille is adjacent to this point. This monument erected on the occasion of the centenary of the Borough of Sebastopol November 1964 was built of the original foundation stones from his home."

PLACE NAME: Yuille Cairn

Place No. SEB01

ADDRESS: 37 Vickers Street, Sebastopol

Assessment Date: June 2013



Yuille Cairn.



Detail of plaque on Yuille Cairn.

The original site of the Yuille Cairn at 28-32 Bala Street, Sebastopol, has been disturbed as the area appears to have been excavated. There is a gravelled driveway leading to an open gravelled area. There is also an introduced colorbond shed at the southern end. Rubble stone and other debris is situated on the east side of the site. It is unclear whether this rubble stone is associated with the early Yuille dwelling.



Site at 28-32 Bala Street.



Detail of rubble and debris at 28-32 Bala Street.

HISTORY:

Early Explorers of Ballarat: W.C. and A.B. Yuille

In 1836, Archibald Buchanan Yuille (1812-1881) emigrated from Liverpool, England, to van Diemen's Land (Tasmania) on 23 August 1836 on the *Statesman*.¹ Arriving in Tasmania on 9 December that year, he later met with his younger cousin, William Cross Yuille (1819-1894).² A.B. and W.C. Yuille were the grandsons of George Yuille of Darleith, Scotland.³ Archibald Yuille was the son of George Murdoch Yuille and Matilda Buchanan of the Blythswood District, Glasgow, and William Yuille was the son of Robert Yuille.⁴

In January 1837, A.B. and W.C. Yuille purchased 2000 well-bred merino sheep from Peter Murdoch in Tasmania and shipped them to Point Henry, Geelong.⁵ The Yuilles followed the sheep, arriving at Point

¹ 'Helen Mary Yuille', typescript at Rootsweb, Ancestry website:
<http://freepages.genealogy.rootsweb.ancestry.com/~yuille/yuillejly/yuillejly3.pdf>

² Ibid. P. Mennell, *The Dictionary of Australasian Biography* online, November 2010, claims that W.C. Yuille also emigrated to Tasmania in December 1836.

³ J.B. Yuille, 'Archibald Yuille and Ballarat' in *The Argus*, 14 July 1934, p.10.

⁴ Ibid.

⁵ 'Helen Mary Yuille', op.cit.

PLACE NAME: Yuille Cairn

Place No. SEB01

ADDRESS: 37 Vickers Street, Sebastopol

Assessment Date: June 2013

Henry in February 1837. By March 1837, they had settled at Murghelboluc near Inverleigh.⁶ In June 1837, there was an attack on the Yuilles' station by some Aborigines.⁷ Six months later in January 1838, an excursion party that included John Hepburn and his brother, John Aitken, A. Anderson and W.C. Yuille set out to explore the land further north and west of Murghelboluc.⁸ They went to Mount Macedon, Coliban, Mount Alexander and across the plains to the Mount Beckwith Ranges where, due to a lack of water, they named the highest peak Mount Misery.⁹ They progressed to Lake Burrumbeet before returning home by way of Dowling Forest and the Buninyong Ranges.¹⁰

In the ensuing weeks, having heard of a rumour that the Learmonth Brothers were intending to move their sheep north to a district later known as Ballarat, William Yuille, set off on a new track which later became the Geelong – Ballarat Road.¹¹ In February 1838 he occupied Ballarat where he appears to have first settled on the banks of a large fresh water swamp called the Black swamp (and later Yuille's swamp before becoming known as Lake Wendouree).¹² W.C. Yuille therefore became the first European settler at Ballarat.

Ballarat Run – Main Homestation at Bala Street, Sebastopol

Archibald Yuille soon followed W.C. Yuille with their sheep and established their main home station near the Yarrowee River in March 1838.¹³ In the *Pastoral Pioneers of Port Phillip*, Billis and Kenyon list Archibald and William Yuille as the occupiers of the Ballarat Run No. 308 in the Portland Bay District, comprising 10,000 acres and 5000 sheep. A map showing the location and extent of the Ballarat Run is as follows:



Map showing the Ballarat Run.

Source: H. Spreadborough & H. Anderson, *Victorian Squatters*.

⁶ 'William Cross Yuille' ancestral file online, The Church of Jesus Christ of Latter Day Saints, Family History Library, Salt Lake City, U.S.A., 1987 and 1988.

⁷ *Ibid.*

⁸ J. Hepburn, Buninyong, 11 August 1853 in T.S. Bride (ed.), *Letters from Victorian Pioneers*, Trustees of the Public Library, R.S. Brain, Government Printer, Melbourne, 1898, p.41.

⁹ *Ibid.*

¹⁰ *Ibid.*

¹¹ 'Helen Mary Yuille', op.cit.

¹² Hepburn, op.cit., p.42.

¹³ 'Helen Mary Yuille', op.cit. & R.V. Billis & A.S. Kenyon, *Pastoral Pioneers of Port Phillip*, 2nd edn., Stockland Press Pty Ltd, Melbourne, 1974, p.170.

PLACE NAME: Yuille Cairn

Place No. SEB01

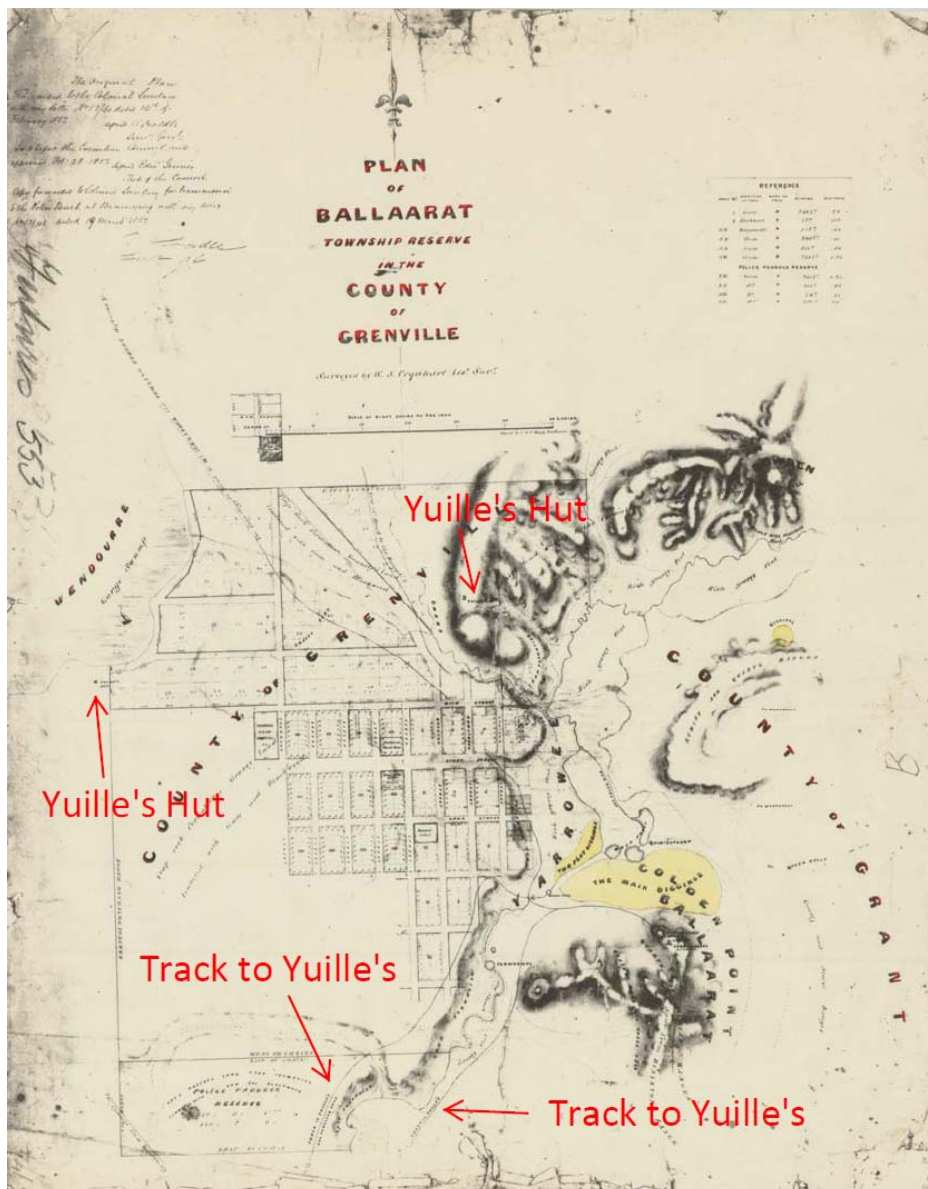
ADDRESS: 37 Vickers Street, Sebastopol

Assessment Date: June 2013

In 1934, Matthew Spielvogel, President of the Ballarat Historical Society, wrote a letter to the Editor of *The Argus*, confirming the location of the main home station of the Yuilles:

I have received from Mr A.S. Kenyon survey plans of Ballarat, copied from those made by Hoddle in 1840 and Urquhart in 1852. These show the main homestead of William Cross Yuille on the Yarrowee, between Vickers and Balla [sic.] streets, Sebastopol, and two out-station huts, one at the corner of Armstrong and Seymour streets, and the other, the original camping place.¹⁴

The following map by Urquhart confirms the locations of the out station huts mentioned by Spielvogel, and shows two routes to "Yuilles" (to the main homestead at Sebastopol). The outstations (likely to have been shepherds' huts) near the Black Swamp were built to conform with government requirements.¹⁵



W.S. Urquhart, Plan of Ballaarat Township Reserve, 1852.

Source: State Library of Victoria.

¹⁴ *The Argus*, 18 August 1934, p.9.

¹⁵ 'William Cross Yuille', op.cit.

In 1840, William Yuille relinquished his rights to the Ballarat Run, the pastoral licence then being held solely by Archibald Yuille.¹⁶ W.C. Yuille removed to New Zealand, before returning to Victoria where he embarked in squatting at Rockbank on the Werribee plains.¹⁷ At the Ballarat Run, it appears that Archibald Yuille has his stone homestead built in c.1847, possibly at the time of his licence by the New South Wales Order in Council in October 1847.¹⁸ However, there are doubts whether the homestead was ever completed as it was about this time when there was a slow-down in the economy, a fall in the price of sheep and widespread drought.¹⁹ The sandstone for the homestead was obtained from the White Horse Ranges situated approximately 1 mile from the site at 28 Bala Street.²⁰ It was apparently built by a Mr Murfett and his son.²¹ It would therefore appear that A.J. Campbell's drawing of A.B. Yuille's Station was of his earlier hut (see following) or one of his out stations near Lake Wendouree, rather than the more permanent stone dwelling. In 1964, E.D. Jenkins gave further details on the construction and location of A.B. Yuille's stone dwelling:

Archie Yuille's sandstone house is about 400 yards further west from the site of the wool shed, on the brow of the hill about 80 yards south of Bala street. This sandstone house was built by a Mr. Murfett and his father for Archie Yuille, the sandstone being quarried on the slope of the range to the east of the Yarrowee Creek, on the right hand side of the road leading to the sewerage treatment works. Archie Yuille's waterhole or spring is about 100 yards north-west of his house, and could and should be restored to its natural state, as Yuille found it while exploring the tableland.²²



A.J. Campbell, 'A.B. Yuille's Station, Ballarat, 1847'.
Source: National Library of Australia pic-an24277862.

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- 16 Billis & Kenyon, *op.cit.* & 'Helen Mary Yuille', *op.cit.*
 17 *Ibid.*
 18 H. Spreadborough & H. Anderson, *Victorian Squatters*, Red Rooster Press, 1983, p.85.
 19 'Helen Mary Yuille', *op.cit.*
 20 D. Tuppen, Letter to the Editor, *Ballarat Courier*, 24 August 1934, typescript of the Sebastopol Historical Society in A. Jenkins, *The Yarrowee River With a Personal Touch*, Arthur Jenkins, 2002.
 21 *Ibid.*
 22 E.D. Jenkins, *Sebastopol Victoria: An Historical Survey of Early Sebastopol 1864-1964*, Sebastopol Borough Council, 1964.

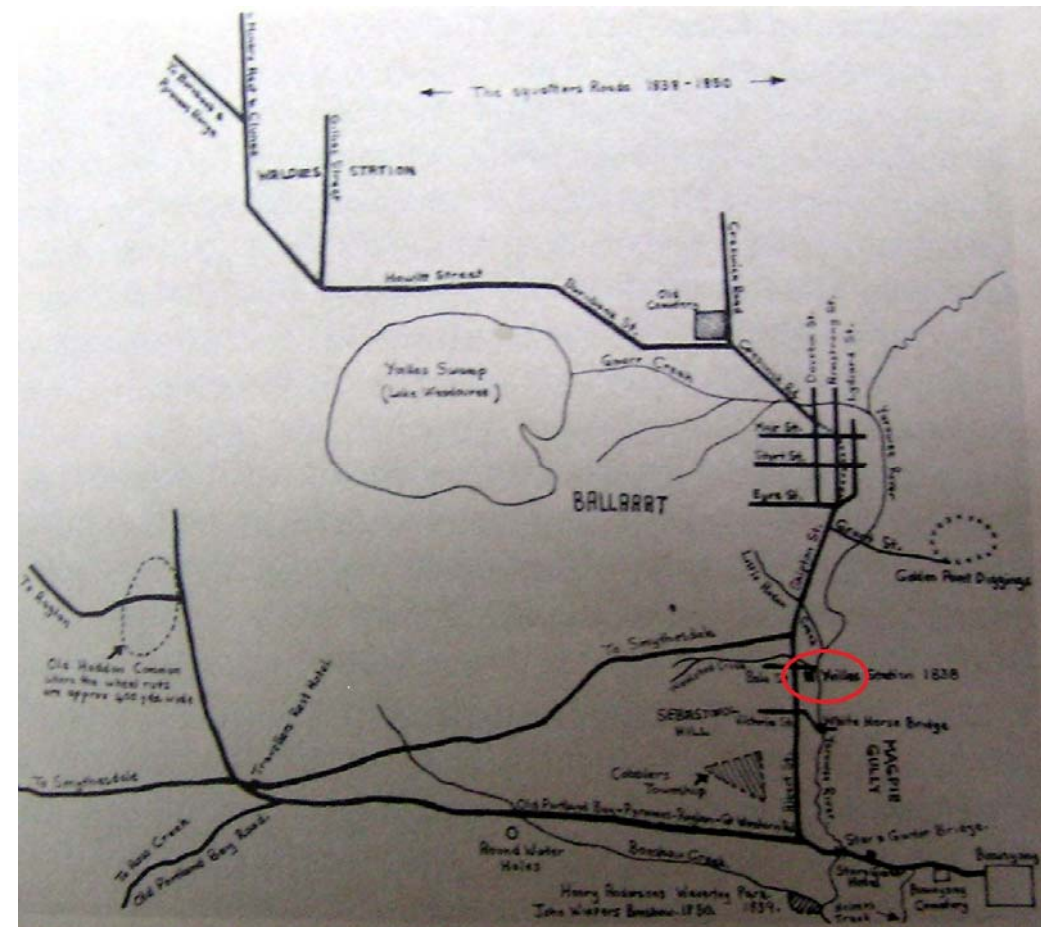
PLACE NAME: Yuille Cairn

Place No. SEB01

ADDRESS: 37 Vickers Street, Sebastopol

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The approximate location of Yuille's dwelling amongst the frenzied goldmining activities is given in a plan by E.D. Jenkins:



E.D. & A.J. Jenkins, Recreated Map of Sebastopol showing Yuille's Station.

Source: E.D. & A.J. Jenkins, *The Golden Chain*, 1980.

In 1849, Yuille's lease of the Ballarat Run was gazetted in the *Government Gazette* and it was described as follows:

Commences from a marked tree at the south-west base of a small green hill situated about 2 miles NW of Boninyong hill; it runs to a point of a creek running into the Leigh [Yarrowee River] immediately below a pool known as the washpool about $2\frac{1}{4}$ miles in a direction nearly west by north $\frac{1}{2}$ north from a marked tree on the bank immediately adjoining to three marked trees about north-west by west, thence to a marked tree on a little swamp about north-west $\frac{1}{2}$ north, the length of this line from the wash-pool is nearly $2\frac{1}{4}$ miles, from tree on swamp to tree on a little rise near head of a small back creek running into Mr. Winter's [Bonshaw] run north $\frac{1}{2}$ west about a mile, thence to a Honeysuckle tree in a little swamp north-west by north nearly $\frac{1}{2}$ mile, thence about north-west $\frac{1}{2}$ west about $1\frac{1}{4}$ miles to a point near outstation of Mr. Winter, bounding this station so far on the south and west, on the north bounded by Mr. Waldie by a line of marked trees running east and west from a marked tree on the creek about 200 yards above a spot known as Campbell's yards, and on the west by Mr. Winter's run on the east bounded by Mr. Inglis by a line commencing at a marked tree about 200 yards below Campbell's yard before mentioned to a marked tree on the ranges about south by east about $2\frac{3}{4}$ miles, thence south about a mile to the starting point on the south-east base of the green hill.²³

²³ *Victoria Government Gazette*, no.8, 23 February 1849, p.177. See also 'Ballarat Run No. 8', Pastoral Run Papers, Geelong Heritage Centre.

In 1852, having been frustrated by interference from gold seekers that had taken over the land, A.B. Yuille transferred the rights to his Ballarat Run to Archibald McLachlan.²⁴ Yuille subsequently became a partner with McLachlan in pastoral activities as well as taking up accountancy in Melbourne. He returned in Scotland in 1857 and married Janet Richard Buchanan. He died in 1881 as head of the Darleith family, the Laird of Darleith.²⁵

At Rockbank, W.C. Yuille took up the presumptive right of 640 acres where he built a home on the southern banks of the Kororoit Creek.²⁶ It was here where he became a leader in the 'sport of kings' and in 1858 after returning from a visit to England, he obtained land in Williamstown for racing quarters.²⁷ His stables reared numerous winners. In addition to being one of the foremost men of the Australian turf as a steward of the Jockey Club, he was handicapper to the Victoria Racing Club and a leading member of the Tattersall's committee before he retired in 1881.²⁸

Construction & Unveiling of the Yuille Cairn

In November 1964, the Sebastopol Borough Council unveiled a monument to commemorate the building of the first house in the district by Yuille.²⁹ Stone from the ruins of Yuille's homestead was used in the construction that had been situated on the brow of the hill at 28-32 Bala Street.³⁰ It commemorated William Cross Yuille as 'the original homestead site chosen in 1839' and claimed that the monument was 'built of the original foundation stones from his home.'³¹ In relation to the latter, documentary evidence has suggested that the foundation stones were associated with the home of Archibald Yuille, as the dwelling is likely to have been built after William Cross Yuille relinquished his rights on the Ballarat Run lease in 1840.



Foundations of Yuille's dwelling, Bala Street, c.1964.
Source: *Sebastopol Victoria: An Historical Survey of Early Sebastopol 1864-1964*.



Yuille Cairn on the Bala Street site, c.1980.
Source: E.D. & A.J. Jenkins, *The Golden Chain*, 1980.

- 24 'Helen Mary Yuille', *op.cit.*, Billis & Kenyon, *op.cit.*, Spreadborough & Anderson, *op.cit.*
 25 'Helen Mary Yuille', *op.cit.*
 26 *Ibid.*
 27 *Ibid.*
 28 *Ibid.* & Mennell, *op.cit.*
 29 Jenkins, *op.cit.* Also see plaque on cairn.
 30 Jenkins, *op.cit.*
 31 Plaque on cairn.

Relocation of the Yuille Cairn

Freehold Title of Yuille's home station (then comprising 1 acre and 3 roods) had been taken up by A. Partridge on 9 August 1864.³² By 1934, the property (then known to have been situated between Bala and Vickers Streets) and neighbouring allotments were owned by David Tuppen. He took an interest in the historical importance of the site and its associations with the Yuilles. Tuppen wrote to the *Ballarat Courier* in 1934 and offered the sandstone from the foundations of the home station for the erection of the proposed commemorative obelisk to W.C. Yuille near the Pleasant Street School at Lake Wendouree (this did not eventuate).³³ It would therefore appear that David Tuppen was instrumental in the construction of the Yuille Cairn on his property in Bala Street in 1964.

Upon Tuppen's death in 1987, the Sebastopol Borough Council showed an interest in purchasing the Bala Street land containing the Yuille Cairn.³⁴ This was due to the historical importance of the site as the main home station of A.B. Yuille. It appears that the Sebastopol Council and Tuppen had been in discussions about formally recognising the heritage values of the Yuille Cairn in the Planning Scheme some years earlier.³⁵ The land – and particularly the Yuille Cairn – was designated as a site of Architectural and Historic interest by the Sebastopol Borough Council in the "new" Borough of Sebastopol Planning Scheme in 1987.³⁶ It was from this time when the Yuille Cairn had been given heritage status in the Planning Scheme.³⁷

While the Yuille Cairn might have been afforded heritage status, the Bala Street site was not purchased by the Sebastopol Borough Council. In August 1987, the new private owner proposed the construction of a dwelling on the site.³⁸ This was prohibited under the zoning of the land in the Borough of Sebastopol Planning Scheme (a dwelling and a shed were built in later years).³⁹

In 1995, a masterplan for the Yarrowee River, which involved the Linear Network of Communal Spaces (LINCS) group, was prepared. It included the redevelopment of the former sewerage reserve at the eastern end of Vickers Street as Yuille Station Park.⁴⁰ The Yuille Cairn was relocated from Bala Street to the new park in 1996 where a celebratory launch was held in the presence of the Sebastopol Historical Society President, Arthur Jenkins, Ballarat Adult and Further Education Centre (BRACE) Principal, Christopher Carroll and Cr Karen Overington of the Ballarat City Council.⁴¹ The *Ballarat Courier* reported on the event:

Work on the regeneration of Yuille Park in Sebastopol is almost complete following the relocation of the Yuille Cairn from Bala St. Ballarat Adult and Further Education Centre (BRACE) vocational and education training manager Ruth Barnes said yesterday that the site had been transformed

32 Sebastopol Town Plan (part 3), n.d., VPRS 16171, Public Record Office Victoria.

33 A. Jenkins, *op.cit.*

34 I.D. Effrett, Rate Collector, Borough Council of Sebastopol, to D.M. Small, 6 February 1987, Planning file, City of Ballarat.

35 *Ibid.*, G.A. Christie, Borough Engineer, Borough Council of Sebastopol, to Ramsay, Gaunt & Fraser, solicitors, 31 July 1987.

36 *Ibid.*, Christie to G. Brimacombe, 3 August 1987

37 *Ibid.*

38 *Ibid.*

39 *Ibid.*

40 *The Courier*, 10 April 2002.

41 *Ballarat Courier* clipping, 22 May 1996 in A. Jenkins, *op.cit.*, p.41.

PLACE NAME: Yuille Cairn

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from an overgrown paddock into attractive recreational parkland. Driveway and paths had been constructed, fences, stairways and furniture built, trees planted and weeds eradicated ...⁴²

According to the Sebastopol Historical Society, each stone of the Yuille cairn was numbered prior to dismantling, and re-erected in the new location.⁴³

In 2012, the memorial was the subject of negative publicity when one of the descendants of W.C. Yuille visited the site 'and was outraged at the condition of the memorial.'⁴⁴ Of particular concern were graffiti and a lack of maintenance.⁴⁵ In late January 2013, the Department of Sustainability and Environment requested that the City of Ballarat be appointed as Committee of Management of the land then known as the Yuille Cairn Wetland in Vickers Street.⁴⁶ The Council had sought to become the Committee of Management in 1995 and so it was resolved in 2013 that the Department of Sustainability and Environment appoint the City of Ballarat as the Committee of Management.⁴⁷

COMPARATIVE:

W.C. Yuille Monument, Lake Wendouree

On the banks of Lake Wendouree at the corner of Wendouree Parade and Pleasant Street (opposite the Pleasant Street School), Ballarat, a granite monument commemorating the site of the camp of the first European settler at Ballarat, William Cross Yuille, was unveiled on 24 August 1934 by the Mayor of Ballarat City Council, A.J. Darling.⁴⁸ The monument had been erected with funds raised by the Ballarat Historical Society. In attendance at the unveiling were 67 descendants of W.C. Yuille.⁴⁹

The granite monument is set on a granite base and consists of a pedestal, shaft and cap upon which is attached a metal plaque outlining the purpose and commemorative value of the memorial. The W.C. Yuille monument is located within the Lake Wendouree Heritage Precinct, HO163.

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42 Ibid.

43 Lois Keating, Sebastopol Historical Society, to Pam Jennings, June 2013.

44 J. Baxter, 'Council Committee of Management – Yuille Cairn Wetland, Sebastopol', City of Ballarat Council Agenda, 30 January 2013, City of Ballarat.

45 *Ballarat Courier*, 23 April 2013.

46 Baxter, op.cit.

47 Ibid.

48 *The Argus*, 16 August 1934, p.3 & 25 August 1934, p.25.

49 Ibid.

PLACE NAME: Yuille Cairn

Place No. SEB01

ADDRESS: 37 Vickers Street, Sebastopol

Assessment Date: June 2013

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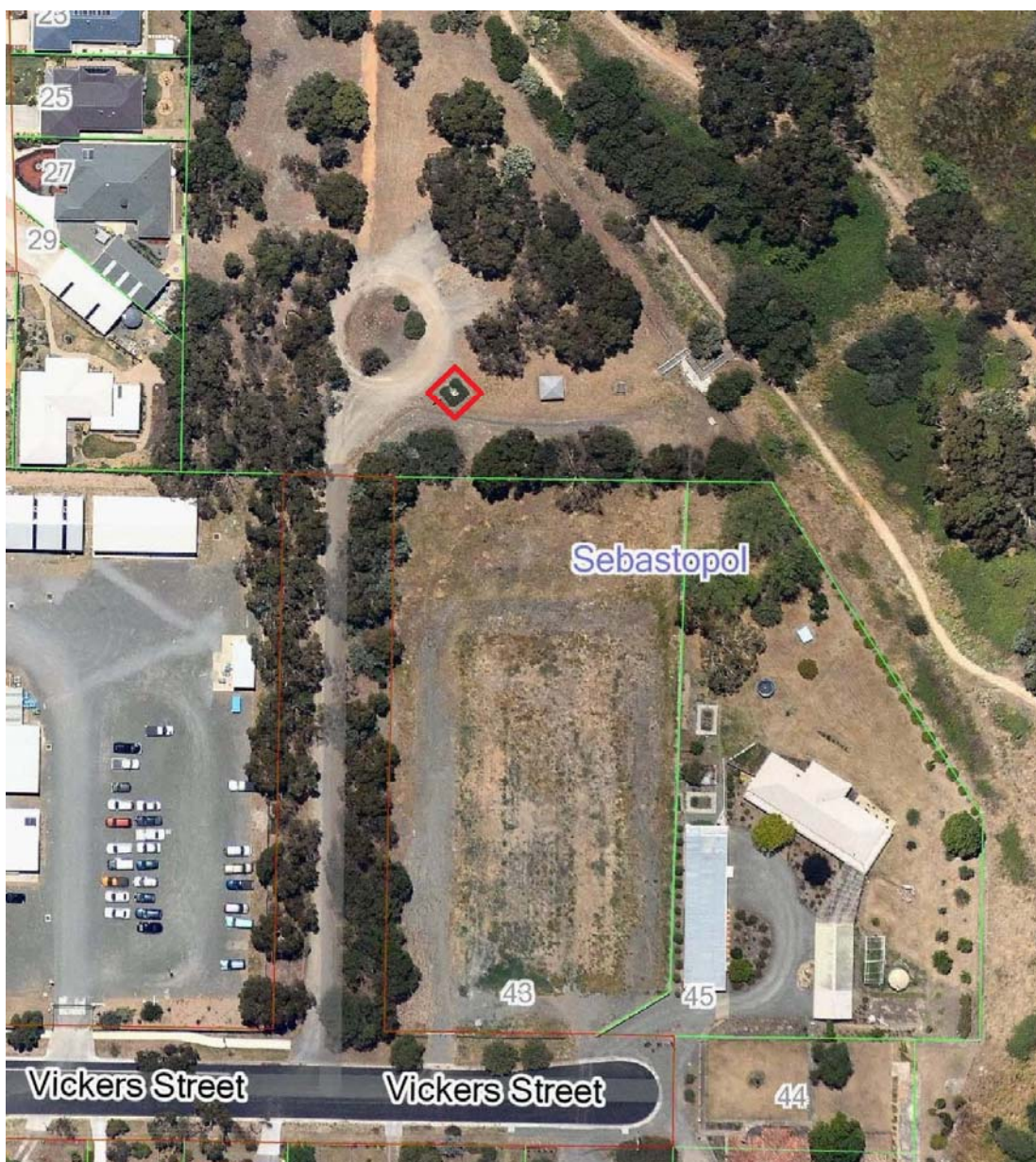
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RECOMMENDED EXTENT OF HERITAGE OVERLAY

The recommended extent of the heritage overlay a 2 m curtilage around the stone monument in the Yuille Station Park, 37 Vickers Street, Sebastopol as shown by the red border on the following aerial image:



Historic Themes:

Subtheme 4.1: Farming & Agriculture.
 Subtheme 4.2: Gold Mining.
 Subtheme 6.4: Building Homes.
 Subtheme 8.1: Spiritual Life
 Subtheme 8.2: Education
 Subtheme 8.3: Health & Welfare Services



Condition: Good

Integrity: Substantially Intact

Photograph Date: 28 May 2013

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS

Victorian Heritage Register:	No
Victorian Heritage Inventory:	No
Local Planning Scheme:	Yes – HO142 (external paint controls apply)

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

National Trust (Victoria) Register:

RECOMMENDED LEVEL OF SIGNIFICANCE:

State Significance

RECOMMENDATIONS:

Recommended for inclusion in the Victorian Heritage Register: **Yes**
 Recommended for inclusion in the Victorian Heritage Inventory: **No**
 Recommended for retention as a Heritage Overlay in the Planning Scheme: **Yes**

Schedule to the Heritage Overlay

External Paint Controls Should Apply?	Yes – All face brick and stone buildings.
Internal Alteration Controls Should Apply?	Yes – ground floor entrance and stair hall (north end) and central passage of the former Orphanage building (Building 2).
Tree Controls Should Apply?	Yes – Front garden setting include the fir trees, and the rear cypress and pine trees forming part of the setting to the lake (see aerial image on page 6 for specific locations).
Fences &/or Outbuildings of Note?	Yes – refer to significance of components section.
Prohibited Uses May Be Permitted?	Yes - Given the high level of significance of this complex place, opportunities for uses that have no adverse affect on its significance and yet give greater scope for its conservation and viability could be considered if prohibited in the current or future Ballarat Planning Scheme.

Other Recommendations

It is recommended that the City of Ballarat nominate the former St. Joseph's Orphanage for the Victorian Heritage Register, given its State significance. It is also recommended that the heritage overlay apply to the whole site, as shown on the attached aerial image.

STATEMENT OF SIGNIFICANCE:

What is Significant?

The former St. Joseph's Orphanage, 208-240 Grant Street, Sebastopol, has significance as one of the largest, intact and most outstanding former Roman Catholic Orphanages in rural Victoria. Possibly originally conceived by the Bishop of Ballarat, James Moore in 1904, it was not until 1911 when the idea of an orphanage farm operated by the Sisters of Nazareth came to fruition under the leadership of Bishop Moore's successor, Bishop Joseph Higgins. Known as Blythewood Grange the property at

Sebastopol included a two storey basalt mansion and rear stables outbuilding built for the former mining manager, machinery dealer and Mayor of Sebastopol, James Leckie, in 1878, together with substantial landscaped grounds and rear grazing areas and a large lake. The need for the orphanage at Sebastopol was due to overcrowding at the parent house of the Sisters of Mercy, Nazareth House, Wendouree. St. Joseph's Orphanage was officially blessed and opened in 1913 and it soon became a model orphanage farm. Today, while the property no longer functions as an orphanage, its evolution and development, firstly by James Leckie as a private property and then by the Sisters of Nazareth and the Roman Catholic Church as St. Joseph's Orphanage, is manifested in the surviving and largely intact Victorian, Federation and postwar buildings. These include the former Blythewood Grange basalt mansion house and rear detached stables and machinery shed (built 1878); St. Joseph's Orphanage (built 1911); St. Joseph's Chapel (built 1911), orphanage additions, former senior boys building, former caretaker's dwelling, former laundry and gabled timber shed (built 1915); Fatima House (infants' nursery, built 1953); boiler house and chimney stack (built c.1953) and the former kindergarten (built 1961). Also contributing to the significance of the place are the expansive and early landscaped grounds on the Grant Street frontage dominated by fir trees and open grassed areas. At the rear of the complex are mature cypress and pine trees flanking the banks of a picturesque lake.

How is it Significant?

The former St. Joseph's Orphanage, 208-240 Grant Street, Sebastopol, is historically, architecturally, aesthetically and socially significant at a STATE level.

Why is it Significant?

The former St. Joseph's Orphanage, 208-240 Grant Street, Sebastopol, has historical significance (Criteria A & H) for its associations with the institutionalised care of boys and infant girls between 1913 and 1980, and as an early 20th century model orphanage farm that was recognised throughout Australia. The former St. Joseph's Orphanage (later known as Nazareth Boys' Home) played host to 2,538 children and the substantially intact complex of buildings are associated with the welfare traditions, regimes and values of Roman Catholic orphanage life throughout the 20th century. The former orphanage has particular associations with the Most Rev. Joseph Higgins, Bishop of Ballarat (who brought the concept of an orphanage farm to fruition) and the Sisters of Nazareth (who were responsible for the care, upbringing and education of the children). At Sebastopol, the Sisters were first led by Mother Thomas and later by Sister Aiden, Rev. Moth Elizabeth of the Visitation and the Rev. Mother Reginald. Earliest known as Blythewood Grange, the surviving mansion house and stables had been built for the former mining manager, machinery dealer and Mayor of Sebastopol, James Leckie in 1878 as the Leckie family home. In 1911, construction commenced on the development of the orphanage to accommodate 100 boys. At this time, the Ballarat architects, Clegg and Morrow designed a two storey orphanage wing that was opened in 1913. Clegg and Miller were also responsible for the design of the orphanage Chapel in 1911. It was followed in 1915 by orphanage additions, caretaker's dwelling, seniors' workshop, laundry, timber shed and a recreation area that were designed and supervised by the architects and building surveyors, Lusk and Moriarty, of Melbourne. In 1953, a substantial two storey infants' nursery (known as Fatima House) was erected to a design by the Melbourne architect, Reginald Appleford. It also appears to have been at this time when a brick boiler house and a landmark chimney stack were constructed. Associated with the infants nursery from the 1960s was the building of modest skillion store that later functioned as the Sebastopol West Kindergarten until 1980. The setting of the former Orphanage property is a physical manifestation of the earliest development of the site for the Leckie family between 1878 and 1902, when a substantial front garden was laid out and planted, and a lake constructed at the rear.

The former St. Joseph's Orphanage, 208-240 Grant Street, Sebastopol, is architecturally and aesthetically significant as an outstanding and intact example of early and mid 20th century orphanage design in the existing complex of brick and timber buildings, as well as a notable local example of

Victorian domestic architecture in the surviving Blythewood Grange mansion (Building 1) (Criteria D, E & F). The latter is a largely intact example of a picturesque Victorian Italianate style, the basalt having been recycled from the Prince of Wales gold mining operations in the locality. As an orphanage complex, St. Joseph's is one of the most intact and largest surviving in Victoria, most comparable with St. Aidan's Orphanage, Kennington (Bendigo) that was also established in the very early 20th century. The former orphanage building (Building 3) at Sebastopol, constructed in 1911, is a legacy of the idiosyncratic work of the architects, Clegg and Miller, as especially expressed in the red brick gabled forms and rendered dressings, arcaded verandah with a first floor balcony, and particularly in the picturesque row of small lantern ventilators and the larger ventilator at the northern end. It directly relates to other substantial examples of the architects' work, including the Queen Victorian Women's Ward at the Ballarat Hospital (1898) and the Ballarat Grammar School (1909). The orphanage additions (Building 5), seniors' wing (Building 6), laundry (Building 7) and caretaker's dwelling (Building 9) constructed in 1915 to a design by Lusk and Moriarty are also notable examples of picturesque Federation era orphanage and residential design. The former infants' nursery earlier known as Fatima House (Building 10), built in 1953, is one of the more substantial and refined examples of postwar orphanage architecture by the architect, Reginald Appleford. The scale of the design is also unusual for the time when the institutionalised care of infants and children was rapidly progressing towards a more domestic 'cottage' system. A landmark at St. Joseph's is the chimney stack that serviced the adjoining brick boiler house (Building 11) (which appears to have been built in 1953). The rear utilitarian buildings also give an understanding of the functional operations of the property in the 19th and 20th century. These buildings include the former stone stables and machinery shed built in 1878 (Building 2) and the gabled timber shed (Building 8) (built in 1915). Contributing much to the architectural and aesthetic qualities of the site is the mature landscaped garden of fir and other exotic trees and grassed areas on the Grant Street frontage, together with the mature cypress and pine trees near the banks of the lake at the rear of the orphanage complex.

The former Joseph's Orphanage, 208-240 Grant Street, Sebastopol, is socially significant to some in the Sebastopol and wider Victorian community for its past role as a Roman Catholic orphanage (Criterion G). While the site no longer serves as a home for boys and female infants, its earlier function continues to be valued for its former purpose, as borne out in documentary evidence. In addition, a legacy of the importance bestowed to the orphanage is a plaque at the front of the existing swimming pool enclosure, marking the opening of the original orphanage pool in 1946 that had been funded by sportsmen of Ballarat.

Significance of Components

The following gives an outline of the heritage value of the buildings on the former Orphanage site. It should be read in conjunction with the annotated aerial image in the Description section.

Fabric of Primary Significance

This fabric constitutes the principal significance of the former St. Joseph's Orphanage, in contributing to its key landscape and other architectural values between 1878 and 1961.

- Front mature garden landscape (fronting Grant Street) (see aerial image, page 6).
- Rear cypress and pine trees and lake (see aerial image, page6).
- **Building 1:** Blythewood Grange.
- **Building 2:** Former Stables and Machinery Shed.
- **Building 3:** St. Joseph's Orphanage.
- **Building 4:** Chapel.
- **Building 5:** Orphanage Additions.
- **Building 6:** Seniors' Wing.
- **Building 7:** Laundry.

- **Building 10:** Fatima House.
- **Building 11:** Boiler House & Chimney Stack.

Contributory Significance

This fabric contributes to the aesthetic, architectural, historic and social heritage values of the former St. Joseph's Orphanage, but it is not considered to be individually significant. It is the collective contribution made by this fabric that enhances the heritage values of the place.

- **Building 8:** Gabled Shed.
- **Building 9:** Former Caretaker's Dwelling & Garage.
- **Building 12:** Former Kindergarten.

No Significance

This fabric is not considered to have any heritage value to the former St. Joseph's Orphanage.

- **Building 13:** Skillion Shed.
- **Building 14:** Swimming Pool Enclosure.
- **Building 15:** Small Skillion Shed (distant from orphanage complex near west boundary).
- Front Fence & Gates (fronting Grant Street).
- Rear Car Park.
- Tennis Courts.

DESCRIPTION:

The Setting

The former St. Joseph's Orphanage, 208-240 Grant Street, Sebastopol, is set on approximately 22.25 hectares dominated by two storey buildings including a former mansion house (built in basalt) and brick former orphanage buildings, situated towards the north-east corner. Also on the Grant Street frontage to the south of the former orphanage buildings is a single storey former caretaker's house constructed of timber weatherboards. Beyond the main buildings to the west and south-west are the former boiler house and laundry outbuildings built of brick; bluestone former mansion house stables and machinery shed; gabled timber workshop; skillion shed; gabled swimming pool structure and in a distant location near the west boundary, a skillion shed. These buildings are shown on the following aerial image:



Building 1: Blythewood Grange	Building 6: Seniors' Wing	Building 11: Boiler House & Chimney
Building 2: Stables & Machinery Shed	Building 7: Laundry	Building 12: Kindergarten
Building 3: Orphanage	Building 8: Gabled Shed	Building 13: Skillion Shed
Building 4: Chapel	Building 9: Caretaker's Dwelling	Building 14: Pool Enclosure
Building 5: Orphanage Additions	Building 10: Fatima House	Building 15: Shed (not shown)

The site is also especially characterised by its landscape. The main frontage in the north-east corner of the site comprises an asphalt driveway (with brick kerbing) flanked by open grassed areas, rose borders and mature trees. A curvy asphalt pedestrian path punctuates the main front setting that is dominated by a mature Fir tree. Other Fir trees and other exotic trees are situated to the south of the main driveway and they probably date from the 19th century (see following aerial image). The main frontage to Grant Street is bound by a fence of brick piers and plinths and iron palisade bays (built in 1958). The northern boundary to Morgan Street has an introduced timber picket fence, with a row of Cypresses comprising much of the western portion of the northern boundary. An overgrown Cypress hedge forms the internal western boundary of the main front landscape (behind the Chapel). To the west of this hedge is an introduced asphalt car park, with an introduced gabled timber swimming pool enclosure and asphalt tennis courts beyond the car park to the west. A row of Golden Cypresses separates the former caretaker's dwelling from the orphanage buildings on the south side near the Grant Street frontage. To the south-west of the orphanage complex is a broad open landscape with a large lake surrounded by mature Cypress, Pine and Willow trees (see following aerial image). There are also open grassed landscaped areas with garden and hedge borders, citrus trees, timber arbour and children's playground adjacent to the laundry building.



Aerial image of the former St. Joseph's Orphanage Site showing locations of significant trees.
Source of Aerial: City of Ballarat.



Gateway entrance showing driveway and former orphanage buildings and front garden setting.



Mature trees in front garden setting.

The Buildings

The following description is confined to the exterior of the buildings only, except for the ground floor entrance hall and passage of the former St. Joseph's Orphanage building (Building 3). They have been described in chronological order.

Building 1: Blythewood Grange

Blythewood Grange comprises an asymmetrical, two storey, basalt, Victorian Italianate styled mansion house characterised by a gambrel roof form that traverses the site, together with a projecting bay having a jerkin head roof. At the rear are double gabled wings and a slightly projecting hipped bay on the south side. These roof forms are clad in slate. The roof is adorned with basalt chimneys having multi-corbelled tops. Timber ventilators are located in the gablets to the gambrel roofs. Other early features include the projecting faceted and elaborate rendered bay window in the projecting front wing, hipped and convex front verandah supported by round cast iron columns with timber framed cast iron valances and cast iron brackets, unusual five panelled timber front door with sidelights and highlights (the decorative leadlighting having been introduced c.1911-15), rendered stringcourses, round-arched first floor window opening above the faceted bay, and the timber framed double hung windows. The original verandah tiles appear to have been replaced in the mid 20th century.

At the rear, the original gabled basalt single storey wing has been extended (c.1915) and there are one and two storey skillion additions variously constructed in painted brick and timber weatherboards.

Overall, Blythewood Grange appears to be in good condition and has high integrity. The gabled glazed link (c.1911) on the north side and the curved glazed link (c.1953) on the south side are either sufficiently recessive or disguised by landscape, thereby allowing the original character and appearance of the mansion house to dominate.



East and north elevations of Blythewood Grange (Building 1).



Rear (west) elevation of Blythewood Grange (Building 1).

Building 2: Former Blythewood Grange Stables and Machinery Shed

At the rear to the north-west of the former Blythewood Grange mansion is the former Blythewood Grange stables and machinery shed building (built c.1878). Constructed of basalt, it is characterised by an elevated gabled roof form on a north-south axis (with attic space in the roof), together with a single storey gabled and skillion wing on the north side, basalt and brick skillion wings at the rear (west) and a brick skillion wing on the south side. The gabled and skillion bluestone wings are original, although the timber weatherboard wall cladding and timber doors on the north elevation have been introduced (possibly in the early 20th century) as infill to the original verandah. The brick wing may represent a later 20th century addition. The roofs are clad in corrugated sheet metal and there are early basalt chimneys on the south and west sides. The main east elevation features a central bay with a gable roof below which is a large loft opening with timber doors. There are also large segmentally arched opening

and smaller rectangular openings at ground level. These openings and the windows on the south wall of the projecting gabled wing at the north end have face brick voussoirs (the windows also featuring face brick quoinwork). There are timber doors in one of the segmentally arched openings, with the other similar opening having introduced timber framed windows and brick base walling.

Overall, the former Blythewood Grange stables and machinery shed building is in fair-good condition and of moderate-high integrity.



East elevation, Stables & Machinery Shed (Building 2).



North elevation, Stables & Machinery Shed (Building 2).

Building 3: St. Joseph's Orphanage

To the north of Blythewood Grange is the former St. Joseph's orphanage (built in 1911). The asymmetrical, two storey (and attic), Picturesque Federation styled building has a gable roof form that traverses the site and a modestly projecting gable towards the front at the north end and a more prominent projecting gable at the south end. At the rear are three two storey hipped wings, and a projecting gabled wing at the south end. These roof forms are clad in slate and the roofs are adorned with face brick chimneys with rendered and moulded tops, and a series of hipped lantern ventilators. Crowning the northern end of the building, demarcating the main entrance below, is a larger ventilator with a distinctive curved mansard dome and wide eaves, the whole surmounted by an iron Celtic cross. Also contributing to the picturesque nature of the design are the projecting skillion timber ventilator dormers in the main (east) central roof. Most of the gable ends are parapeted and feature flat ends topped with orbs. The parapet copings are rendered. There are narrow ventilator lancets in these gable ends, below which are banks of timber framed windows (with vertical proportions), the openings being highlighted by rendered lintels and sills and the middle larger openings having pointed arched, rendered lintels. The sides and rear roof faces have modest overhangs and exposed timber rafters. The northern-most front gable has simple timber bargeboards with timber shingling and brackets in the gable end that features a framed niche. This gable end is supported by paired consoles and brick piers, the northern pier being tapered towards ground level where there is a foundation stone on the east face. Also on the east elevation is a wide first floor balcony formed as an extension of the main roof in the central bay. The balcony extends under the projecting gable at the north end. The balcony is supported by paired slender Doric columns and has a solid brick balustrade with a rendered capping. Below the balcony is a segmentally-arched arcade, the arched heads highlighted by rendered dressings. On both the ground and first floors of the main elevation are regular bays of window openings with rendered lintels and window sills. The first floor windows appear to be original, being timber framed and double hung. The ground floor windows have been introduced but are still arranged in banks of three similar to the first floor windows. At the northern end is the main entrance, having a double door opening of timber doors and sidelights and highlights. At the rear (west), a balcony has been infilled with windows and lightweight cladding. There is also an original, centrally located and gabled covered

wing that leads to a parapeted lavatories block (the window infill to the covered way may have been introduced). Also at the rear (north end) is a later 20th century flat roofed single storey addition.

Internally, the original ground floor entrance and stair hall at the northern end of the building has an elaborate segmentally-arched main entrance opening supported by round plastered Doric columns in-antis. There is a timber staircase with wide iron baluster panels featuring cross pattern cut outs. A decorative feature of the entrance hall and the adjoining ground floor passage that forms the principal north-south axes at the glazed tiled dados, having skirtings and caps in brown tiles, with bays of light and dark green tiles forming the main expanse. Art Nouveau inspired pink and green tulip motifs form a decorative pattern across the upper reaches of the dado, being more elaborate in the entrance hall.

Overall, the former St. Joseph's Orphanage building is in good condition and of moderate-high integrity. While there have been some changes to the principal ground floor windows and modest additions at the rear, the building continues to present its original character and appearance.



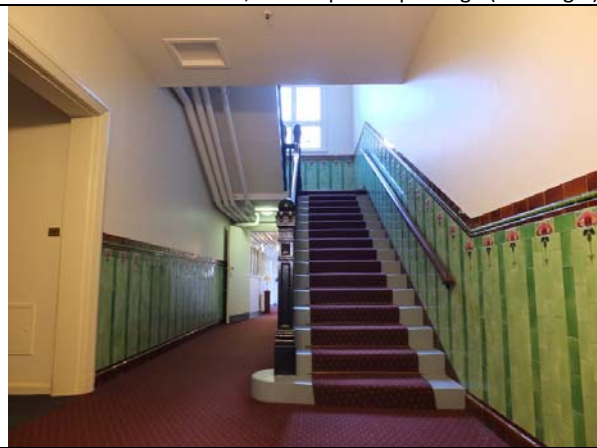
East elevation, St. Joseph's Orphanage (Building 3).



North & west elevations, St. Joseph's Orphanage (Building 3).



Ground floor entrance & stair hall (north end), looking east.



Ground floor passage & south stairs, looking south.

Building 4: St. Joseph's Chapel

At the northern end of the site is St. Joseph's Chapel also built in 1911. The face red brick, Federation Gothic styled building has a steeply pitched gable roof clad in slate comprising the nave that is situated on an east-west axis. There are modest gabled porches at the east and west ends on the north side and at the west end on the south side, having double door openings and vertically boarded timber doors. The nave is lit by narrow windows with stylised tracery and diamond leadlight glazing on the east, west and south sides, with projecting brick buttresses (having rendered copings) on the side elevations. The roofs are parapeted with rendered copings and flat ends, the apexes surmounted by crosses and the gable ends feature narrow lancet ventilators. The window and door openings have rendered dressings. Modest overhangs with exposed timber rafters are features of the eaves on the north and south sides.

At the rear (west) end are north and south projecting gabled transepts of similar design and construction as the nave. These transepts appear to represent an early (c.1915) addition given the awkward connections between these wings and the nave and nave porches at the west end. A projecting glazed verandah at the front of the west porch (north elevation) has been introduced in the later 20th century, as has the rear brick skillion wing to the west of the transepts.

Overall, externally the chapel appears to be in good condition and of moderate-high integrity. The possibly early transept additions contribute to the evolution of the design. The other changes are modest and they have not substantially diminished the significance and character of the building.



East elevation, Chapel (Building 4).



North elevation, Chapel (Building 4).

Building 5: Former Orphanage Additions

Between the rear of the former Blythewood Grange mansion and St. Joseph's Orphanage buildings is the Orphanage addition built in 1915. It is attached to the north-west corner of the mansion house and the south-west corner of the orphanage building. The elevated two storey, face red brick, Picturesque Federation building is similar in design to the Orphanage building of 1911, with its steeply pitched and gabled roof forms clad in slate, and the parapeted gable ends having flat corner piers. However, there are variations in the design, the building being more vertically proportioned, as especially emphasised by the projecting narrow gabled latrines wing at the north end. There are modest eaves with exposed timber rafters and the elevations are punctuated by regular bays of segmentally arched timber framed double hung twelve paned windows, the openings accentuated by the rendered voussoirs and sills. The east elevation is defined by double parapeted gables with face brick chimneys surmounting the gable apexes. The gable ends feature narrow lancets with timber ventilators.

Overall, externally this building is in good condition and of high integrity. There appear to have been few obvious changes.



South & West elevations, Orphanage Additions (Building 5).



West elevation, Orphanage Additions (Building 5).

Building 6: Former Orphanage Seniors Wing

Located behind the former St. Joseph's Orphanage is what appears to have been the Seniors Wing, built in 1915. The face brick, elevated single storey building is defined by an unusual mansard roof form with projecting introduced skillion dormers on the east and west roof faces. The roofs are clad in introduced corrugated Colorbond sheeting. The symmetry of the design is defined by the large face brick chimneys with exposed chimney breasts on the east and west facades, with small stylised gabled roofs connecting the chimneys to the main mansard roof. The chimney breasts have projecting buttresses and these buttresses are also evident on the building corners. Broad overhangs with exposed timber rafters define the eaves on the east and west sides. The elevations are also characterised by regular bays of windows, having rendered lintels and sills. Most of the windows are original, being timber framed, 12 paned and double hung, although the windows on the north elevation have been introduced. At the north and south ends are early segmentally arched attic openings now blocked up. There is an early door opening at the northern end of the east elevation with another door way on the west elevation. This doorway has been introduced, as has the projecting flat-roofed porch.

Overall, externally the former Seniors Wing is in good condition and of moderate-high integrity.



West elevation, Seniors' Wing (Building 6).



North elevation, Seniors' Wing (Building 6).

Building 7: Former Laundry

To the distant south of the former Blythewood Mansion house is the elevated single storey, face brick former laundry building, constructed in 1915. This building has a main elongated hipped roof form surmounted by a long hipped monitor light with timber framed windows. Two minor hipped roofed wings project on the west side of the building, the larger wing having a central round-arched door opening. The roofs are clad in slate and there are modest eaves with exposed timber rafters. An early flat-roofed verandah on the west side (between the projecting minor wings) has been infilled with timber framed windows and a brick base wall. Other early features of the design include the segmentally-arched windows openings with timber framed 19 paned windows and the rendered window sills. There is an introduced skillion verandah on the north side.

Overall, externally the former laundry appears to be in fair-good condition. There is some evidence of deterioration in the slate roof (including ridge cappings), rising damp and associated deterioration in the brick works and weathering in the timber windows to the monitor light. The former laundry has moderate integrity, the original design and construction being the dominant feature. Apart from the infill to the west verandah and the construction of the north verandah, some original windows have been blocked up on the north and west elevations, and the lower portion of a window opening blocked up on the south elevation. The original chimneys have also been removed.



South & east elevations, former Laundry (Building 7).



West elevation, former Laundry (Building 7).

Building 8: Gabled Shed

To the north of the former stables building is a gabled shed (building 9). The elevated single storey building has a broad gabled roof form clad in galvanised corrugated steel, as well as modest eaves. On the east elevation is what appears to be an early window opening with an introduced window, and an original double door opening with vertically boarded timber doors. There is a small loft opening in the gable end. There are other window and door openings on the south side. On the north side is a modest skillion addition. The building is constructed of timber weatherboard wall cladding with timber bargeboards and fascias.

The building appears to be in good condition and of moderate-high integrity.



East elevation, Gabled Shed (Building 8).

Building 9: Former Caretaker's Dwelling

To the south of the main orphanage complex with a frontage to Grant Street is the former caretaker's dwelling (Building 10). The asymmetrical, timber weatherboard, Edwardian styled dwelling suggests that it was built in c.1915. It has a main hipped roof form with a projecting minor hipped wing at the front. There is also a hipped wing on the south side that has been introduced during the interwar (c.1920s-30s) period. Early features of the design include the modest eaves with exposed timber rafters, hipped front verandah (formed as an extension of the main roof) with timber posts, fretwork valance and timber brackets (the posts and brackets might have replaced original fabric), paired timber framed casement and double hung windows at the front, panelled timber and glazed front door and sidelights, and the side timber framed double hung windows. At the rear is a skillion wing that is connected to a rear skillion garage and shed constructed of corrugated sheet metal roof and wall

cladding. The front is bound by a timber picket fence that appears to have been introduced, as does the steel framed and wire vehicular gates.

The former caretaker’s dwelling is in fair condition. There is evidence of deterioration in the roof cladding and weatherboards, as well as the window frames, sashes and sills. The rear garage is in fair-poor condition. Overall, externally the former caretaker’s dwelling has moderate integrity, the projecting wing on the south side having diminished its integrity to some degree.



East elevation, former Caretaker’s Dwelling (Building 9).



North & west elevations, garage (Building 9).

Building 10: Former Fatima House

Projecting on a diagonal axis to the south-east of the former Blythewood Grange mansion is Fatima House (Building 10), built in 1953. The two storey, face red and cream brick postwar building has an elongated hipped roof with three projecting gabled wings on the north side having courtyards between. These courtyards provide access to early door openings. The roofs are clad in tiles and there are wide eaves. The gable ends to the north elevation have banks of three single steel framed ground and first floor windows with projecting cantilevered window hoods. Blind oculus windows are a feature of the gable ends. Early balconies on the north elevations in the courtyards have been infilled with windows and wall cladding. The entrances to the court yards feature dwarf cream brick walls with rendered tops. The east elevation has larger banks of steel framed windows with rendered frames. These rendered frames are continued around the windows on the west elevation. A curved two storey link with large bands of steel framed windows and rendered walls connects the former Fatima House with the former Blythewood Grange mansion.

Overall, externally the former Fatima House is in good condition and of moderate-high integrity.



North elevation, Fatima House (Building 10).



South elevation, Fatima House (Building 10).

Building 11: Former Boiler House

Situated adjacent to the east side of the former laundry is the former boiler house, also possibly originally constructed in 1953. It is dominated by the detached, tapered square face red brick chimney. The boiler house has a gabled roof form clad in corrugated cement sheet cladding. There is a roof ridge ventilator. The combination of red and cream brickwork similar to Fatima House, and the cement sheet roof cladding suggest that this building was built in c.1953. It would appear that the chimney stack was built at the same time.

Overall, externally the former boiler house appears to be in fair-good condition. There is some deterioration evident in the chimney stack. This stack is of high integrity and the boiler house is also highly intact as an example of 1950s design.



East elevation, Boiler House & Chimney Stack (Building 11).



South elevation, Boiler House & Chimney Stack (Building 11).

Building 12: Former Kindergarten

To the south of the former Fatima House is the former kindergarten (Building 12), built as a pre-school equipment shed in 1961 and extended in later years when used as a kindergarten. This rudimentary, timber weatherboard, postwar skillion roof building has single and double door openings and pairs of horizontally-aligned windows on the north façade. The building appears to be in fair condition.



North elevation, former Kindergarten (Building 12).

Building 13: Skillion Shed

South of the former stables (Building 2) is a rudimentary skillion shed (Building 13). Built after 1980, it is constructed of sheet metal roof cladding and timber weatherboard wall cladding. There is a roller

door on the east elevation, together with vertically boarded timber doors (that may have been recycled from an earlier building). The shed is in fair-good condition.



East elevation, Skillion Shed (Building 13).

Building 14: Swimming Pool Enclosure

To the north-west gabled shed (Building 9) is the covered swimming pool enclosure (Building 14) constructed after 1980. The broad, gabled single storey building is constructed of corrugated sheet metal roof cladding with timber weatherboard wall cladding on the east and west gable end. There are large openings on the north and south and east sides, with drop down vinyl blinds. The main (east) gable end has a large timber ventilator. There is post and wire fence and pedestrian gate at the east end, with a small forecourt having perimeter garden and memorial boulder with a plaque outlining the opening of the original orphanage pool in 1946. The swimming pool structure appears to be in good condition.



Swimming Pool Enclosure (Building 14).



Memorial boulder and plaque outside Building 14.

Building 15: Small Skillion Shed

Adjacent to the west boundary of the property and distant from the former orphanage complex is a rudimentary skillion shed (Building 15) constructed of tray deck sheet metal roof cladding and corrugated sheet metal wall cladding. This shed has been introduced in recent times and appear to be in good condition.



Small Skillion Shed (Building 15).

HISTORY:

The Early History of Sebastopol

The area of Sebastopol was first settled by European settlers and squatters from 1837, when Henry Anderson, Thomas Learmonth and others explored the country from Corio Bay to Mount Buninyong and Lake Burrumbeet.¹ Returning in 1838, Anderson and William Cross Yuille – with his cousin, Archibald Buchanan Yuille – established the first pastoral Runs on the best land.² Anderson and the Yuilles subsequently went their separate ways: Anderson taking up the Bonshaw Run and W.C. and A.B. Yuille the Ballarat Run, the main homestation being near the east bank of the Yarrowee Creek in the vicinity of 28-32 Bala Street.³

The gold rushes between 1851 and 1861 brought an influx of people that transformed the land. In the early 1850s, Sebastopol was a collection of tents.⁴ In 1852, deep lead mining technology and methods were first introduced by the newly arrived Cornish, Welsh, Irish and Scottish miners. Successful mines in the Sebastopol area included the Princes of Wales, Albion and the Working Miners, while the Band of Hope and Albion Consols mines were the largest and wealthiest in this vicinity.⁵

Sebastopol grew rapidly around its main centres of Cobblers' Hill, Victoria Street and Albert Street (which become the focus of the town). It was in 1855 when the area commonly referred to as Bonshaw was renamed Sebastopol after Sevastopol in the Ukraine, the site of an important battle during the Crimean War (1853-56).⁶

In December 1864, the first council of the Borough of Sebastopol was elected.⁷ This helped in the consolidation and more organised development of the town in the ensuing years, as did the ability of making a residential claim for land as part of the Miner's Rights of the Goldfields Act of 1858.⁸

1 E.D. Jenkins, *Sebastopol Victoria: An Historical Survey of Early Sebastopol 1864-1964*, Sebastopol Borough Council, 1964.

2 *Ibid.*

3 *Ibid.*

4 Context Pty Ltd, 'Cornish Row Precinct' in 'Sebastopol Heritage Study Stage 2', prepared for the City of Ballarat, 2012.

5 *Ibid.*

6 *Ibid.*

7 Jenkins, *op.cit.*

8 Context, *op.cit.*

Gold mining slowed and then ceased altogether after the outbreak of the First World War. This brought about a reduction in the size of the community, with a number of houses removed and relocated.⁹

Former Orphanage Site: The Leckie Era (1878-1902)

A member of the senior management of the Prince of Wales mine (the major employer of labour in Sebastopol in the 1860s) was James Leckie.¹⁰ Born at Airdrie, Lanarkshire, Scotland, in 1840, Leckie emigrated with his parents to Geelong, Victoria, in 1852 where he started work as an office boy for the auctioneer, James Gatty Carr.¹¹ In 1854 he came to Ballarat and had success in mining at Golden Point and later at the Magpie rush near Sebastopol. He married Jane McTaggart in 1862 and they had twelve children (at least four of which died in infancy).¹² The Leckie family initially resided in Nelson Street, Sebastopol.



James and Mary Leckie, n.d. Source: Courier, 2 January 1990, p.22.

With the closure of the Prince of Wales mine in 1875, Leckie was an active bidder for the assemblage of machinery, timber and other items that he used as a basis for establishing a machinery dealership.¹³ Leckie subsequently acquired land in Grant Street, Sebastopol, on which to establish a substantial family home and his machinery dealership and a timber yard. He had purchased 'an extensive collection of bluestone blocks' at the Prince of Wales auction and these were used to construct the mansion house, 'Blythwood Grange', in 1878.¹⁴ No details have been found on the designer for the large dwelling, the more well-known architects of Ballarat at the time being Henry Caselli (who had

⁹ Ibid.

¹⁰ *The Courier* (Ballarat), 2 January 1990, p.22.

¹¹ *Ibid.*

¹² P. Jennings (Authentic Heritage Services Pty Ltd), Family Group Record for James Leckie, sourcing Victorian Births Deaths and Marriages Indexes, Department of Justice, Melbourne, and Ballarat Cemeteries & Crematoriums CD, Genealogical Society of Victoria and Ballarat and District Genealogical Society Inc.

¹³ *Courier, op.cit.*

¹⁴ *Ibid.*

constructed a large two storey mansion known as 'Glenfine Homestead' at nearby Cape Clear for W.T. Rowe in 1872),¹⁵ and James and Piper.

It was in 1878 when Leckie, with his wife and large family, relocated from their Nelson Street property to the new mansion (the ownership of the land comprising lot 2 was not formalised until 19 October 1880).¹⁶ Surplus stone was used to construct a stables building at the rear and a high walled main entrance on Grant Street. An avenue of pines and firs was also planted.¹⁷ A large dam, 700 feet long with a bank of 15 feet was also constructed to the south-west of the mansion, providing a secure reticulated water supply via iron pipes.¹⁸ This dam was situated outside the main 3 acre house and garden area.



Town Plan of Sebastopol (n.d.), showing 3 acres first owned by James Leckie (lot 2, top right corner). Source: VPRS 16171, PROV.

In 1888, Blythewood Grange was described as 'one of the finest buildings round Ballarat ... the grounds are beautifully laid out with trees, &c., and have in them an artificial lake of nine acres in extent, stocked with various sorts of fish.'¹⁹ Photographs of the property about this time reveal the substantial two storey basalt mansion in its garden setting and high front wall and cast iron gates. The mansion had a main gambrel roof form with a projecting jerkin head bay at the front, together with a convex

¹⁵ D. Rowe & L. Huddle, Authentic Heritage Services Pty Ltd, 'Glenfine Homestead, Cape Clear', Heritage Report prepared for the owners, 1999. The former Vine Hotel, built around ten years later between 1888 and 1890, 812 Macarthur Street, Ballarat, has a similar projecting wing with a jerkin head roof. See D. Rowe & W. Jacobs, Ballarat Heritage Precincts Study, prepared for the City of Ballarat, vol.4, 2005.

¹⁶ See Sebastopol Township Plan, VPRS 16171, Public Record Office Victoria (PROV).

¹⁷ *Courier*, *op.cit.*

¹⁸ 'Blythewood Grange Conference Centre' notes, n.d., Sebastopol Historical Society.

¹⁹ A. Sutherland (ed.), *Victoria and Its Metropolis, Past and Present*, McCarron Bird and Co., Melbourne, 1888, vol.2, p.188.

verandah. A tablet in the front first floor wall gave the name and date of the mansion. The surrounding garden had gravelled paths and stone kerbs with borders of gardens. The stone stables and machinery shed building was located at the rear of the mansion. It had an elevated gable roof with a smaller gabled wing projecting on the east and north sides, together with a skillion verandah on the north elevation. There were skillion wings at the rear. Little vegetation had been planted at the nearby lake that was a source of recreation for the Leckie family.



Blythewood Grange, 1880.

Source: Wyndham Resort – WorldMark Ballarat.



Blythewood Grange, c.1880. Source: Leckie Family Reunion Pamphlet, Sebastopol Historical Society.



Rear of Blythewood Grange & the Stables Building, 1880.

Source: Wyndham Resort – WorldMark Ballarat.



Leckie family on the lake, c.1880.

Source: Wyndham Resort – WorldMark Ballarat.

In addition to his business interests, James Leckie made a substantial contribution to community life as an elected Councillor of the Borough of Sebastopol. He served as Mayor in 1881-82, 1882-83 and 1890-91.²⁰ Tragedy struck the Leckie family in 1884 with the death of Jane Leckie at the age of 43 years.²¹ In 1886, James Leckie married Mary Ann Gay and their marriage was to be short-lived as James Leckie died on 23 February 1893.²² A valuation of furniture and effects in Leckie’s Estate listed the rooms, furniture and objects in the mansion, being valued at £322.14.6.²³ The mansion comprised a drawing room, hall, sitting room, dining room, back hall, study, upstairs landing, five bedrooms, drawing room, nursery, breakfast room, cellars, scullery and wash house.²⁴ The nearby machinery and timber yard

²⁰ See <http://www.ballaratgenealogy.org.au/sebastopol/mayors.htm>.

²¹ Jennings, op.cit.

²² Ibid.

²³ Valuation of Furniture & Effects in the estate of the late Jas. Leckie’, Probate, 25 April 1893, VPRS 28/P2, Unit 362, PROV.

²⁴ Ibid.

included boilers, tanks, engines, pumps and pipes, winches, scales, rails, trucks, wheels, iron shafting, sausage machines and screw jacks.²⁵

After James Leckie's death, the Leckie family continued to reside at Blythewood Grange for a further nine years until the property was sold in 1902.²⁶ The auctioneers, Besemeres and Walker held a sale of the furniture and effects, mining machinery and other equipment on the property on 6 November 1902.²⁷

The Orphanage Era

Towards Building the Orphanage

Impetus for the establishment of a Roman Catholic Orphanage appears to have emanated in 1904, upon the death of the Most Rev. James Moore, D.D., Roman Catholic Bishop of Ballarat. He bequeathed £1,000 'to a Roman Catholic orphanage for boys at or near Ballarat.' Bishop Moore had been instrumental in the founding of Nazareth House, an orphanage that commenced in 1890 at Mill Street, Wendouree and operated by the Sisters of Nazareth that catered for aged people and children (both boys and girls) up to 16 years of age.²⁸ Ten years later, owing to a large increase in the number of children and adults at Nazareth House, a separate orphanage was desired.²⁹

The selection of Blythewood Grange as a new orphanage for boys also appears to have initially been the work of Bishop Moore several years before the overcrowding at Nazareth House had become problematic. He had purchased the 3 acre property in 1902 from the Estate of James Leckie.³⁰ During the ensuing years, the property was leased to John Finn.³¹ At the time of Bishop Moore's death in 1904, the property encompassed 31 acres, 2 roods and 32 and four tenth perches and it was valued at £1552.³² The improvements were described as follows:

A 2 storey stone building containing 12 rooms, Kitchen and Bathroom, Washhouse with Servants rooms (3) of stone, a conservatory of wood, a piggery of stone, cow sheds, fencing of weed and live hedge.³³

Moore's Executors acquired the surrounding 20 acre farmland and nearby lake in 1908 as a basis upon which to develop an orphanage farm given that site constraints at Nazareth House did not provide for such opportunity.³⁴

Under lease from the Crown an additional 20 acres held under grazing licence. This was the adjoining grazing land to Blythewood Grange and included the large dam.³⁵

25 Ibid.

26 *Courier, op.cit.*

27 Besemeres & Walker, auctioneers, 'Catalogue of Choice Furniture & Effects, Live and Rolling Stock, Mining Machinery, Tailings, &c., on account of the executors of the estate of the late James Leckie', 6 November 1902, Sebastopol Historical Society.

28 Ibid., 2 June 1890.

29 *The Advocate*, 29 July 1911.

30 See Probate for the estate of the late Bishop James Moore, 18 October 1904, VPRS 28/P2, Unit 702, PROV.

31 *Wise's Post Office Directory*, 1904.

32 Statement of Assets in the Probate of the estate of the late Bishop Moore, op.cit.

33 Ibid.

34 Jenkins, *op.cit.* & *Ballarat Star*, 3 February 1913.

35 Ibid.

Establishment and Building Development of the Orphanage

Orphanage Concept

While Bishop Moore appears to have taken the initial steps in the establishment of a Roman Catholic Orphanage at Sebastopol, it was his successor, the Most Rev. Dr. Joseph Higgins, D.D., who instigated the scheme.³⁶ Envisaged as 'a home where not only the boy in his school age would be educated and trained, but a toddlers' home to which babies could be brought',³⁷ the orphanage was also proposed to accommodate girls up to 5 years of age. According to Arthur Jenkins, the Sisters of Nazareth 'visualised a big block, covering residences, dormitories, dining rooms, workshops, recreation grounds, studies, schoolrooms, for over 100 boys.'³⁸

Formal acquisition of the Blythewood Grange property as an agricultural orphanage for boys took place in 1911. *The Advocate* described the property at this time:

The site chosen for the new building is on a property at Sebastopol, called "Blythewood Grange." It was formerly owned by Mr. Leckie, ex-Mayor of Sebastopol. ... The site chosen for the new building is an ideal one, being surrounded by old and beautiful pines and firs, and fronted by a substantial bluestone wall. What was once the home of the Leckies [sic.] is a beautiful two-storey bluestone building ... still in good repair. ... An old orchard to the south of the residence still retains some of its fruit-bearing trees, but is now being turned more to kitchen garden purposes. It runs into a pretty little lake at the back of the dwelling. About two years ago some hundreds of young fry from Lake Burrumbeet were put into the lake and since then it has often been the haunt of lovers of the rod and tackle. Looking to the west from the present building, the scene on a summer's evening is charming. The land is undulating, rising at the back of the lake, and lowering again to the long row of pines in the distance. Being sheltered all around the boundary by huge gums, with a fair percentage of them here and there through the farm, there is always a feeling of solitude and repose about the place.³⁹

St. Joseph's Orphanage (Building 2)

In early 1911, the Ballarat architects, Clegg and Miller, were commissioned to design a new orphanage building to the north of Blythewood Grange. It is likely that this architectural firm had been selected as Clegg had earlier been an employee of the practice of Tappin, Gilbert and Dennehy that designed Nazareth House, Wendouree, in 1890.⁴⁰ Tenders were called for a three storey orphanage building at Sebastopol on 14 March 1911.⁴¹ Designed with a traversing gable on the north-south axis, the main elevation was to face east, having a projecting parapeted wing at the south end and a slightly projecting hipped wing at the north end. At the rear, three hipped wings and a larger southern gabled wing were also proposed. Hipped dormer windows were to project from the main roof on the east side, while the roof ridgelines were to be adorned with lantern ventilators. The ground floor was to comprise an entrance and stair hall at the north end, linked to a central passage, a second stair hall being at the south end of the corridor. Reception, day, class and bath rooms were to take up the ground floor, with a refectory at the rear. The first floor was to comprised dormitories, infirmary, Sisters' rooms and a large central lavatory from which was a covered way that lead to water closets. The second floor layout was proposed to be identical to the first floor. There was also to be an attic floor within the main traversing gabled roof that was to accommodate a lumber room.

³⁶ Jenkins, *op.cit.* & F. O'Kane Hale, 'Higgins, Joseph (1838-1915)' in the *Australian Dictionary of Biography* online, National Centre of Biography, Australian National University (hard copy published by Melbourne University Press, vol.9, 1983).

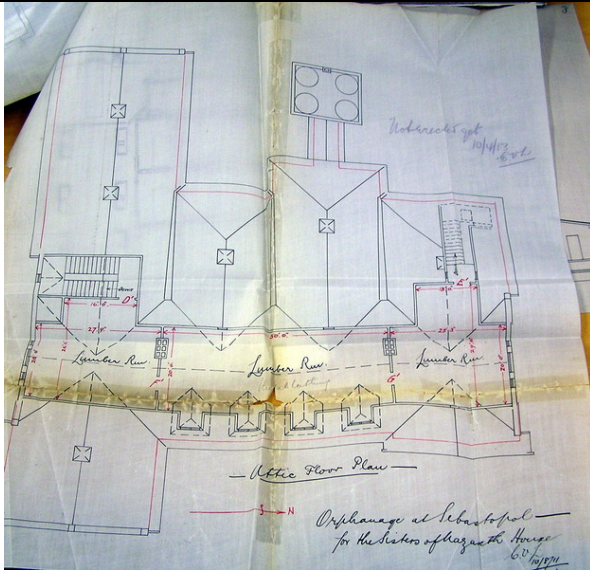
³⁷ Jenkins, *op.cit.*

³⁸ *Ibid.*

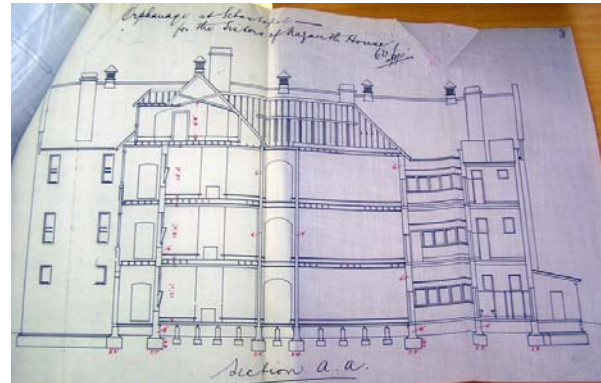
³⁹ *The Advocate, op.cit.*

⁴⁰ See following biographical details for George Clegg and the comparative analysis for further details.

⁴¹ *Cazalys Contract Reporter*, 14 March 1911, State Library of Victoria. The Reporter listed tenders for a '3 storey brick orphanage, Sebastopol.'



Clegg & Miller, Proposed Attic Floor Plan, Orphanage Additions, 1911. Source: VPRS 7882/P1, Unit 576, PROV.



Clegg & Miller, Section A-A, Orphanage Additions, 1911. Source: VPRS 7882/P1, Unit 576, PROV.

Ultimately, one of the upper floors was deleted from the proposal, the orphanage then being of two storeys and a windowless attic. This appears to have reduced the cost of construction, the tender having been awarded to J.H. Brown of Ballarat for £11,000.⁴⁵ Construction proceeded over the following months, with Michael Carey as clerk of works.⁴⁶ Decorative green glazed tiles were used in the main ground floor halls and passage.

On 2 January 1913, *The Catholic Press* (N.S.W.) reported that a community of nuns from the Parent House of the Sisters of Nazareth, London, had arrived to take up their duties at St. Joseph's Orphanage.⁴⁷ A month later on 2 February 1913, the orphanage known as St. Joseph's was formally opened by Bishop Higgins in the presence of a large gathering, 'principally of Catholics, but also of other denominations.'⁴⁸ An invited speaker at the occasion was James H. Scullin, later Prime Minister of Australia.⁴⁹ The orphanage was considered to be 'situated in a healthy position' and 'one of the most up-to-date institutions of its kind in the State.'⁵⁰

45 *The Advocate*, 29 July 1911.

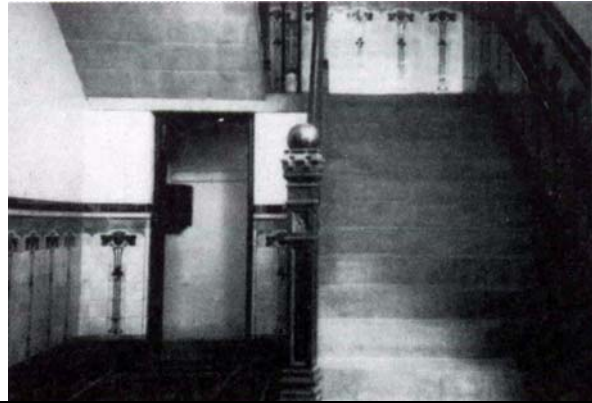
46 *Ibid.*

47 *The Catholic Press* (NSW), 2 January 1913, p.24.

48 Jenkins, *op.cit.*

49 *Ibid.* & *The Horsham Times*, 4 February 1913, p.3.

50 *The Catholic Press*, *op.cit.*



Interior of entrance & stair shall showing decorative glazed wall tiles, n.d. [c.1934-37]. Source: J.A. Marlow, *One Hundred Brothers*, Joseph A. Marlow, 2004, p.18.

Orphanage Chapel (Building 3)

During the construction of the orphanage building, it was decided to build a chapel and a further tender at a cost of £2650 was let for the building works.⁵¹ A gabled brick chapel with side porches was subsequently erected to a design by the architects, Clegg and Miller.⁵² It would appear that the transepts at the west end of the nave were added in the following years and possibly in 1915 when other building works were carried out at the orphanage. It was also in 1915, following the death of Bishop Higgins, when a marble altar was proposed to be erected in the orphanage chapel at a cost of £300, the funds having been bequeathed from Higgins' Estate.⁵³ In 1961, newly installed altar rails – donated by the old boys in memory of Sister Mary Xavier – were blessed.⁵⁴ St. Joseph's Chapel served both the orphanage and the wider community until 1968 when the Most Rev. J.P. O'Collins opened St. James' Roman Catholic Church at the corner of Albert and Vale Streets, Sebastopol.⁵⁵



Rear view of Chapel, c.1934-37. Source: J.A. Marlow, *One Hundred Brothers*, Joseph A. Marlow, 2004, p.24.

⁵¹ Jenkins, *op.cit.*

⁵² M. Lewis (ed.), *Australian Architectural Index* online, University of Melbourne, <http://www.mileslewis.net/australian-architectural.html>

⁵³ Will of Joseph Higgins, 10 July 1915, VPRS 7591/P1, Unit 539, PROV.

⁵⁴ 'St. Joseph's Home, Sebastopol', timeline manuscript, n.d., Nazareth House archives, Melbourne.

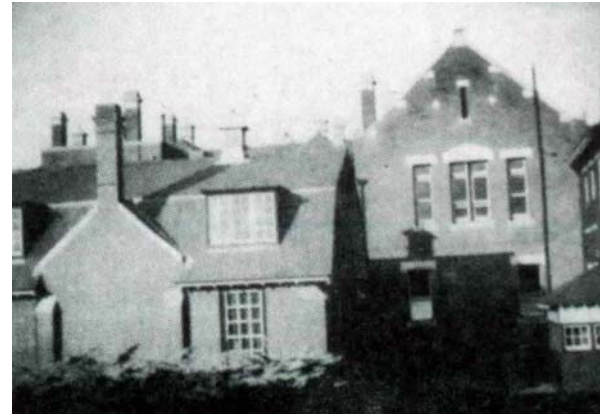
⁵⁵ Jenkins, *op.cit.*

Orphanage Additions, Caretaker's Dwelling, Laundry and Shed and Other Improvements

In early 1915, the architects, Lusk and Moriarty, recently arrived from New Zealand, were appointed to design additions to the orphanage as well as a separate senior area.⁵⁶ The two storey additions (Building 5) were to provide an additional dining room, stores, servery, refectory and lavatories on the ground floor, as well as dormitory, bedroom and lavatory accommodation on the first floor. They were to be connected to the west side of the walkway link between Blythewood Grange and St. Joseph's Orphanage and were designed with steeply pitched gabled roof forms to be clad in slate with brick walls. The separate senior boys wing (Building 6) was to provide accommodation 'for those boys who "stayed on" at St. Joseph's and worked full-time in some capacity on the property.'⁵⁷ A single storey brick building with an attic, they were conceived with an unusual mansard roof form.



Rear (west) view of St. Joseph's Orphanage complex, showing the Orphanage building in the background (left), Orphanage Additions (right) and Seniors' Wing (centre), n.d. [c.1934-37]. Source: J.A. Marlow, *One Hundred Brothers*, Joseph A. Marlow, 2004, p.18.



Rear of Orphanage building (background) and front of Seniors' Wing (foreground). Source: J.A. Marlow, *One Hundred Brothers*, Joseph A. Marlow, 2004, p.18.

Lusk and Moriarty also designed a brick laundry outbuilding and laid out a recreation area in 1915. It is also likely that they designed a timber weatherboard Edwardian styled dwelling immediately south of the orphanage complex and fronting Grant Street in 1915 for the caretaker. The improvements by Lusk and Moriarty were described in *The Advocate*:

The additions, which cost about £8,000, comprise a large recreation hall, divided into two by swing doors; a handball court, a new wing on the south west of the old building, including a dining-room on the ground floor, and dormitories and lavatories on the second floor; a large laundry, and new out-buildings. In addition, the whole of the farm sheds have been renovated. The work has been well carried out on the day labour principle, to the design and under the supervision of Messrs. Lusk and Moriarty, of Melbourne.⁵⁸

⁵⁶ Lusk & Moriarty to The Secretary, Board of Public Health, 12 April 1915, VPRS 7882/P1, Unit 576, PROV.

⁵⁷ Jenkins, *op.cit.*

⁵⁸ *The Advocate*, 4 December 1915.



Laundry, north elevation. Source: J.A. Marlow, *One Hundred Brothers*, Joseph A. Marlow, 2004, p.18.

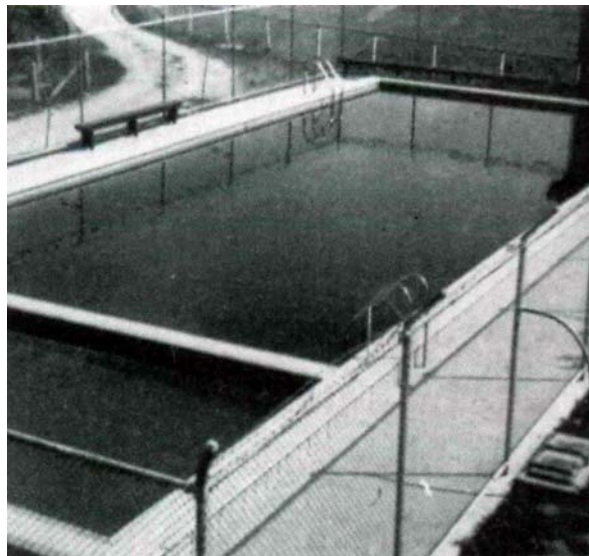
On 27 November 1915, the new buildings and other improvements were blessed by Archbishop P. Kennelly, Administrator of St. Patrick's Cathedral, Ballarat.⁵⁹

In 1936, a cyclone fence was erected around the front garden, a new road was laid out to the farm, a new bathroom was built for the babies (with a small refectory fitted out for them as well) and the dormitories were painted.⁶⁰

Postwar Building Developments

Swimming Pool

On 15 December 1946, Bishop O'Collins blessed and opened a swimming pool that had been donated by the sportsmen of Ballarat.⁶¹ It was located to the north-west of the stables and machinery shed building.



Orphanage swimming pool, n.d. [c.1950s]. Source: J.A. Marlow, *One Hundred Brothers*, Joseph A. Marlow, 2004, p.18.

⁵⁹ *Ibid.*

⁶⁰ 'St. Joseph's Home, Sebastopol', timeline, op.cit.

⁶¹ See plaque on the boulder outside the existing swimming pool building (Building 14).

Fatima House (Building 11)

It was soon after the end of World War Two in 1945 when the most substantial building development since the construction of the orphanage buildings in very early 20th century was contemplated. With the Sisters of Nazareth, Bishop O'Collins foresaw a need for a larger nursery and on 17 July 1950, he 'desired that a nursery should be built as soon as possible to relieve the strain of crowding the youngsters.'⁶² The Melbourne architect, Reginald Appleford, was engaged to prepare plans and specifications for the two storey building layout out with courtyards between three projecting gabled wings on the north side.⁶³ Mr Weir was appointed the builder, with the construction costing £250,000 (a grant of £25,000 having been received from the Hospitals Association).⁶⁴ The new nursery was opened by Bishop O'Collins on 29 September 1953 in the presence of the clergy of Ballarat, Mr Appleford, Mr Weir, T.E. Byrne solicitors and the Hon. Mr Barry, Minister of Health.⁶⁵ It was described as being 'complete with all modern appliances for the well-being of the toddlers and staff of Sisters', built to accommodate 70 infants from a few weeks of age to 5 years.⁶⁶ The large new toddler's wing was shown in a photograph of the orphanage in 1964. The new building projected on a diagonal axis from the north-west corner of Blythewood Grange. This photograph also showed the large St. Joseph's wing to the north (right) of Blythewood Grange.



St. Joseph's Orphanage showing Fatima House (left), Blythewood Grange (centre) & the Orphanage building (right), c.1964. Source: E.D. Jenkins, *Sebastopol Victoria: An Early Historical Survey 1864-1964*.

Other Postwar Buildings and Structures

It would appear that the gabled brick boiler house and chimney stack (Building 11) to the south-west of Fatima House was constructed in c.1953. This building is not shown in photographs of the orphanage during the interwar period.

In 1958, the original high stone wall at the front of the orphanage property was demolished and replaced with a fence having cream brick piers and plinths, and open wrought iron palisade bays.⁶⁷

In 1961, an outdoor play area and equipment shed (Building 12) were proposed to the south of Fatima House.⁶⁸ The modestly scaled single storey timber weatherboard shed was designed with a skillion roof having a central double door opening and flanking windows on the north side. In subsequent years,

62 Jenkins, *op.cit.*

63 *Ibid.*

64 *Ibid.*

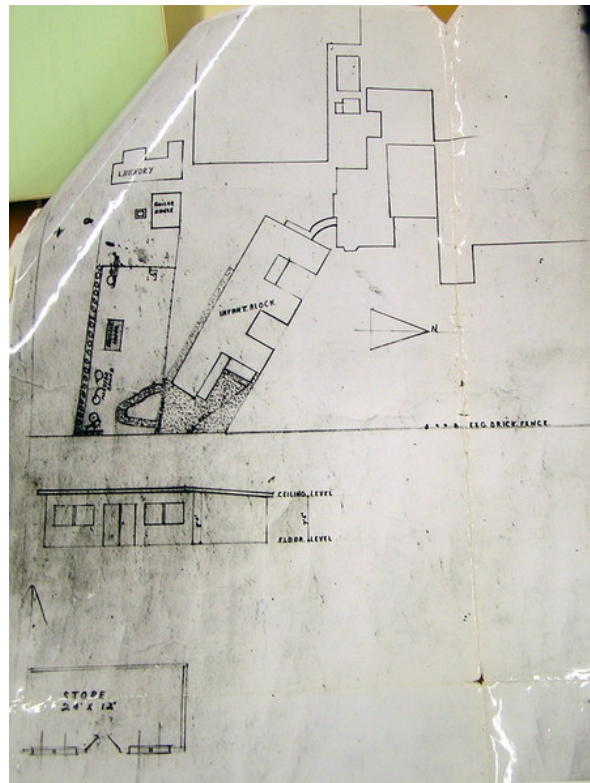
65 *Ibid.*

66 *Ibid.*

67 'St. Joseph's Home, Sebastopol', timeline, *op.cit.*

68 A.T. Gardner, Secretary, Commission of Public Health, to Rev. Mother Superior, St. Joseph's Orphanage, Sebastopol, 15 December 1916 (including drawing), VPRS 7882/P1, Unit 576, PROV.

this shed was used to accommodate a kindergarten, having also been extended for the purpose.⁶⁹ This building became the local kindergarten for the Sebastopol area, known as the Sebastopol West Kindergarten. It operated until 1980.⁷⁰



Proposed Store (later Kindergarten) & play area, 1961.

Source: VPRS 7882/P1, Unit 576, PROV

In 1963, a new sports ground was laid out and blessed 'on the site of Mr Leckie's machinery and timber yard.'⁷¹ Three years later in 1967, the orphanage, school and the grounds were described by the Inspector of Schools as follows:

The school building and boarding house have a pleasant extensive front garden of lawns, perennials, shrubs, trees and annuals. One section of playground is grassed; the other sealed section badly needs re-sealing. The children have the advantage of a chlorinated swimming pool. The improvements made during the past two years have made the classrooms very suitable ...⁷²

The description given by the Inspector of Schools is shown in the aerial image of the Orphanage in 1980. The main buildings are shown fronting Grant Street, with the gabled stables and shed buildings at the rear featuring red roofs and light cream overpainting. The open swimming pool is shown to the north-west of the gabled shed (right). Post and rail fencing had been used to separate different yards of the site at the rear, with a skillion outbuilding to the south-west of the laundry (between the laundry and the lake) have later been demolished.

69 Nola Daniel, Manager, Wyndham Resort – WorldMark Ballarat, 28 May 2013.

70 'Blythewood Grange Conference Centre', *op.cit.*

71 Jenkins, *op.cit.*

72 Inspector of Schools Report, St. Joseph's Orphanage School, Sebastopol, 4 December 1967, VPRS 10300, Unit 4, PROV.



Aerial view of St. Joseph's Orphanage, 1980.

Source: Sisters of Nazareth, Melbourne.

Orphanage Life

From 1913 when the first Mother Superior, Mother Thomas, took charge of the orphanage, a strict routine was established. This is outlined by Arthur Jenkins:

When the home settled down there were plenty of games for the boys – table tennis, billiards and band practice; handball, football and cricket. Through the big home is a routine that everyone must observe – rise at 6.30 a.m., Mass at 7.30, breakfast at 8 a.m., school at 9.15, recess 10.30, dinner 12, recess 1.30 p.m., school till 4 p.m., recess till 5 p.m., study 5, tea 6, recess 7, bathing 8, retired 8.30 p.m.⁷³

Sister Aiden replaced Mother Thomas as the Mother Superior of the orphanage in c.1914. She took charge for 13 years until her death in 1927.⁷⁴ In 1964, the Mother Superior was the Reverend Mother Elizabeth of the Visitation.⁷⁵ The last Mother Superior of the orphanage was the Rev. Mother Reginald, who lived at St. Joseph's for over 33 years.⁷⁶

Orphanage Education and Farm Training

Apart from providing shelter, the principal purposes of the orphanage were to provide a solid education at the orphanage school as well as technical training in methods of various agricultural industries. Like the Ballarat Orphan Asylum in Victoria Street, this training was considered to equip the boys for farm employment in later years, the basis of this training being the orphanage farm on the property.

The initial success of the orphanage farm at St. Joseph's was due to the appointment of W.R. Reid in 1913, who managed the farm as well as instructed the boys. The son of the Manager of the Bank of Victoria, Ballarat, Reid had been trained at the Dookra [Dookie] Agricultural College and he held certificates in veterinary science, dairying, animal husbandry and poultry breeding.⁷⁷ The development of the orphanage farm has been described as follows:

⁷³ Jenkins, *op.cit.*

⁷⁴ *The Argus*, 25 August 1927, p.10.

⁷⁵ Jenkins, *op.cit.*

⁷⁶ 'Blythewood Grange Conference Centre', *op.cit.*

⁷⁷ *The Catholic Press* (NSW), 22 January 1916, p.28 & *The Morning Bulletin*, Rockhampton (Qld.), 12 April 1915, p.5.

Farm buildings were erected, stock bought and the land cultivated. Soon St. Joseph's was operating a thriving farm consisting of a well-equipped dairy, piggery, poultry farm, bakery, stables, vegetable gardens, orchard and grain crops. Only first class stock was kept and was regularly "shown". The boys received valuable training in farm management and animal husbandry. Pigs and cattle raised on the farm were regular award winners at all the annual district shows. The poultry section houses over 800 fowls, ducks and geese.

The nuns, not only were instrumental in getting the farm to supply all produce required for the Home, but established a co-operative to provide all the other Catholic institutions in Ballarat – St. John of God Hospital, the Colleges, etc, and this carried on until the Government's intervention with the Egg Board, and other related health regulations.⁷⁸

For two and half years, Reid established a highly successful farming and agricultural training program at St. Joseph's. It became recognised as a model for the district and beyond, as well as the impetus for similar orphanage farms under Reid's direction. In 1916, *The Catholic Press* reported on Reid's scheme at St. Joseph's Orphanage, Meteor Park, near Rockhampton, Queensland:

The new scheme devised by Mr. W.R. Reid, of Ballarat, Victoria, for training the boys at St. Joseph's Orphanage, Meteor Park, near Rockhampton, in everything appertaining to stock and farming, both by theoretical and practical lessons, has been of immense benefit. ... a remarkable change has ... been brought about by the erection of farm buildings ... grading the cattle into two herds, erection of miles of fencing, eradicating noxious weeds, and establishing the stock, dairying, poultry and pig-breeding on up-to-date and profitable lines.⁷⁹

By 1964, the farm was managed by Don Vaden, an old boy of the home. The farm comprised approximately 180 acres.⁸⁰ It appears that the farm came to an end in the 1970s.

Name Changes

In 1961, the name of St. Joseph's Orphanage (also known as St. Joseph's Home) was changed to Nazareth Boys' House.⁸¹ This included the name change to the registered school (no. 1194) on the property.⁸²

Closure of Nazareth Boys' House

After World War Two, and particularly from the 1950s, child development theories evolved and changed and the "cottage system" was considered to be a more advantageous method of raising orphaned children in a simulated home environment rather than in dormitory accommodation. The cottage system was taken up by Government. In 1978, with the channelling of funds to the cottage system of care, the State Government indicated that it would no longer provide funds for traditional dormitory styled Nazareth Boys' House.⁸³ The local Sebastopol and Ballarat community rallied for the orphanage to remain open with Government funding, but to no avail.⁸⁴ Nazareth Boys' House, including the school and a school of mentally disabled children, closed in 1980.⁸⁵

⁷⁸ 'Blythewood Grange Conference Centre', op.cit.

⁷⁹ *The Catholic Press*, op.cit.

⁸⁰ Jenkins, op.cit.

⁸¹ 'St. Joseph's Home, Sebastopol', timeline, op.cit.

⁸² Inspector of Schools Report, op.cit.

⁸³ See for example, the Courier newspaper articles, 29 March 1979, p.16, 30 March 1979, 31 March 1979 3 April 1979, Sebastopol Historical Society.

⁸⁴ 'Blythewood Grange Conference Centre', op.cit.

⁸⁵ Ibid.

Since its opening, the orphanage had been home to 2538 children.⁸⁶ Throughout this period, the former residents have had mixed opinions about their experiences at the orphanage.⁸⁷ Yet, the former St. Joseph's Orphanage has played an integral part in the lives of those who resided there. Some of these boys stayed on into adulthood, working the farm or the garden.⁸⁸ A number of reunions of old boys were also held at the orphanage from the 1920s until at least the 1970s, suggesting some fond connections with former residents, Nuns and Brothers, and the property itself.⁸⁹

The Post-Orphanage Era

Proposed Cellante College

In 1982, the *Courier* newspaper reported that a finishing school known as Cellante College was to be established at the former orphanage site. It described the college proposal as follows:

... Plans are eventually to enrol 200 students, with 80 starting next year. Fifty teachers and administrators will be recruited including some with international expertise.

The international school will concentrate on academic studies gearing towards Australian, American, British and European exams at senior secondary school level.

The finishing school will concentrate on minor academic studies and have a range of practical activities for young women between 16 and 21 years of age.

Like similar institutions in Switzerland the finishing school curriculum would include music, floral arrangement, pottery, linguistics, ethics, fashions, house-keeping, educational tours, and equestrian activities.⁹⁰

Progress continued on the development of Cellante College throughout the following months of 1982 and 1983. However, due to 'Government red tape concerning visas for overseas students,' the college never opened.⁹¹

Blythewood Grange Reception Centre.

In 1984, the former orphanage property was converted into the Blythewood Grange Convention Centre. By May of that year, the local Ballarat architect, Robert Hall had prepared working drawings and a block plan for the adaptation of the buildings on the site.⁹² It was after this time when the gabled structure was built over the swimming pool, car parking laid out, and other skillion sheds built.

In subsequent years, the reception centre has been known as the Worldmark Resort operated by the Wyndham Hotel Group, providing 4.5 star accommodation and resort amenities included an indoor heated swimming pool, indoor spa, sauna, fitness centre, tennis and volleyball courts, games rooms and fishing and canoe activities on the lake.

⁸⁶ *Forgotten Australians: A report on Australians who experienced institutional or out-of-home care as children*, Community Affairs Reference Committee (The Senate), Commonwealth of Australia, August 2004, p.397.

⁸⁷ J.A. Marlow, *One Hundred Brothers*, Joseph A. Marlow, 2004.

⁸⁸ *Ibid.*, p.14.

⁸⁹ *Ibid.*

⁹⁰ *The Courier*, 17 March 1982, VPRS 7882/P1, Unit 576, PROV.

⁹¹ L.D. Cellante, Director, Cellante Property Advisors, to The Secretary, Health Commission of Victoria, 1 November 1983, VPRS 7882/P1, Unit 576, PROV.

⁹² R.A. O'Shea, General Manager, Blythewood Grange Conference Centre, to Mr A. Streegstra, Senior Building Surveyor, Health Commission of Victoria, 11 May 1984, VPRS 7882/P1, Unit 576, PROV.

The Orphanage Architects**Clegg and Miller⁹³**

George William Clegg was born in Ballarat in 1870, the son of Thomas Clegg a merchant who came to Ballarat in the 1850s. Clegg was educated at Ballarat being trained by the architectural firm of Tappin, Gilbert and Dennehy from 1885-89. They had offices in Melbourne and Sydney as well as a Ballarat office run by Charles Gilbert. Clegg joined the firm in 1889 and in 1890 he entered into partnership with C.N. Gilbert, his former employer. This partnership was subsequently dissolved and Clegg formally joined the Ballarat-based firm of Kell and Miller (with whom he had already done some work). In 1895, the firm was known as Clegg and Miller. In 1905, Clegg lectured at the Ballarat Fine Art Gallery (also known as the Ballarat West Technical Art School). Until the Second World War, Clegg successfully practiced at 3 Lydiard Street South, Ballarat, until he resigned as a member of the Royal Australian Institute of Architects in 1951. He died in 1978.

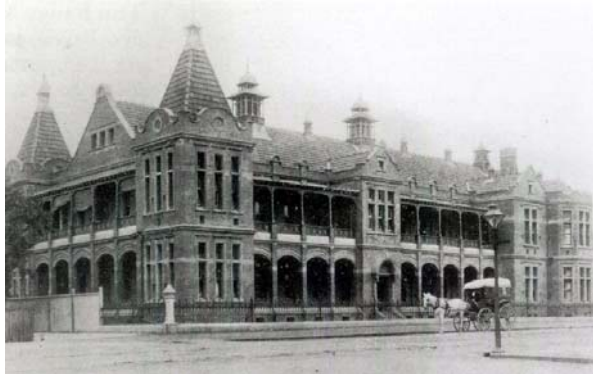
William Miller was born in Ballarat in 1873 and educated at Bain's High School (where he was Dux in 1890). He was articled to the early Ballarat architect, James Piper, before going into practice with W.G. Kell. During World War One, Clegg and Miller founded the Eureka Terracotta and Tile Company after finding that remnant clay from the gold diggings had potential for a regional business (terra cotta tiles had been imported until this time). Miller left the architectural partnership to take up the position of Secretary of the tile company.

The partnership of Clegg and Miller designed a wide range of buildings throughout central and western Victoria. These included churches, shops, grandstands, warehouses, hotels, houses, hospitals, banks and public buildings such as halls and mechanics institutes.⁹⁴ It seems that George Clegg was the principal designer of most of these buildings and he was also an accomplished draftsman. Two substantial commissions awarded to Clegg and Miller that were influential on their design of St. Joseph's Orphanage in 1915 were the Queen Victoria Women's Ward of the Ballarat District Hospital in Sturt Street in 1898 and the Church of England Grammar School, 305 Forest Street, Wendouree, in 1909.⁹⁵ These face red brick buildings featured picturesque Federation styled gabled roof forms that were adorned with the idiosyncratic ventilator lanterns (both large and small) and the walls articulated with rendered bands and dressings about the openings. These design details were the precursors to those at St. Joseph's Orphanage, as was the ground floor arcades and first floor balconies in the composition of the Queen Victoria Women's Ward.

⁹³ Biographic information on Clegg and Morrow taken from 'Clegg, George William', Records of the Royal Australian Institute of Architects – Victorian Chapter, series XXXVII: past members personal files 2, box folder 85, envelope 5, State Library of Victoria, M.M. McCullum, *Ballarat and District; "Citizens and Sports" at Home and Abroad*, McCullum Press and Publishing Co., Ballarat, 1916, p.22 & 70, G. Sweeley, research notes on Federation architects in Ballarat, 18 July 1999, P.J. Vernon, 'The Vernon Collection: a Selection of Architectural Drawings', exhibition brochure, Ballarat, 1992 & Lewis, *op.cit.*, unless otherwise referenced .

⁹⁴ Lewis, *op.cit.*

⁹⁵ *Ibid.* & W. Jacobs & D. Rowe, 'Ballarat and Clarendon College' Conservation Management Plan, 2005.



Queen Victoria Women's Ward, Ballarat Hospital, c.1901.
Source: J. Reid & J. Chisholm, Ballarat Golden City, p.71.



Ballarat Church of England Grammar School, November 1947. Source: Victorian Railways, La Trobe Picture collection, State Library of Victoria, accession H91.330/118.

During the late 19th and early 20th centuries, the partnership benefited from the patronage of the Roman Catholic Church. The firm designed a number of Federation styled red brick churches, including those at Tallangatta (1898), Clarkes Hill (1900), Barnawartha (1898), Rutherglen (1898), Bungaree (1910), Donald, Sea Lake (1906), Berrwillock (1907) and Horsham (1913).⁹⁶ Clegg's and Miller's design of the Federation Gothic styled Bungaree Church compares with their design for the chapel at St. Joseph's, the former being slightly more elaborate with its large pointed-arched tracery window in the gable end.

Lusk and Moriarty

The architects responsible for the additions, laundry and some of the sheds at St. Joseph's Orphanage were Thomas Younger Lusk and Bart Moriarty of New Zealand. Lusk had been educated and trained in Dunedin between 1902 and 1905, where he remained as an assistant to Edward Warren until 1909.⁹⁷ At this time, he passed his qualification examination as an Associate of the Royal Institute of British Architects.⁹⁸ Little is known of the education and training of Bart Moriarty, but by 1912 he was in partnership with Lusk in Timaru, New Zealand.⁹⁹ It was at this time when they are first known to have been associated with designs for the Roman Catholic Church, having been commissioned to design a new convent and schools for the Parish of Methven. This design appears to have been the earliest precursor to their work at St. Joseph's, Sebastopol, and it was described in the *Ashburton Guardian* (New Zealand) as follows:

The convent and schools, which are contained in a one-storey brick building with a tiled roof and a verandah under the main roof, have a very substantial looking appearance and are approached from the road by a carriage drive. The building contains ten rooms, including two class-rooms (20 ft by 16 ft), 2 dormitories (14 ft by 16 ft), a chapel, reception room, community room, music room, refectory room and kitchen. The class rooms and dormitories are divided from the other rooms by a roomy passage. The building is plastered throughout, and the rooms are very airy and well ventilated and every care seems to have been taken so that the pupils may pursue their

⁹⁶ Lewis, *op.cit* & D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, Moorabool Shire Heritage Study Stage 1, prepared for the Moorabool Shire Council, June 2010.

⁹⁷ A. Brodie (ed.), *Directory of British Architects 1834-1914*, vol.2 (L-Z), British Architectural Library, Royal Institute of British Architects, Googlebooks, p.85.

⁹⁸ *Ibid.*

⁹⁹ See *Ashburton Guardian* (New Zealand), vol. XXXII, issue 8289, 1 February 1912, p.4 & vol. XXXIII, issue 8489, 17 February 1913, p.2.

studies with comfort and well being. ... The architects were Messrs Lusk and Moriarty, of Timaru, and they superintended the erection of the building.¹⁰⁰

The February 1914 edition of the *Ashburton Guardian* announced the relocation of the Lusk and Moriarty practice of architects and building surveyors to Melbourne.¹⁰¹ An office was established in early 1914 at 325 Collins Street. By the end of 1914, they had been commissioned by the Roman Catholic Church to design a new Barrabool stone chapel at the Redemptorist Monastery, Wendouree (Ballarat), at a cost of £10,000.¹⁰² This substantial commission appears to have been the impetus for the Catholic Church to engage Lusk and Moriarty to design and superintend the construction of the additions and other buildings at St. Joseph's, Sebastopol in 1915.

The partnership of Lusk and Moriarty was short lived. By 1916, Lusk had returned to Dunedin and he later relocated to Hamilton (New Zealand), where the family had a house on the banks of the Waikato River.¹⁰³ Moriarty continued to practice alone, benefitting from a large number of Roman Catholic commissions for churches, convents and other buildings. In 1917, he was listed as having offices in both Melbourne and Sydney, one of his earliest commissions in New South Wales being the Church of St. Frances in Paddington in 1917.¹⁰⁴ By the 1920s and throughout the interwar years, Moriarty seems to have been based solely in Melbourne (and more particularly Armadale). His works included the red brick St. Alysius' Catholic Church, Caulfield (1923), St. Mary's School and Parish Hall, Williamstown (1925), red brick Holy Rosary Catholic Church, Kensington (1920s), Sacred Heart Catholic School, Newport (1920), red brick Church of the Immaculate Conception, Seymour (1938) and the Sion Convent Additions, Sale (1938).¹⁰⁵

Reginald Appleford

Reginald Whitley Appleford is first known as an articulated clerk between 1900 and 1909, having been the pupil of the architects, C.G. Kempson and W.P. Connolly.¹⁰⁶ Between 1910 and 1914 he was a salaried draftsman with this firm. He became an Associate of the Royal Victorian Institute of Architects in 1913 and he received his Certificate of Registration with the Architects' Registration Board in 1923.¹⁰⁷ In 1921, Appleford went into partnership with Cowper and Murphy, the firm known as Cowper, Murphy and Appleford, the practice later being known as Murphy and Appleford (this partnership was dissolved in 1941).¹⁰⁸ The firm were especially known for their late interwar hotel and theatre designs in Melbourne and other parts of Victoria.¹⁰⁹

Appleford was the recipient of a number of commissions from the Roman Catholic Church, the most notable being the spire additions to St. Patrick's Cathedral, East Melbourne, between 1936 and 1940.¹¹⁰ More local to St. Joseph's, Sebastopol, he designed a brick Catholic Primary School (Our Lady of Fatima) at Dunnstown in 1952, and alterations to the classrooms at Loreto Abbey, Ballarat, in 1960, the Mary

100 *Ibid.*

101 See letterhead of Lusk & Moriarty, 1915, VPRS 7882/P1, Unit 576, PROV.

102 *Leader* (Melbourne), 9 January 1915, p.24.

103 L. Beaven, 'Lusk, Doris More 1916-1990', *Dictionary of New Zealand Biography* online.

104 *The Catholic Press* (NSW), 19 July 1917 & 28 September 1918.

105 See Context Pty Ltd, 'Our Lady of Lourdes Church, School & Presbytery' heritage assessment for the City of Stonnington, 2010 & Gippsland Times, 11 August 1938.

106 Lewis, *op.cit.*

107 *Ibid.*

108 *The Argus*, 3 October 1941, p.4.

109 This is concluded in the large number of tenders by the firm for hotel and theatre buildings.

110 'St. Patrick's Cathedral', East Melbourne, Victorian Heritage Register, Victorian Heritage Database online.

Ward Wing at Loreto Abbey in 1962.¹¹¹ At Loreto College, Dawson Street, Ballarat, Appleford designed a single storey brick classroom addition in 1962 and a three storey wing at the north end of the front of the college in 1963.¹¹²

COMPARATIVE:

Introduction

The following comparative analysis establishes an architectural, aesthetic, historical and social context for the buildings, structures and landscaping for the former St. Joseph's Orphanage. The existing complex as a 'place type' is confined to the Leckie and Orphanage era buildings between 1878 and 1961. This analysis therefore compares the former St. Joseph's Orphanage complex with:

- Other 19th & Early 20th Century Orphanages & Refuges in the City of Ballarat.
- Other 19th & Early 20th Century Orphanages included in the Victorian Heritage Register.

Other 19th & Early 20th Century Orphanages & Refuges in Ballarat

Brief Background

For the early 19th century, the methods of welfare for neglected children fluctuated between institutional care and family-based or foster care.¹¹³ According to the *Forgotten Australians* Report:

Initially, the new colony chose foster care but the shortage of stable families and the survival needs of the times rendered this strategy [foster care] doubtful. Fashions existed at various times both within and among the colonies about institutional care of boarding-out (out-of-home care or foster care). Such fluctuations continued until the 1960s when governments became more involved in child welfare and moves began to close large institutions for children.¹¹⁴

During the forty years between 1850 and 1890, the state of Victoria initially dealt with caring for children through child neglect legislation and the establishment of reformatories and training schools.¹¹⁵ More particularly, the regime commenced in 1851 with the establishment of the Melbourne Orphan Asylum. By the 1880s, there was a movement against institutional care for the more cottage home (foster care) environments.¹¹⁶ By 1911, three quarters of the 17,731 orphaned children were in foster care, with the remaining one quarter in institutions.¹¹⁷

In Victoria between the 1920s and 1940s, a shortage of foster parents brought about an increase in institutional care.¹¹⁸

In Ballarat, an emphasis on institutional care through the establishment of the Benevolent Asylum in 1860 and the Ballarat Orphanage in 1865 emanated from the fraternal approach to organized charity. According to Weston Bate in *Lucky City*, 'goldfields mateship was allied to traditional charity', and the

111 W. Jacobs & D. Rowe, 'Loreto College, Sturt Street, Ballarat', Conservation Management Plan, prepared for Loreto College, 2003.

112 Ibid., Rowe, 'Forest, Farmland & Gold', op.cit., & D. Rowe & W. Jacobs, 'Former Loreto College, Dawson Street North, Ballarat', Conservation Management Plan, prepared for NNT Partnership, 2007.

113 *Forgotten Australians*, op.cit., pp.19-22, 31.

114 *Ibid.*

115 *Ibid.*, p.20.

116 *Ibid.*, p.64.

117 *Ibid.*

118 *Ibid.*, pp.19-22, 31.

Anglican Church and non-conformist Christian denominations, Oddfellows, Foresters and Freemasons played an important role in shaping this organized charity.¹¹⁹ Such organized charity manifested itself in the creation of four charitable institutions: the Female Refuge (1867); Miner's Hospital (1856), Benevolent Asylum (1857) and the Ballarat Orphanage (1865).¹²⁰

Yet, the establishment of welfare and orphanages in Ballarat was not only confined to the Protestant Church. Since the early 19th century, the Catholic Church had favoured institutional care 'for it was a way of imbuing the children with religion.'¹²¹ Catholic orphanages were therefore established for the many Catholic children needing care in Ballarat as in general most Catholic families were too poor to provide foster care to needy children.¹²² This resulted in the establishment of orphanages operated by the Catholic Orders of nuns and Christian Brothers. In Ballarat, they included Nazareth House (1889-1976) and St. Joseph's Orphanage (1913-1980).

Other Orphanages and Refuges in Ballarat

In 2008, Frank Golding provided a list of children's institutions that were established in Ballarat and district from the 19th century.¹²³ Fifteen institutions had been identified, including the Ballarat Orphanage (1865-1988), Ballarat Industrial School (1868-1879), Brookside Girls' Reformatory, Cape Clear (1887-1900), Canadian Rescue and Children's Home, Canadian (1897-1920), George Street Children's Home (1916-1920), Warrawee Reception Centre, Victoria Street (1961), Lisa Lodge Girls Hostel, Barkly Street (1970-1994), Brophy Home, Eyre Street (1971) and the Ballarat Boy's Hostel, 28 Victoria Street (established in a Federation era dwelling in 1927 for older boys of the Ballarat Orphanage).

Some surviving comparable institutions with the former St. Joseph's Orphanage include the following.

Former Ballarat Orphanage, Victoria Street, Ballarat East¹²⁴

In 1865, a 10 acre gold mining site (as part of the Eureka Lead) fronting Victoria Street was acquired for the establishment of the Ballarat Orphan Asylum, the result of fundraising by the Oddfellows of the North Star Lodge, Foresters, Freemasons and the Protestant Christian denominations. Construction began on a substantial two storey orphanage in late 1865, with the foundation stone laid on 8 December of that year. The building had been designed by the local architect, Henry Caselli.

The first children arrived at the orphanage in 1866. The period between 1865 and 1957, known throughout as the 'Dormitory Orphanage Era', was physically manifested in the substantial orphanage building (with its large dormitories, school rooms, boot room, dining hall, kitchen and laundry) and large exotic gardens, vegetable garden and farm that had been established (largely by child labour) from the worked-out diggings on the site.

119 W. Bate, *Lucky City, The First Generation at Ballarat: 1851-1901*, Melbourne University Press, Carlton, 1978, p.176.

120 H.W. Kinloch, 'Ballarat and its Benevolent Asylum: A Nineteenth Century Model of Christian Duty, Civic Progress and Social Reform', PhD thesis, School of Behavioural and Social Sciences and Humanities, University of Ballarat, February 2004, p.276. Kinloch states that the Female Refuge was established in 1857. However, Wickham, op.cit., and the Victorian Heritage Database have the construction date as 1867.

121 *Forgotten Australians, op.cit.*

122 *Ibid.*

123 F. Golding, 'Orphanages in Ballarat – brief historical notes (draft), February 2009, provided to the City of Ballarat on 8 September 2008.

124 D. Rowe, 'Heritage Assessment of the Former Ballarat Orphanage, 200 Victoria Street, Ballarat East', prepared for the City of Ballarat Council, February 2012.

The transformation of the site, alterations to the old orphanage and the construction of new buildings between 1884 and 1925 were led by the long-serving and dedicated Superintendent and Matron, Arthur and Jean Kenny. In 1919, a separate brick school building was constructed towards the north-west corner of the site and it served as a State Primary school for both orphanage residents and 'outside children' until its closure in 1975. Like St. Joseph's Orphanage, the education of the residents was also gained through farm labour, sloyd work and boot-making (for boys) and domestic training including laundry, sewing and cleaning (for girls).

A number of alterations and additions were made to the old orphanage during the Kenny era. Today, only the former gymnasium (built in 1907), picture theatre (built in either the late 19th or early 20th centuries) and the latrines wing built in the c.1920s (now all part of Building 8 in a central portion of the site) survive.

With the death of Arthur Kenny in 1925, Herbert and Daisy Ludbrook took charge of the orphanage until 1949. During their tenure, an infant's wing, known as the Toddlers' Block, was built in 1929. A single storey brick building having a domestic appearance, it was designed by Clegg, Morrow and Chandler. They were also responsible for additions to the building in 1939.

From the postwar years, the Orphanage Committee realized that the old orphanage with its large dormitories and institutionalised regimes represented an outmoded way of caring for orphan children. It proposed the construction of new buildings on the site based on the 'Cottage' system. Children were to be cared for in domestic-like accommodation units with a house 'mother' for girls and house 'father' for boys in smaller groups. The late 1950s subsequently witnessed a complete transformation in the operations and physical character of the Ballarat Orphanage. From 1957, demolition of the old orphanage building commenced with the removal of the east wing. The whole building had been demolished by 1965. This building was replaced with the Service Block, Dining Room and Intermediate Cottage (1957), Bluebird's Cottage (1961), Albert Leach Cottage (1962 & 1965); William Farrell Cottage (1965); Superintendent's Residence (1965); and the Assistant Superintendent's Residence (1967).

The front garden setting outside the former Toddlers' Block was upgraded in 1968 although the Magnolia tree, possibly planted in the early 20th century, and the two 19th century Elm trees to the east, was retained. Throughout the later 20th century, the front garden and Magnolia have become a place of commemoration, celebration and contemplation for former residents, staff and their families.

Compared to St. Joseph's Orphanage, little physical fabric remains of the original years of the Ballarat Orphanage. The interwar era Toddlers' Block is the more intact early building on the site, the former orphanage being dominated by postwar 'cottage' system buildings. The former St. Joseph's Orphanage is a more intact physical example of orphanage life through the early and mid 20th centuries.



Ballarat Orphanage, 1933, showing the original orphanage building (now removed).
Source: Ballarat Orphanage Annual Report 1933.



Toddlers' Block, former Ballarat Orphanage, 2012.

Former Ballarat Boys Reformatory, St. Cedars Drive, Wendouree¹²⁵

The former Ballarat Boys Reformatory was established in Ballarat in 1879. It housed both neglected boys and some that had been convicted of crimes. In its first year there were 87 boys in residence. The Reformatory trained boys for employment as farm hands, gardeners, boot makers, blacksmiths, carpenters and painters. It closed in 1892 and in the following year it opened as the Lunatic Asylum.

Today, the former Reformatory Building survives in an altered state. The original gabled roofs and chimneys have been replaced with tiled hipped roofs. The original site has been subdivided for residential development. Buildings formerly associated with the Lunatic Asylum are now isolated from the original Reformatory building, unlike the building complex at the former St. Joseph's Orphanage which remain largely intact in their landscaped setting. The former Reformatory Building has no heritage status in the Ballarat Planning Scheme.



Ballarat Boys' Reformatory, c.1886. Source: J. Reid & J. Chisholm, *Ballarat Golden City*, p.73.



Altered former Ballarat Boys' Reformatory, 2011.

Ballarat Female Refuge & Alexandra Babies' Home, Scotts Parade, Ballarat East

The first Female Refuge in Ballarat was established by a group of Protestant women on a site in Grant Street, Ballarat East, in 1867.¹²⁶ It was built to provide a home for single mothers and babies.¹²⁷ In

¹²⁵ Golding, op.cit., J. Reid & J. Chisholm, *Ballarat Golden City: A Pictorial History*, Joval Publications, Bacchus Marsh, 1989, p.73 & <http://www.pathwaysvictoria.info/bioqs/E000313b.htm>.

1884, land at Scotts Parade was acquired for a new building designed by Caselli and Figgis¹²⁸ (Caselli, a prominent Freemason,¹²⁹ having also designed the Ballarat Benevolent Asylum and the old Ballarat Orphanage building). The new building was in operation in 1885 and it was described as ‘very substantial’.¹³⁰

Today, the symmetrical, two storey red brick building, is characterised by hipped roof forms. There is a projecting central bay at the front with a large arched entrance doorway on the ground floor. It has State architectural significance as a notable example of the work of the architects, Caselli and Figgis, and state historical and social significance as a rare surviving example of a 19th century purpose-built institution devoted to the welfare of women and children.¹³¹

In 1909, a separate building was completed that was known as the Alexandra Babies’ Home.¹³² Constructed of red brick and stucco, the domestic-like Federation styled building has a main hipped roof form with projecting gables and skillion verandah the front, and a side projecting gable at the rear. This building has architectural significance as a representative example of a Federation villa and state historical and social significance as a physical expression of early 20th century attitudes to the moral welfare of prostitutes and single mothers.¹³³

Both the former Female Refuge and Alexandra Babies’ Home are included in the Victorian Heritage Register as H1893.



Former Female Refuge, 2008.
Source: Victorian Heritage Database online.



Former Alexandra Babies’ Home, 2008.
Source: Victorian Heritage Database online.

Nazareth House, 28 Mill Street, Ballarat

On 2 June 1890, the foundation stone for the construction of Nazareth House, an orphanage conducted by the Catholic Sisters of Nazareth, was laid.¹³⁴ A substantial red brick three storey building designed by the architects, Tappin, Gilbert and Dennehy,¹³⁵ the orphanage was initially to

126 D.G. Wickham, ‘Beyond the Wall: Ballarat Female Refuge, A Case Study in Moral Authority’, Master of Philosophy thesis, Faculty of Arts & Sciences, Australian Catholic University, Fitzroy, 7 January 2003, p.4.
 127 ‘Former Female Refuge Complex, 183 Scott Parade Ballarat East’, Victorian Heritage Database online, H1893.
 128 Ibid.
 129 Wickham, op.cit., pp.55-56.
 130 Ibid., p.77.
 131 ‘Former Female Refuge Complex’, op.cit.
 132 Ibid.
 133 Ibid.
 134 *The Argus*, 2 June 1890, p.6.
 135 *Ibid.*, 13 November 1889.

cater for aged people and children (both boys and girls) up to 16 years of age who needed care.¹³⁶ Another wing was added to the building complex in 1896 and other additions were made in subsequent years.¹³⁷ Support for children ceased in 1976.¹³⁸

The large three storey picturesque Late Victorian/Federation styled building appears to be largely intact today. It has complex steeply pitched and hipped roof forms with projecting corbelled gables towards the front. Two towers give additional landmark status to the complex. The site is included as HO95 in the Ballarat Planning Scheme. Nazareth House is an intact and a substantial local example of late 19th and early 20th century orphanage life with its original and early buildings remaining extant. The complex is comparable with St. Joseph's, Sebastopol, the red brick wall construction, rendered stringcourses and window lintels, and the projecting parapeted gable ends of the Nazareth House buildings arguably being the progenitors of similar features at St. Joseph's.



Nazareth House, Mill Street, 1890.

Source: Newspaper cuttings & photos, Central Highlands Regional Library, Ballarat.



Nazareth House, Mill Street, 2011.

Other 19th & Early 20th Century Orphanages and Refuges included in the Victorian Heritage Register

The Victorian Heritage Database identified a number of former 19th and early 20th century orphanage and refuge complexes that are included in the Victorian Heritage Register. Some comparable examples with the former Ballarat Orphanage are as follows:

Convent of the Good Shepherd, Abbotsford¹³⁹

The Convent of the Good Shepherd complex at Abbotsford is one of the largest, relatively intact and architecturally distinctive examples of Roman Catholic convents and refuges in Victoria. It comprises ecclesiastical, residential, educational and utility buildings in a rural setting on a bend of the Yarra River close to the city as well as the once inner suburban slums. The site had been chosen by four Irish sisters from the Mother house of the Good Shepherd in Angers, France, who arrived in Melbourne in 1863 and established the Order on what had been two large 1840s villa estates, St. Heliers and Abbotsford House. From the late 1860s building developments commenced, the first being the Magdalen Asylum that was a women's refuge, a reformatory for young offenders, and an industrial school complex for the care and training of disadvantaged and neglected children. Additional land was acquired in the 1880s and 1890s, allowing for the construction of the large laundry buildings that were to become the primary source of income for the convent. Caring for

¹³⁶ *Ibid.*, 2 June 1890.

¹³⁷ *Ibid.*, 18 May 1896, p.6, for example.

¹³⁸ Golding, op.cit.

¹³⁹ Information taken from 'Convent of the Good Shepherd, Clarke St & St. Heliers St, Abbotsford, Victorian Heritage Register H951, Victorian Heritage Database online, unless otherwise referenced.

thousands of women and girls through different welfare and court-based rehabilitation and protection programs, there was a massive expansion program in the early twentieth century, with the construction of a new Convent building and adjacent contemplative garden, as well as new classrooms, a refectory and dormitories. Most of these early 20th century picturesque Gothic Revival styled buildings were designed by the architectural firm of Reed Smart and Tappin (the latter architect having connections with the Roman Catholic Church, and particularly Mother Mary Gonzaga Barry of the Loreto Order, Ballarat¹⁴⁰). The Convent of the Good Shepherd became one of the largest self-sufficient convent and farm complexes in Australia. There were extensive vegetable gardens and orchards, grazing land for milking cows and horses and large numbers of pigs and poultry. It would appear that the Convent of the Good Shepherd was an important model upon which the St. Joseph’s Orphanage, Sebastopol, followed.

The Abbotsford complex was acquired by the Victorian Government in 1975 as a higher education campus. In the late 1990s, the site was proposed for redevelopment which led to a community-based heritage battle resulting in 2004 in the transfer of the convent site (south of St. Heliers Street) to the Abbotsford Convent Foundation for community use. Today, the site is divided into three parts, with the north-west portion (including the chapel) retained by the Order; the Collingwood Children’s Farm (established 1979); and the remaining area comprising the convent complex and gardens controlled by the Foundation. The design of the buildings at St. Joseph’s, Sebastopol, has an affinity with the more substantial examples at Abbotsford. While the Convent of the Good Shepherd is certainly a considerably larger exemplar of a female refuge and laundry, with its numerous buildings and landscaped setting, the site at St. Joseph’s remains intact (without subdivision) and is directly associated with the upbringing of orphaned boys (as well as infant girls).



Convent of the Good Shepherd, Abbotsford, c.1910

Source: La Trobe Picture collection, State Library of Victoria, H2006.187..



Former Convent of the Good Shepherd, Abbotsford, n.d.

Source: Victorian Heritage Database online.



Former Convent of the Good Shepherd, Abbotsford, n.d.

Source: Victorian Heritage Database online.

140 Jacobs & Rowe, ‘Loreto College, Sturt Street, Ballarat’, op.cit.

Former Protestant Orphan Asylum & School, Fyansford¹⁴¹

The foundation stone for the former Protestant Orphan Asylum, Fyansford was laid on 14 March 1855. Designed by the architect, Andrew McWilliams, the building opened later the same year under the name of ‘Geelong Orphan Asylum’. Twenty children were selected by the Asylum Committee from a long list of subscribers. In 1857, another wing was added in an effort to accommodate the growing number of children.

In 1865, the architect Joseph Shaw provided a design for a Common School adjacent to the Asylum building. The building was soon constructed and in 1873 it was further extended.

Throughout the 19th century, the Asylum and Common School represented a substantial complex. The site was surrounded by timber picket fences with manicured gardens, exotic trees and open grassed grounds. In 1910, the Common School became State School No. 3656. With the opening of the Glastonbury Children’s Home in Belmont in 1933, the Orphanage and School at Fyansford were closed.

The bluestone Victorian Picturesque Gothic orphanage and school buildings survive today. Although their original garden setting has been altered with the establishment of bowling greens at the front, these buildings are a tangible legacy of mid 19th century child welfare. They are of architectural, historical and social significance to the state of Victoria and are included in the Register as H1095. The Asylum at Fyansford is considerably earlier than St. Joseph’s. However, the early setting and a larger number of former orphanage buildings and the early landscaped setting survive at St. Joseph’s (albeit of the 20th century era).



Former Protestant Orphan Asylum & Common School, Fyansford, late 1800s. Source: Geelong Cement Museum.



Former Protestant Orphan Asylum, Fyansford, 2000.

¹⁴¹ Information taken from D. Rowe & L. Huddle, Authentic Heritage Services Pty Ltd, ‘Geelong Cement: Former Protestant Orphan Asylum & Common School, A.P.C.L. Head Office & Surrounding Land’, Heritage Report & Guidelines for Future Development, prepared for Geelong Cement, March 2000.

Former St. Vincent de Paul's Boys' Orphanage, South Melbourne¹⁴²

The St. Vincent de Paul's Boys' Orphanage, South Melbourne was opened in 1857 to accommodate the increased demand for welfare institutions for 'neglected' children in Melbourne. Built from 1855, the architects, George and Schneider envisaged the orphanage in an Italian style, boasting a tower above the central building, separate wings with dormitories and schools on either side for girls and boys.

Today, the former St. Vincent de Paul's Boys' Orphanage has historical significance as the first purpose built Catholic Orphanage established in Victoria. Unlike St. Joseph's, Sebastopol, the St. Vincent de Paul's Orphanage is substantially altered, although the complex has architectural significance as an imposing Italianate mid 19th century institution. Also unlike St. Joseph's, St. Vincent de Paul Boys' Orphanage also has social significance for its continued use as a child welfare agency. The complex is included in the Victorian Heritage Register as H2170.



Former St. Vincent de Paul's Boys' Orphanage, South Melbourne, n.d. Source: Victorian Heritage Database online.

Former St. Vincent de Paul Girls' Orphanage, South Melbourne¹⁴³

Although the original St. Vincent de Paul's Boys' Orphanage opened in 1857 first accommodated both boys and girls, it was found to be inadequate and poorly built. Subsequently from 1861, the Sisters of Mercy assumed responsibility for the girls' section of the orphanage and new buildings were erected. Additions occurred in 1866 and in later years the construction of a rectory, schoolroom, dormitories and an infirmary, and in 1900, a chapel. It was remodelled on a couple of occasions in the interwar years.

The former St. Vincent de Paul's Girls' Orphanage has State significance to the history of charitable institutions in Victoria and more particularly with the pastoral care in the Catholic Church from the mid 19th century. The principal surviving building is a distinctive example of secular Gothic architecture in Melbourne, while the chapel now only has marginal architectural value given the various alterations and vandalism. The former St. Vincent de Paul's Girls' Orphanage is included in the Victorian Heritage Register as H1531.

¹⁴² Information taken from 'Former St. Vincent de Paul Boys' Orphanage 231-241 Cecil Street, South Melbourne', Victorian Heritage Register online, H2170.

¹⁴³ 'Former St. Vincent de Paul's Girls' Orphanage, 179-197 Napier Street, South Melbourne', Victorian Heritage Register online, H1531.



Former St. Vincent de Paul's Girls' Orphanage, South Melbourne, n.d. Source: Victorian Heritage Database online.

St. Aidan's Orphanage, Kennington (Bendigo)¹⁴⁴

In 1863, the first of the Sisters of the Good Shepherd arrived in Melbourne and set up a convent at Abbotsford. In 1904, some of the Sisters from the Abbotsford Convent arrived in Bendigo and established St. Aidan's Orphanage. A house and 40 acres of land had been purchased for the orphanage. A large French Medieval style building designed by Reed Smart and Tappin was officially opened on 19 July 1905. The imposing building included a picturesque tower with a bellcast roof. In 1930-31, a two storey building designed by E.J. and K.B. Keogh was added to the east of the original building. Its two storey gabled forms complemented the earlier building. Further accommodation was provided in 1956. In 1984, the complex was sold to Girton College.

The former St. Aidan's Orphanage complex has state historical, architectural and social significance and is included in the Victorian Heritage Register as H2057. Like St. Joseph's, Sebastopol, the original and early buildings survive at St. Aidan's, as does the front garden setting with its numerous exotic trees include Canary Island Date Palms, Monterey Cypress hedge, Golden Cypress and a Mexican Fan Palm tree. Also like St. Joseph's, St. Aidan's is one of the largest and most visible charitable institutions in Victoria, reflecting Roman Catholic institutional child welfare from the early 20th century. The social significance to the large numbers of children and women who resided there is embodied in the existing physical fabric.



Former St. Aidan's Orphanage, Kennington, 2008.
Source: Victorian Heritage Database online.

¹⁴⁴ 'St. Aidan's Orphanage, 190 St. Aidan's Road, Kennington', Victorian Heritage Register online, H2057.

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City of Ballarat Heritage Assessments**2013****PLACE NAME:** Former St. Joseph's Orphanage

Place No. SEB03

ADDRESS: 208-240 Grant Street, Sebastopol

Assessment Date: July 2013 (updated Apr 2016)

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RECOMMENDED EXTENT OF HERITAGE OVERLAY

It is recommended that the heritage overlay apply to the whole former orphanage site as shown in the following aerial image.



Source of Aerial Image: City of Ballarat.

Historic Themes:

Subtheme 4.2: Gold Mining.
Subtheme 6.4: Building Homes.

Condition: Fair - Good

Integrity: Moderate

Photograph Date: 28 May 2013 (from Magpie looking west to the Cornish Row).



CURRENT HERITAGE STATUS ON STATUTORY REGISTERS

Victorian Heritage Register:	No
Victorian Heritage Inventory:	No
Local Planning Scheme:	No

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

National Trust (Victoria) Register:

RECOMMENDED LEVEL OF SIGNIFICANCE:

Local Significance

RECOMMENDATIONS:

Recommended for inclusion in the Victorian Heritage Register: **No**
Recommended for inclusion in the Victorian Heritage Inventory: **No**
Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes**

Schedule to the Heritage Overlay

External Paint Controls Should Apply?	Yes – 371 & 373 Albert Street only.
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	No
Prohibited Uses May be Permitted?	No. The significance of the precinct relies (in part) on its residential use. As outlined in the <i>VPP Practice Note: Applying the Heritage Overlay</i> , the provision should not be applied to significant areas 'because it might result in the de facto rezoning of a large area.'

Other Recommendations

It is recommended that the community is especially consulted about the heritage values of this precinct, given that it is primarily the historical values of the area that are of particular significance. Other interpretive measures might need to be explored to ensure an appreciation of the area for future generations. The recommended levels of significance ascribed to each of the properties forms part of the Statement of Significance. The recommended extent of the heritage overlay is attached.

The following assessment includes an independent review of the Cornish Row Precinct prepared by Context Pty Ltd in the 'Sebastopol Heritage Study Stage 2' (2012) prepared for the City of Ballarat. Additional historical research and physical investigations (where access from owners was granted) have been carried out. Portions of the history sections by Context have been used in this assessment. These sections are either specifically footnoted, or directly copied (the work of Context being distinguished by the Harvard reference method). There have been a number of challenges in obtaining supporting historical evidence for the development of the dwellings along the Cornish Row. This has been due in part to the close proximity of the dwellings to the former municipal boundaries for Sebastopol and Buninyong, and the absence of Rate and Valuation Books for most years in this area.

STATEMENT OF SIGNIFICANCE:**What is Significant?**

The Cornish Row Heritage Precinct between 363 and 377 Albert Street, Sebastopol, has significance as a tangible legacy of residential development by immigrant Cornish miners over the two principal phases of gold mining activity in the locality: in the 1860s and from the later 19th century. Picturesquely sited on the escarpment above the Yarrowee River valley, the precinct is especially characterised by an irregular row of residential allotments and single storey dwellings that are diverse in style, character and construction, and unorthodox in their locations and settings. The area is a direct manifestation of the evolution of mining developments and the associations with the original Cornish owners and it is these underlying historical associations – embodied in the surviving 19th century building fabric and settings – where the significance of the precinct lies. Architecturally, the two stone and brick dwellings at 371 and 373 Albert are notable and very early substantially built examples of miner's dwellings in Sebastopol. The vacant land at 365 Albert Street (south of the existing dwelling) has rubble remnants (and therefore archaeological potential) possibly associated with the earlier dwelling on this site.

How is it significant?

The Cornish Row Heritage Precincts, 363-377 Albert Street, Sebastopol, is historically and architecturally significant at a LOCAL level.

Why is it significant?

The Cornish Row Heritage Precinct is historically significant for its associations with residential development by Cornish immigrant miners following the gold booms in Sebastopol in the mid and late 19th centuries (Criterion A). The earliest dwellings at 371 and 373 Albert Street date from the 1860s, while the remaining timber dwellings at 363, 365, 375 and 373 Albert Street appear to date from the c.1870s-1890s. The grouping of dwellings has been colloquially named "Cornish Row" because of the concentration of Cornish residents who lived there. They included William Matthews (miner and mine manager), Peter Matthews (Engineer), John Richards (engine driver), Absalom Bennett (miner and later mine manager) and William Morcom (miner) (Criterion H). These owners also held mining shares. Other occupiers were also associated with mining, including Mrs Mary Bate and George Richards. Historically, the properties represent a unique residential neighbourhood in Sebastopol, the surviving early fabric being a tangible legacy of the lifestyles and socio-economic status of this particular group of Cornish immigrants (Criterion B). The historical significance of the precinct is therefore embodied in the mid and late 19th century residential fabric and the evolution of development influenced by the early landholders as revealed in the irregular allotment sizes, and the unconventional locations and settings and the diverse styles, forms and construction of the houses. The dwellings at 371 and 373 Albert Street also represent two of the earliest surviving miner's dwellings in Sebastopol. The vacant land at 365 Albert Street has some rubble stones that may have archaeological potential, being associated with an earlier dwelling on the site (Criterion C).

The Cornish Row Heritage Precinct is architecturally significant for the demonstration of Victorian design and basalt and brick construction in the moderately intact dwellings at 371 and 373 Albert Street (Criteria D & E). The 19th century timber dwellings at 363, 365 and 375 Albert Street also contribute to the architectural values of the area, notwithstanding some of the alterations to these dwellings and that the dwellings within the southern portion of the area are not immediately visible from the public realm. This invisibility – caused by the unusual positioning of the dwellings on the escarpment above the Yarrowee River - forms part of the character of the neighbourhood.

SIGNIFICANCE OF COMPONENTS**Places of Local Significance**

These places are considered to be of sufficient integrity and therefore meet the local significance threshold. This is due to their rarity value (as some of the earliest examples of Victorian dwellings constructed of stone and brick in Sebastopol) as revealed in their architectural and historical significance:

- 371 Albert Street.
- 373 Albert Street.

Places of Contributory Significance

These make an important contribution to an understanding of the historical evolution of the Cornish Row, given their associations with Cornish miner immigrants and subsequently residential development. Architecturally, they have experienced alterations and additions, but early building fabric is clearly discernible.

- 363 Albert Street (hipped dwelling on the southern portion of the site).
- 365 Albert Street.
- 375 Albert Street.

Local Interest

This place is directly historically associated with the history and development of the Cornish Row, and while there are remnants of the original design, it has been substantially altered. Retention of the original portion of the dwelling is desirable, but it is recommended that it have no status as a significant dwelling in the Planning Scheme:

- 377 Albert Street.

Not Significant

These places either do not relate to the significant era of building development of the Cornish Row or there no dwellings of heritage value on the land (the land of these places is however historically associated with the property developments in the Cornish Row and given their location to significant properties and views to these significant properties, new development may need to consider the heritage values of the area):

- 363 Albert Street (skillion dwelling on the northern portion of the site).
- 365-369 Albert Street (vacant land south of Victorian dwelling in northern portion of site).
- 10 Docwra Street (vacant land).

DESCRIPTION:**General Overview**

The Cornish Row precinct is located on the east side of Albert Street, immediately south of Docwra Street. It takes in 10 allotments of varying sizes and irregular layouts due to the topography of the site and earlier subdivisions (as shown on the attached aerial image). The properties are situated on elevated ground above the west bank of the Yarrowee River, having mature trees (particularly on the western Albert Street boundaries) and open grassed areas. The allotments are contextually large in size, given their rural location. Only three houses at 363 Albert Street and 375 Albert Street have conventional frontages to the main thoroughfare, with most of the remaining dwellings having unorthodox frontages generally to the east (rear) boundaries, capturing the views to the Yarrowee River and beyond to what was the settlement of Magpie.

All the dwellings are single storey, with most being hipped and/or gabled and constructed of stone or timber weatherboard wall cladding and slate or corrugated sheet metal roof cladding, and designed in Victorian and Late Victorian styles with front and/or rear verandahs, and dichromatic brick chimneys. While these dwellings share similar historical associations, there is considerable diversity in their scale, construction, design, elaboration, condition and integrity. The stone and brick houses at 371 and 373 Albert Street represent the most intact examples in the group, with the timber dwellings at 363, 365, 375 and 377 Albert Street all having experienced a number of alterations, reducing their architectural integrity.

The southern-most properties have substantial rear (west) yards with driveways, garden beds and rear outbuildings (the property at 375 Albert Street has a tennis court in the rear yard, while there is a swimming pool behind an outbuilding in the rear yard at 377 Albert Street). At 365 Albert Street, the dwelling now fronts onto Albert Street, although it also originally faced east to Magpie. This property is especially dominated by mature trees. Immediately neighbouring 365 Albert Street is vacant land (addressed as 365-369 Albert Street and 10 Docwra Street) that was once the property of George Richards. There is evidence of some rubble (possibly associated with the previous dwelling associated with George Richards) and therefore archaeological potential, and it is bound by a rural post and wire fence on the Albert Street boundary. It is also characterised by open grassed areas and mature pine and cypress trees. Apart from the three dwellings at 363 and 365 Albert Street with their similar setbacks to Albert Street, the setbacks to the property boundaries vary.

Descriptions of the Dwellings

363 Albert Street

Two dwellings are located on the property at 363 Albert Street, which forms a triangular allotment in the south-east corner of Albert and Docwra Streets. The northern most dwelling has a single storey, double fronted, timber weatherboard, skillion roofed postwar dwelling. It appears to be in fair condition when viewed from the street.

The southern-most dwelling, originally known as 'The Willows', is characterised by a modestly scaled hipped roofed Late Victorian dwelling at the front, having a projecting hipped convex verandah. It is constructed of corrugated sheet metal roof cladding and timber weatherboard wall cladding. The symmetry of the front of the dwelling is accentuated by the central doorway (which has been enlarged and has an introduced panelled timber door and sidelights) and the flanking introduced paired windows. An early feature of the design includes the cast iron verandah columns with decorative cast iron verandah valances and brackets, and the modest eaves with paired timber brackets. At the rear are single storey hipped roofed additions having a broken back return verandah on the east and north sides, and a projecting gable in the south-east corner. To the south of the dwelling is an introduced shallow-gabled metal garage.

Overall, the dwelling is in fair-poor condition when viewed from Albert Street. It is of moderate integrity, given the changes to the front door and windows and rear wings.



Dwelling, 363 Albert Street (to the north of the property).



'The Willows', 363 Albert Street (to the south of the property).



'The Willows', 363 Albert Street.



Aerial view of 363 Albert Street. Source: City of Ballarat.

365 Albert Street

The dwelling at 365 Albert Street originally faced east (overlooking the Yarrowee River valley). Aerial imagery and inspections from Albert Street suggest that this single storey, timber weatherboard Picturesque Victorian Gothic styled dwelling is composed of a series of modest, steeply-pitched gabled roofs clad in corrugated sheet metal. The central double gabled forms on the east side are slightly more elevated. A verandah projects across the east elevation. On the rear (west) elevation, two flanking gabled wings project towards the Albert Street frontage, an introduced bullnosed verandah being located in front of the more recessed paired of central gables. There are scalloped timber bargeboards in the gable ends of the central gables, with more rudimentary bargeboards on the remaining gable ends. The apexes of the gables are surmounted by turned timber finials. Timber framed double hung windows are an early feature, as are the dichromatic brick chimneys, suggestive of late 1870s-early 1890s construction. One of the chimneys is missing its capping.

Overall, the dwelling at 365 Albert Street appears to be in fair-poor condition. It appears that the dwelling may have been constructed in stages, but the early central gabled forms appear to be intact.



Dwelling, 365 Albert Street.



Dwelling, 365 Albert Street. Source: Context Pty Ltd, 2011.



Dwelling, 365 Albert Street.



Aerial view of 365 Albert Street. Source: City of Ballarat.

371 Albert Street

At 371 Albert, the main façade faces east (the rear), to Magpie Gully. The single storey, basalt and brick Victorian styled dwelling has a main hipped roof form on the principal east elevation, together with hipped and gabled wings projecting west toward Albert Street (the hipped wing being constructed of brick and the gabled wing of basalt). The roofs are clad in slate except the inner (north, south and west) roof faces that are clad in corrugated sheet metal. An early face brick chimney with a corbelled top adorns the roofline on the north side (it appears that a similar chimney on the south side has been removed). Other early features of the design include the symmetrical composition defined by the early central front doorway (with four panelled timber door and transom (and the flanking timber framed double hung windows. The front (east) verandah is a particular early feature, having a hipped convex roof form clad in corrugated sheet metal, and supported by cast iron columns and adorned with cast iron valances and brackets. Other early features include the quoinwork to the corners on the east elevation and the modest eaves. On the south side is an addition (that is recessive from the main east elevation), together with a modest skillion addition in the south-west corner. There is an introduced garage near the north boundary to the rear of the dwelling.

Overall, the dwelling at 371 Albert Street appears to be in fair condition when viewed from outside the property. It is of moderate integrity, the original Victorian design and masonry construction being the dominant fabric despite on the east side some recessive alterations and additions.



Dwelling, east elevation, 371 Albert Street.
(Photograph taken from Docwra Street).



Dwelling, west elevation, 371 Albert Street.
(Photograph taken from Albert Street).



Aerial view of 371 Albert Street. Source: City of Ballarat.

373 Albert Street

The dwelling at 373 Albert Street is set deep within the long narrow allotment, having a similar setback from Albert Street as the neighbouring house at 371 Albert Street. The main elevation is to the rear (east), the dwelling having a view across the Yarrowee River valley. The single storey, asymmetrical, bluestone and brick, Picturesque Victorian styled dwelling has a main hipped roof form that traverses the site, together with a minor projecting gabled wing towards the east. At the rear are two early projecting gabled wings. These roof forms are clad in corrugated sheet metal. There are early decorative timber bargeboards in the gable ends, the most decorative being the bargeboards on the east gable that is adorned with a timber finial. Other early features of the design include the modest eaves, round-arched front (east) door opening, brick quoinwork to the building openings and corners, and the timber framed double hung windows. There is a single storey addition in the south-west corner and a wide, introduced timber deck at the front (east).

Overall, the dwelling at 373 Albert Street is in fair-good condition and of moderate-high integrity. The most noticeable changes to the dwelling are recessive of the main (east) façade.



Dwelling, east elevation, 373 Albert Street.
(With permission from owner).



Dwelling, east elevation, 373 Albert Street.
(With permission from owner).



Dwelling, west elevation, 373 Albert Street.
(With permission from owner).



Aerial view of 373 Albert Street. Source: City of Ballarat.

375 Albert Street

The dwelling at 375 Albert Street is situated on a long allotment, creating a substantial rear yard to Albert Street. The dwelling has a landscaped setting, with a circular gravelled driveway, perimeter garden beds and open grassed areas, and tennis court to the north-west having a small tennis pavilion. Unlike the neighbouring stone dwellings, the main façade of this dwelling faces west (to Albert Street). It is an asymmetrical, single storey, timber weatherboard, Late Victorian styled dwelling featuring a main hipped roof form that terminates into a gable end to the north, and a minor gable that projects to the west in the south-west corner. There is an early bullnosed front verandah. These roof forms are clad in corrugated sheet metal. An early feature of the design is the front verandah that is supported by turned timber posts with decorative cast iron valances and brackets. Other early features include the timber bargeboards and finials, modest eaves with paired timber brackets and the window openings. It appears that an early brick chimney has been removed and replaced with the existing flue. At the rear (east) are skillion additions and a verandah. There is an introduced gabled garage to the south-west corner of the dwelling.

Overall, the dwelling appears to be in fair condition and of moderate-high integrity. The original Late Victorian design is clearly discernible despite the possible removal of an early chimney.



Dwelling, west elevation, 375 Albert Street.



Dwelling, east elevation, 375 Albert Street.
(Photograph taken from Magpie).



Aerial view of 375 Albert Street. Source: City of Ballarat.

377 Albert Street

At 377 Albert Street, the allotment is also contextually large and long, with the dwelling set back a similar considerable distance as the immediately neighbouring house at 375 Albert Street. The traditional front elevation to the dwelling at 375 Albert Street is unconventional, in that it faces to the side (north). This reflects its early historical associations with the neighbouring northern property, when both dwellings were part of a larger estate. The altered, single storey, timber weatherboard, Late Victorian styled dwelling has a hipped roof form at the north end, together with a rear elevated single storey gabled wing with an attic. Much of this wing appears to have been introduced, possibly replacing an earlier (and shorter) hipped wing (a second hipped wing on the east side potentially having been removed). There is also a flat roofed wing on the east side and a pergola. The post-supported convex verandah on the north end of the dwelling appears to be original (or reflect the original design), with the verandah on the west side having been introduced as part of the substantial later additions. The four panelled timber front door on the west door appears to be original, having been relocated from the north side. The timber framed double hung window on the west elevation (north of the door opening) is original, the other timber framed windows having been introduced. Surviving early features of the design include the modest eaves and possibly the timber eaves brackets, and the rear dichromatic brick chimney.

The dwelling at 377 Albert Street is in good condition and of low integrity. The substantial alterations to the dwellings, including the elevated gabled addition and the relocation of the original front door (due to practical necessity) have diminished the original design.



Dwelling, west elevation, 377 Albert Street.
(With permission from owner).



Dwelling, south & east elevations, 377 Albert Street.
(With permission from owner).

HISTORY:

The Early History of Sebastopol

The area of Sebastopol was first settled by European settlers and squatters from 1837, when Henry Anderson, Thomas Learmonth and others explored the country from Corio Bay to Mount Buninyong and Lake Burrumbeet.¹ Returning in 1838, Anderson and William Cross Yuille – with his cousin, Archibald Buchanan Yuille – established the first pastoral Runs on the best land.² Anderson and the Yuilles subsequently went their separate ways: Anderson taking up the Bonshaw Run and W.C. and A.B. Yuille the Ballarat Run, the main homestation being near the east bank of the Yarrowee River in the vicinity of 28-32 Bala Street.³

The gold rushes between 1851 and 1861 brought an influx of people that transformed the land. In the early 1850s, Sebastopol was a collection of tents.⁴ In 1852, deep lead mining technology and methods were first introduced by the newly arrived Cornish, Welsh, Irish and Scottish miners. Successful mines in the Sebastopol area included the Princes of Wales, Albion and the Working Miners, while the Band of Hope and Albion Consols mines were the largest and wealthiest in this vicinity.⁵

Sebastopol grew rapidly around its main centres of Cobblers' Hill, Victoria Street and Albert Street (which become the focus of the town). It was in 1855 when the area commonly referred to as Bonshaw (after Winter's Bonshaw Run) was renamed Sebastopol after Sevastopol in the Ukraine, the site of an important battle during the Crimean War (1853-56).⁶

In 1851, a licence system was implemented to allow mining on Crown land. It was soon considered prohibitive by the miners and caused unrest, leading to the Eureka uprising on 3 December 1854. Consequently, Miner's Rights were introduced as the necessary evidence for the occupation of a claim. The fourth Goldfield Acts of 1858 gave increased privileges to holders of Miner's Rights, including the right to make a residential claim. At this time, land for the purpose of a residence could not exceed 1/8 acre (20 perches) in extent. By 1865, this had been increased to one quarter of an acre. The Goldfield Act therefore allowed the construction of dwellings, giving the lessee the rights of an owner. It led to the establishment of gold mining towns like Sebastopol. The residential areas, such as that found in

¹ E.D. Jenkins, *Sebastopol Victoria: An Historical Survey of Early Sebastopol 1864-1964*, Sebastopol Borough Council, 1964.

² *Ibid.*

³ *Ibid.*

⁴ Context Pty Ltd, 'Cornish Row Precinct' in 'Sebastopol Heritage Study Stage 2', prepared for the City of Ballarat, 2012.

⁵ *Ibid.*

⁶ *Ibid.*

Sebastopol, were established in response to the generally poor conditions and economic insecurity suffered by the majority of miners, as ‘little of the gold they mined stuck to their fingers’.

In December 1864, the first council of the Borough of Sebastopol was elected.⁷ This helped in the more organised development of the town in the ensuing years, particularly given the down turn in mining in the early 1870s. In 1871, the *Mining Registrar’s Report* listed 1,300 miners at Sebastopol.⁸ By 1877, this number had shrunk to 380 (and it included miners at both Sebastopol and Ballarat West).⁹

There was a second major gold boom at Sebastopol between 1886 and 1909.¹⁰ Situated in the Central Division, David Christy, Mining Registrar, gave a positive report on the future mining potential:

A considerable improvement has taken place in mining in this division compared with the previous quarter, and several of the progressive mines are hopeful of being ere long rewarded for the steady and persevering manner in which they have carried on their mining operations.¹¹

At this time, there were 508 of miners in the Central Division of the Ballarat District (which included Ballarat, Sebastopol, Sago Hill and Mount Rowan).¹² This number had increased to 627 in 1887.¹³

Gold mining slowed and then eased altogether after the outbreak of the First World War. This brought about a reduction in the size of the community, with a number of houses removed and relocated.¹⁴ Over time, and particularly from the 1960s, Miner’s Rights were converted to freehold and Certificates of Title issued into the 1970s and 1980s.

History of the Cornish Row Precinct

Early Mining Development

Early maps and plans provide an appreciation of the mining developments in of the vicinity of the properties of the Cornish Row (several of these maps are provided, the location of the Cornish Row marked by the red circles). These properties were strategically located to address both the early mining settlement of Magpie to the east, and the Sebastopol plateau leads to the west.¹⁵ In 1856, prospecting was being carried out in this location, with the Cobbler’s and Long Gully Leads having been excavated on the west side of the Yarrowee River (this River was earlier known as the Leigh and Upper Leigh River). Earliest situated in the No.4 Mining Division in the Ballarat District, Cobbler’s Lead had extended well beyond the west side of Yarrowee River by 1859, punctuating the land of the Cornish Row (later maps of 1868 and 1870 show that the Cobbler’s Lead was to the north of the Cornish Row land, although a further map of 1874 again shows Cobbler’s Lead in the location of the Cornish Row). It was the Prince of Wales Mines and the New Prince of Wales Mine that were associated with the Cobbler’s Lead to the west of the Cornish Row land.

7 Jenkins, *op.cit.*

8 *Mining Registrar’s Report of the Ballarat District, 1871*, facsimile of original report, D. Evans, Ballarat, 1997.

9 *Ibid.*, 1877.

10 Context, *op.cit.*

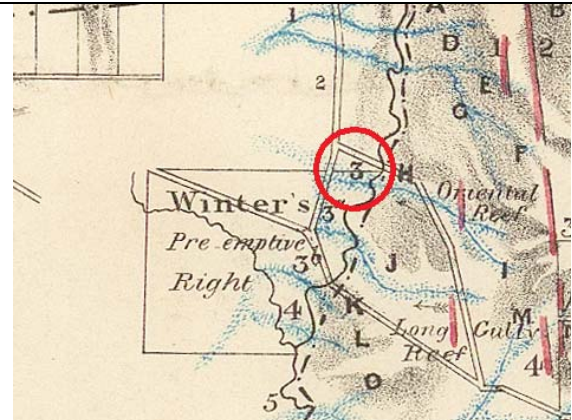
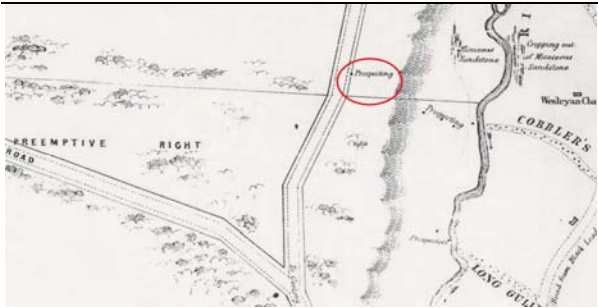
11 *Mining Registrar’s Report, 1886*, *op.cit.*

12 *Ibid.*

13 *Ibid.*, 1887.

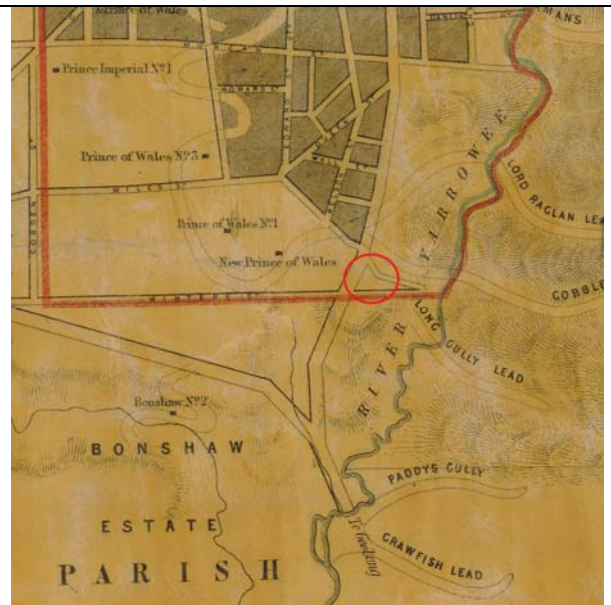
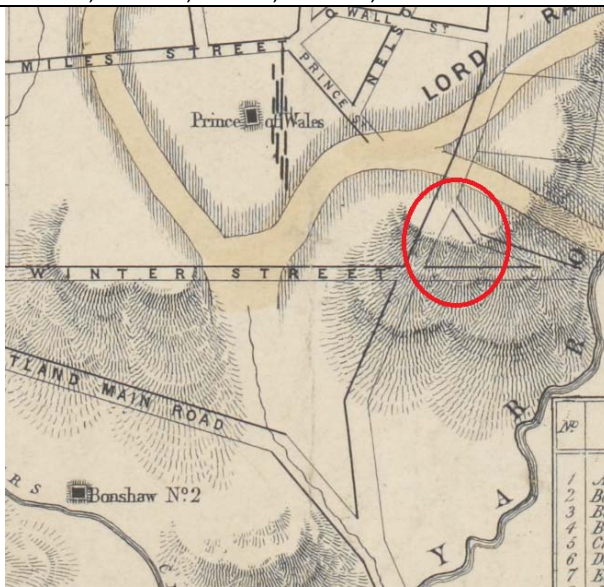
14 Context, *op.cit.*

15 *Ibid.*



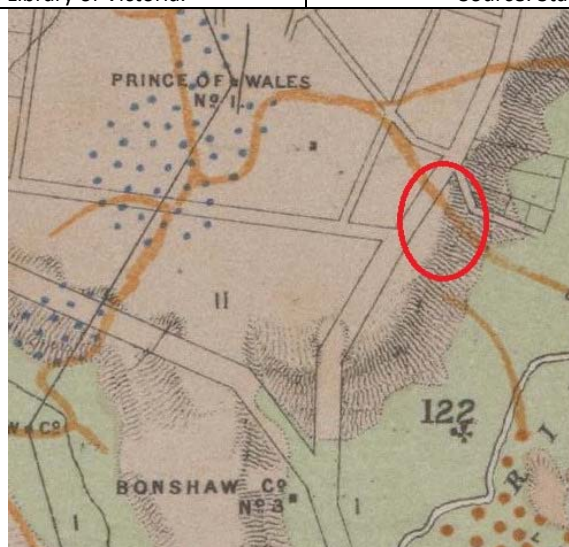
J. Jones, Plan [part of] shewing the relative positions of the Frenchman's, White Horse, Terrible, Cobbler's & Long Gully Leads, Ballaarat, Victoria, Australia, 1856. Source: SLV.

Degruchy & Leigh, Mining District Map [part of] of Ballaarat, 1856. Source: State Library of Victoria.



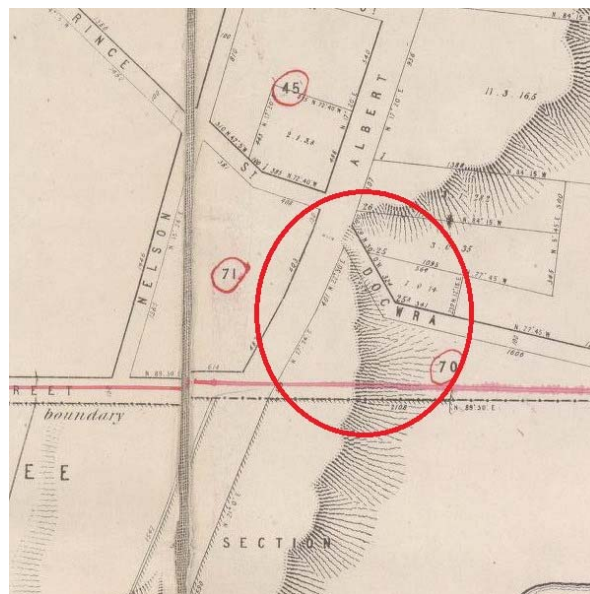
Clay, Son & Taylor Plan [part of] of Ballaarat God Field, 1868. Source: State Library of Victoria.

Niven's Mining Map of Ballaarat [part of], 1870-72. Source: State Library of Victoria.



R.A.F. Murray, Mines Department Map [part of], Ballarat Goldfield, 1874. Source: National Library of Australia, MAP RM 2336/1.

There were mixed reports on the success of the Cobbler's Lead in 1859. In September of that year, the Mining Surveyor reported that 'there is nothing worthy of record respecting these [the Frenchman's and Cobbler's] Leads.'¹⁶ The Long Funnel Company was continuing to work Cobbler's Lead but it was feared that that it 'would not afford them much over the ordinary rates of wages.'¹⁷ A few months later in December 1859, The Princes of Wales Company had 'struck the gutter, at a depth of about 330 feet, having been 3 years engaged in putting down their shaft. They are now, however, likely to get well remunerated, as they have a very large extent of ground, as much, indeed, as will not be wrought out four or five years hence.'¹⁸ In 1863, Richardson and Company had block claims near the location of the Cornish Row, a shaft being in the north-west corner of their claim and a camp immediately adjacent. It was also in 1863 when there appeared to have been little mining gains, as it was reported that 'the better class of miners have been turning their attention to the New Zealand goldfields.'¹⁹



Map of Sebastopol [part of], Dept. Crown Lands & Survey, 1873. Source: National Library of Australia, MPSA RM 2749/43.

Residential Development

General Overview

Development of the Land

Earliest known as Bonshaw and Cobbler's and Magpie, the portion of residential land on the east side of Albert Street south of Docwra Street was situated on elevated land to the west of Yarrowee River, having a panoramic view east to the mining settlement of Magpie, as well as being on a main road route between Ballarat and Geelong. Early maps suggest that the properties were accessed from Albert Street (named after the 19th century British Consort, Prince Albert), earlier known in the 1850s as Government Road. Between 1856 and 1859, Docwra Street had been laid out which lead to Yarrowee River and to Magpie on the east side of the river. A map of the Ballarat Gold Field in 1868 reveals that Winter Street (later known as Bonshaw Street) had been constructed to the south-west of the Cornish Row land and Niven's Mining Map of Ballarat of 1870-72 shows that Winter Street then extended east of Albert Street to the Yarrowee River. This road extension never appears to have occurred, as it is not

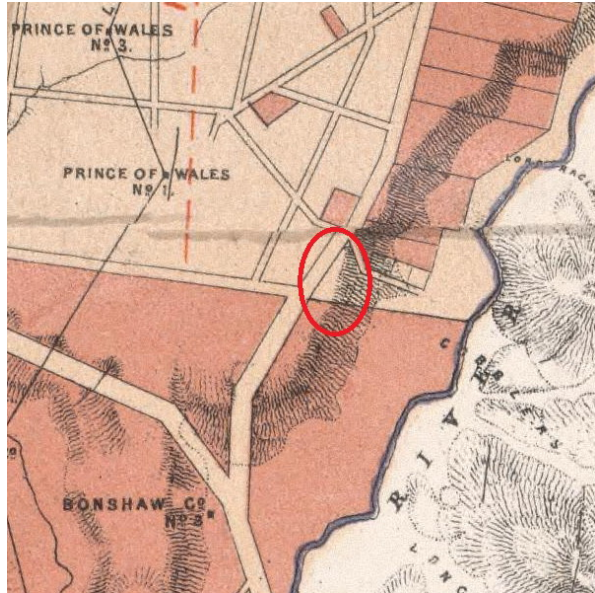
¹⁶ *Mining Registrar's Report*, September 1859, op.cit.

¹⁷ *Ibid.*, August 1859.

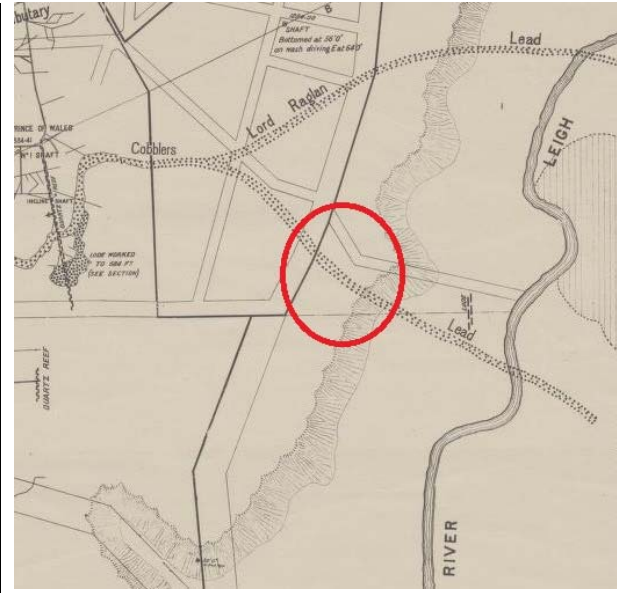
¹⁸ *Ibid.*, December 1859.

¹⁹ *Ibid.*, January 1863,

shown on a Map of Sebastopol in 1873, a Mines Department Map of 1874, a Plan of the Ballarat, Sebastopol and Buninyong Goldfields of c.1870-79 and an Underground Survey of Mines in 1887 (this road would have taken up what is now 373 Albert Street where a stone dwelling had been constructed in the c.1860s).



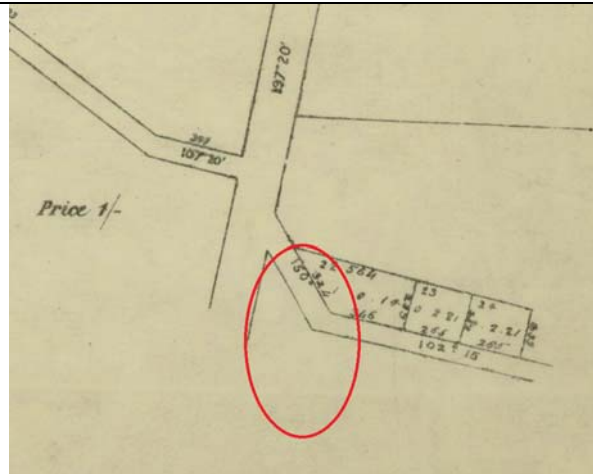
Plan of Ballarat, Sebastopol & Buninyong Gold Field [part of], c.1870-79. Source: National Library of Australia, MAP NK 2456/142.



A. Allan, Underground Survey of Mines, Ballarat, 1887. Source: National Library of Australia, MAP RM 2142.

It would appear that residential development in the Cornish Row was carried out in two phases: the 1860s as part of the first mining boom in Sebastopol; and in the 1870s to 1890s during the second boom. While John Richards was granted freehold Title to allotment 31 of Section 9 in the Township of Sebastopol in 1863 (the land now comprising the properties at 371 and 373 Albert Street),²⁰ early maps appear to suggest that the land remained unfenced and adjoining land had not been subdivided for residential purposes. This may have been due to the ongoing workings of the Cobbler's Lead to the immediate north of Richard's land. In particular, H. Walker's Plan of Town and Suburban Allotments of Sebastopol in 1866 shows no subdivision of residential allotments (unlike the land on the northern boundary of Docwra Street, nor does a Map of Sebastopol by the Department of Crown Lands and Survey in 1873. R.A.F. Murray's Mines Department Map of 1874 and a gold field map of c.1870-70 also show the layout of smaller allotments nearby the Cornish Row land, but no subdivision of the subject land itself.

²⁰ See Certificate of Title 75/941, 8 December 1863, Landata.



H. Walker, Plan of Town & Suburban Allotments of Sebastopol [part of], Dept. Crown Lands & Survey, 1866.

Source: State Library of Victoria.

The earliest dwellings in the precinct therefore appear to be the stone houses at 371 and 373 Albert Street, both possibly built in the 1860s. Another stone house might have existed from this time at 375-377 Albert Street. The owners of these dwellings were listed in the Buninyong Road Board Rate Book in 1863. The other dwellings in the Cornish Row, which are all constructed of timber, appear to date from the second phase of mining development from the late 1870s or early 1880s. Documentary and physical evidence seems to support this claim, as the early maps show no subdivision of the allotments and none of the known owners of these allotments in later years of the 19th and early 20th centuries were listed in the Rate Books for 1869 and 1870. The dichromatic brick chimneys to most of these dwellings (the chimney having been removed at 363 Albert Street) are also suggestive of late 1870s, 1880s and possibly 1890s construction.

The Early Owners and the Cornish Connection

The properties on the east side of Albert Street immediately south of Docwra Street have colloquially been referred to as 'Cornish Row', given the early and enduring historical associations with original and early owners of the dwellings in this area that had emigrated from Cornwall during the goldrush. They were closely identified with the mines as miners, engineers, metallurgical chemists and engine drivers (Croggon 2002:121). These dwellings represent a tangible legacy of the lifestyles and socio-economic status of this particular group of Cornish immigrants associated with local mining developments. The major mines in this area, including the Bonshaw Prince of Wales Mine (located directly west of the Precinct, at 362 Albert Street) employed experienced Welsh and Cornish miners who were prepared to work for wages, rather than try to make their individual fortunes through prospecting.

The Cornish, Welsh, Scottish and Irish emigrated to the Ballarat area from 1851, or were bought to the colony by mining companies for their mining skills (Croggon 2002:26, 98 & 108). The Welsh and Cornish miners brought with them specialised skills in deep lead mining, particularly associated with drilling through the basalt plateau (Dingle 1984:54-56). The Cornishmen were 'clannish folk' and tended to settle in groups (Dell & Menhennet, 2003:2) and as a result small Cornish communities sprang up in the larger Ballarat area. The main settlements were located at Redan, Mount Pleasant, Little Bendigo, Ballarat North and West, and Magpie (now part of Sebastopol) (Dell & Menhennet, 2003:3).

In 1896-97, the *Sands and McDougall Directory* listed the occupiers of dwellings in Albert Street as follows: George Bate, Lydia Morcom, Peter Matthews, William Matthews, John Richards and Absalom Bennett. In 1904, *Wise's Postal Directory* gave a more specific listing of the occupiers of Cornish Row between Docwra Street and the Sebastopol Borough boundary as follows (the property addresses have

been provided for clarity): William Matthews (363 Albert Street), Absalom Bennett (365 Albert Street), George Richards (367-369 Albert Street), Mrs Mary A. Richards (371 Albert Street), Mrs Lydia Morcom (373 Albert Street), George Bates (377 Albert Street) and Peter Matthews (375 Albert Street). The latter two owners have been listed in the order from the Directory, but Certificates of Title suggest that Peter Matthews occupied the property at 375 Albert Street (and not, as inferred in the Director, 377 Albert Street). The same list of owners' names is given in Dell and Menhennet, *Cornish Pioneers of Ballarat* (volume 2), but in reverse (the names being ordered from owners at the south end to the northern end of Albert Street). All except George Richards' dwelling at 367-371 survive (with George Richards' house having been demolished).

History of Individual Properties

363 Albert Street

The earliest owner of the house at 363 Albert Street appears to have been William Matthews (Dell & Menhennet, 2003:77 & 81). Matthews came to Australia in 1864 and lived in Sebastopol with his wife Mary. He briefly left for the Californian gold rush before returning to Sebastopol. It appears that his departure to and return from California was after 1866, as a William Matthews listed as a mining shareholder in the United Albion and Prince of Wales Gold Mining Company, Sebastopol, at this time.²¹ Matthews was an engine driver and was one of the oldest adherents of the Magpie Methodist Church (Dell & Menhennet, 2003:81).

Although William Matthews' address in the 1860s was Sebastopol, his residence is unlikely to have been at 363 Albert Street as he was not listed in the Sebastopol Borough Rate Books for 1869 and 1870. A photograph taken in the early-mid 20th century shows the front portion of the dwelling with its hipped roof form, paired timber eaves brackets, hipped convex verandah supported by cast iron columns and featuring decorative cast iron verandah valances and brackets. It also shows the original timber framed double hung windows and a dichromatic brick chimney on the south side (now removed). This suggests that the front portion of the dwelling may have been built between the late 1870s or the early 1890s. It might be possible that a rear hipped wing with an encircling broken back verandah represents an early addition, possibly after 1908 (it was at this time when William Matthews was a beneficiary in the Estate of his uncle, Peter Matthews).²²

²¹ *Victoria Government Gazette*, no. 2782, 23 November 1886, pp. 2617-18.

²² See Will of Peter Matthews, 1908, VPRS 28/P2, Unit 851, PROV.



Dwelling at 363 Albert Street n.d. Standing are Patricia Dickinson and Cath James at Cath House.

Source: Sebastopol Historical Society.

The property at 363 Albert Street was known as 'The Willows' as this was name given in Mrs Mary Matthews' Will in 1924.²³ William Matthews died in 1926 at 'The Willows', his occupation being listed as 'gentleman.'²⁴

Until May 1982 ownership of the property was by a Miner's Right leased from the Crown. The house was also known as 'Cath House' at an unknown date (SHS, 2011).

365 Albert Street

Originally two houses of the Cornish Row were located on what is now 365-369 Albert Street. The remaining timber house at 365 Albert Street is situated on Allotment 35, Section 9 in the Township of Sebastopol. It appears to have been first owned by Absalom Bennett who married Eliza Harris in 1868. They had six children. Absalom Bennett was known to have been identified with the mining days of the greater Ballarat area (Dell & Menhennet, 2003:81). In 1865, he was listed as a shareholder of the United

²³ Will of Mary Matthews, 18 January 1924, VPRS 28/P3, Unit 1390, PROV.

²⁴ *The Argus*, 28 July 1926, p.2 & Will of William Matthews, 1926, details kindly provided by Elizabeth Denny, PROV (Ballarat).

National Quartz Mining Company at the All Nations Reef, Magpie Gully, his address being Cobbler's.²⁵ The following year, 1866, Bennett was appointed an auditor on the first committee of the Prince of Wales Company Accident Relief Fund Association.²⁶

Absalom and Eliza Bennett were not listed in the Sebastopol Borough Rate Books in 1869 and 1870. In 1875, Absalom Bennett's address in *Niven's Ballarat Directory* was given as Nelson Street, Sebastopol.²⁷ This suggests that the Bennetts' timber dwelling at 365 Albert was built after 1875 (the dichromatic brick chimneys appear to indicate that it was built from the late 1870s to the early 1890s). An early photo of the original front (east) elevation revealed the gabled roof forms with decorative timber bargeboards, timber framed double hung 12 paned windows and a projecting verandah (supported by stop chamfered timber posts) that traversed the length of the elevation. Until 1982, the property remained under a Miner's Right.²⁸



Absalom Bennett in the front (east) garden at 365 Albert Street, n.d.

Source: Sebastopol Historical Society.

South of the Bennett's' dwelling was another dwelling at 365 Albert Street that was occupied by George Richards. He was the son of John and Mary Richards (371 Albert Street). Richards may have made an application for the land in 1928.²⁹ The dwelling has subsequently been demolished. George, like his father, was an engine driver and married a local girl from Magpie, before having six children. George passed away in 1946 (Dell & Menhennet, 2003:77 & 80). Freehold title of the property was acquired by G.G. Ross on 25 August 1952.³⁰

371 Albert Street

The Crown Grant for the land now comprising 371 and 373 Albert Street, Sebastopol, was issued to John Richards of Ballarat, in December 1863 (Township of Sebastopol Plan; Title 75/941), comprising 1 acre, 3 roods and 31 perches.³¹ John Richards was born in Cornwall and married Mary Oppy before having four

²⁵ *Victoria Government Gazette*, 21 January 1865, p.210.

²⁶ *Ballarat Star*, 26 January 1866, p.2.

²⁷ *Niven's Directory for the city of Ballarat, Ballarat East and Sebastopol*, F.W. Niven, Ballarat, 1875, Public Record Office Victoria (Ballarat).

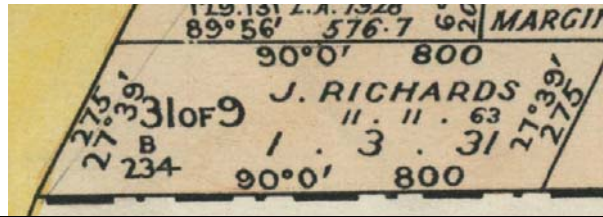
²⁸ Purchase Lease, 1211/887, 1 April 1982, Landata.

²⁹ See Plan of Sebastopol, 1968, State Library of Victoria.

³⁰ Ibid.

³¹ The Town of Sebastopol Plan shows Richards first owning the land from 11 November 1868.

children. Richards was an Engine Driver working at the Bonshaw Prince of Wales Mine at 362 Albert Street. He was also a shareholder in the Prince Imperial, Red Jacket Quartz Mining and Lord Malmsbury Gold Mining Companies at Sebastopol and Malmsbury between 1868 and 1879.³²



Plan of Sebastopol [part of], showing allotment acquired by J. Richards, 1863. Source: VPRS 16171, PROV.

Richards appears to have constructed his stone and brick dwelling in the northern portion of his property in c.1863.³³ It was at this time when the Buninyong Road Board Rate Book listed Richards as owning a tenement and land at Cobblers Lead with a net annual value of £6.³⁴ The dwelling was positioned to capture the view to the Yarrowee River and to Magpie, and not to the main road of Albert Street. It is possible that the basalt used in the building of the dwelling had been recycled from the nearby mines. Richards was recorded in *Niven's Ballarat Directory* as residing in Albert Street, Sebastopol in 1875.

In 1893, Richards subdivided the southern portion of his property to Mrs Morcom.³⁵

John Richards was killed in a mining accident, aged 72, in March 1902 (*The Argus*, 25 Mar 1902:5). His estate however retained 371 Albert Street (Title 75/941). The Statement of Assets in the Probate of Richards' Estate in 1902 described his dwelling at 'a 5 roomed Brick and stone house with detached wooden kitchen, outbuildings and totally occupied by deceased.'³⁶ It was valued at £300.

The east portion of the property (which originally matched the east boundary of 373 Albert Street) was excised in 1963 (Title 4229/760).

373 Albert Street

The Crown Grant now comprising 371 and 373 Albert Street, Sebastopol, was issued to John Richards in November 1863 (Township of Sebastopol Plan). Richards subdivided the parcel and in 1893, sold number 373 Albert Street to Lydia Morcom, retaining 371 Albert Street (Title 75/941).

William and Lydia Morcom lived at 373 Albert Street, in Cornish Row. William and Lydia married in Cornwall and had one child in 1852 before William came to Australia in 1855. William was a miner and is known to have mined two gold nugget tie pins, which are held at the Ballarat Gold Museum. His family soon joined him. Lydia and William had six more children. The family were involved with the Magpie Methodist Church. Morcom died in 1869 (Dell & Menhennet, 2003:77-9).

It seems that William and Lydia Morcom had the existing stone and brick dwelling at 373 Albert Street built in c.1863. William Morcom was listed in the Buninyong Road Board Rate Book at this time as the

³² *Victoria Government Gazette*, 21 January 1865, p.179, 1 May 1868, p.894 & 30 July 1879, pp.1952-53.

³³ Sebastopol Borough Rate Books, 1869, Sebastopol Historical Society.

³⁴ Buninyong Road Board Rate Book, 1863, Public Record Office Victoria (Ballarat). Richards was not listed in subsequent Buninyong Road Board Rate Books as his property formed part of the Borough of Sebastopol from 1864. The only surviving Rate Books for the Borough of Sebastopol are dated 1869 and 1870.

³⁵ Certificates of Title, 75/941 & 2465/853, Landata.

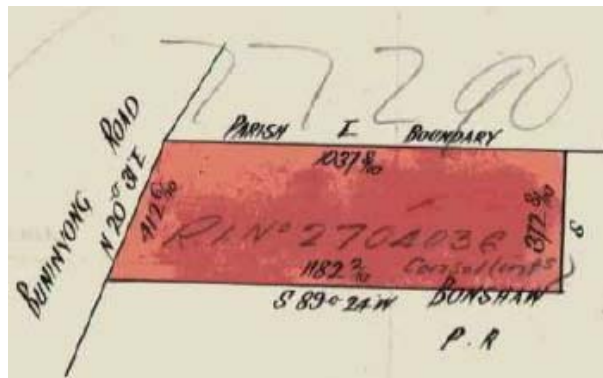
³⁶ Statement of Assets in the Probate of the Estate of John Richards, 1902, VPRS 28/P2, Unit 612, PROV.

occupier of a tenement and land with a net annual value of £6.³⁷ He was also listed in the Sebastopol Borough Rate Books in 1869 prior to his death, and Lydia Morcom was listed as the occupier in the following year. It seems that nearby mines were the sources of the basalt used in the construction of the dwelling. It would appear that John Richards leased William and Lydia Morcom the southern portion of his land prior to formalising the subdivision in 1893.

Upon Lydia Morcom's death in 1914, the property was described as 'Land having a frontage of 137 ½ links to Albert Street, Sebastopol, by a depth of 800 links, being part of Crown Allotment 6, Section 9 of Parish of Ballarat, County of Grenville, having erected thereon a very old stone, five roomed dwelling.'³⁸ It was valued at £250. This description further suggests that the dwelling was built in the 1860s.

375 Albert Street

The property at 375 Albert Street was originally part of J. Winter's Bonshaw Pre-Emptive Right. It appears that Peter Matthews, an Engineer and uncle of William Matthews (of 'The Willows' at 363 Albert Street), had taken up this and other land by 1863, as he was listed in the Buninyong Road Board Rate Book at this time as the occupier of a tenement and land at Cobblers with a comparatively substantial net annual value of £15.³⁹ In 1897, Matthews acquired a Certificate of Title to 4 acres and 32 perches of part of Crown Section A, Parish of Yarrowee, County of Grenville.⁴⁰



Plan of Allotment acquired by Peter Matthews, 1897.

Source: Certificate of Title, 2659/613, Landata.

Peter Matthews was born in Cornwall in 1825. He arrived in Victoria before the gold rush. His skills as an Engineer were soon sought by Sebastopol mining companies, including the Prince of Wales and Bonshaw Company, as a Consulting Engineer. Matthews stayed with this company until its close and was a leader in his field. He was a member of the Magpie Methodist Church. (Dell & Menhennet, 2003:78). Peter Matthews did not marry (Dell & Menhennet, 2003:77-8).

While Matthews appears to have been resident at 375 Albert Street from as early as 1863, there seems to be no surviving physical evidence of his initial dwelling. It appears that the existing timber weatherboard Late Victorian styled dwelling was built in c.1897 either in anticipation of or upon the acquisition of the Certificate of Title. The existing bullnosed verandah and the turned timber verandah posts of the dwelling are reflective of 1890s design and construction.

³⁷ Buninyong Road Board Rate Book, 1863, op.cit.

³⁸ Statement of Assets in the Probate of the Estate of Lydia Morcom, 1913, VPRS 28/P3, Unit 412, PROV.

³⁹ Buninyong Road Board Rate Book, 1863, op.cit. Matthews was also listed in 1865 as the occupier of a tenement and land at Cobblers Hill with a net annual value of £30. In 1869, the net annual value had decreased to £25.

⁴⁰ Certificate of Title, 2659/613, 26 July 1897, Landata.

Matthews also had a second dwelling constructed to the south of his dwelling, probably for Mrs Mary Bate and her son, George, who became Peter Matthews' housekeeper after the death of her husband, George, in 1867.⁴¹ This dwelling had been built before 1896-97 as George Bate was recorded as the occupier of a property in Albert Street at this time in the *Sands and McDougall Directory*.

When Peter Matthews died on 20 July 1908, his Probate gave a detailed description of his real and personal estate as follows:

All that piece of freehold land containing 4 acres and 32 perches being part of Crown Section A Bonshaw Pre-emptive Right Parish of Yarrowee County of Grenville upon which is erected a ten roomed weatherboard and stone house and outbuildings (occupied by deceased) also a seven roomed weatherboard house (unoccupied).⁴²

As no stone portion of Matthew's dwelling is immediately evident at 375 Albert Street today, it is possible that his original dwelling constituted the stone portion mentioned in his Probate in 1908. His residence was further described at this time as including a drawing room, hall, dining room, two bedrooms, back passage, kitchen, wash house, bathroom, front verandah (with two Lion and Unicorn ornaments and two garden seats) and a yard.

Matthew's bequeathed his property at 375-377 Albert Street to Mrs Mary Bate, including the residence of 10 rooms and the cottage of 7 rooms, and the 4 acres and 32 perches of land 'for her use during her lifetime and after her decease to her son George Bate absolutely, valued for probate at £525.'⁴³

In 1915, George Bate, an Engineer of St. Kilda, became the proprietor of the 4 acres and 32 perches 'expectant upon the determination of an estate for the life of Mary Bate of Albert Street, Sebastopol, Widow.'⁴⁴ He sold the property in 1926, two years after the death of his mother.⁴⁵

377 Albert Street

The property at 377 Albert Street was originally part of a larger 4 acre allotment under Title to Peter Matthews from 1897 (the property also included 375 Albert Street). The existing dwelling (which faces north onto the neighbouring dwelling at 375 Albert Street) appears to have been built before 1896-97.⁴⁶ It was occupied by Mary Bate (and her son, George), housekeeper of Peter Matthews, until her death in 1924.⁴⁷ Matthews had bequeathed his entire 4 acre property to Mrs Bate upon his death in 1908 and in 1915 she relinquished ownership to her son, George Bate (junior).⁴⁸

Mrs Bate had emigrated from Cornwall to South Australia with her husband, George, before moving to Sebastopol. George Bate (senior) was a Metallurgical Chemist and a miner. Their son George Bate formed the engineering firm of Bates and Glasson. George Bate Senior died in 1867.⁴⁹

⁴¹ L. Dell & J. Menhennet, *Cornish Pioneers of Ballarat*, vol.2.

⁴² Statement of Assets in the Probate of Peter Matthews, 1908, VPRS 28/P2, Unit 851, PROV.

⁴³ Will of Peter Matthews, op.cit.

⁴⁴ Certificate of Title, 3877/347, 16 April 1915, Landata.

⁴⁵ Will of Mary Bate, op.cit.

⁴⁶ The *Sands and McDougall Directory*, 1896-97, Public Record Office Victoria (Ballarat), listed George Bate [junior] as the occupier. This suggests that a dwelling had been built on the site by this time.

⁴⁷ Will of Mary Bate, op.cit.

⁴⁸ Will of Peter Matthews, op.cit.

⁴⁹ Dell & Menhennet, op.cit.

In 1926, George Bate (junior) sold the property to James Elford of Sebastopol.⁵⁰ It was subdivided into two allotments in 1948.⁵¹

COMPARATIVE:

The Cornish Row Heritage Precinct represents one of four potential heritage areas in Sebastopol, as identified in the Sebastopol Heritage Study Stage 2 (Context Pty Ltd, 2012). The other precincts are not comparable with the Cornish Row given that their significance relates to interwar Bungalow dwellings and therefore building developments from the 1920s.

More comparable with some of the dwellings in the Cornish Row are the Late Victorian timber dwellings, assessed as a series in the Sebastopol Heritage Study Stage 2. Located in Albert, Beverin, Bridge, Grant, Kent, Vickers and Yarrowee Streets, these modestly scaled dwellings feature timber weatherboard wall construction, hipped and/or gabled roof forms, projecting post-supported front and return verandahs (some with decorative cast iron valances and brackets), modest eaves (some with timber brackets) and timber framed double hung windows and panelled timber front doors with sidelights. Examples include those at 55, 77, 168, 208 and 362 Albert Street, and 140 Beverin Street. Comparable with several of the dwellings at the Cornish Row are the dichromatic brick chimneys, reflecting their mid-Late Victorian construction. This Late Victorian Timber Residence series is also comparable with the dwellings at 363, 375 and 377 Albert Street in the Cornish Row, although a notable number of the dwellings in the Late Victorian Timber Residence series appear to be more intact.

Comparisons of the Cornish Row Precinct with other precincts and series in the Sebastopol Heritage Study also suggest that the Cornish Row is unique in its picturesque setting along the escarpment of the Yarrowee River Valley, unusual locations of some of the dwellings facing the river valley (instead of the main street) and in its historical building evolution directly associated with Cornish mining activity.

The basalt and brick dwellings at 371 and 373 Albert Street are notable early examples of their type (of masonry construction) and very early surviving examples of miner's dwellings in Sebastopol. Comparable in terms of construction with these dwellings (and in terms of design for 371 Albert Street) is the former Bank of Victoria, 197 Albert Street, built in 1865. The most substantial example of a basalt dwelling in Sebastopol is the former 'Blythewood Grange', Grant Street, Sebastopol, built in 1878 for the mining manager, James Leckie.⁵² From 1911, it formed part of St. Joseph's Orphanage and it remains largely intact.

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⁵⁰ Certificate of Title, 5138/431, 21 May 1926, Landata.

⁵¹ Ibid., 7389/21, 21 May 1948.

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RECOMMENDED EXTENT OF HERITAGE OVERLAY

The recommended extent of the heritage overlay is shown in the red boundary lines as follows:



6.02 Australia ICOMOS Burra Charter

The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance)

Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988 and 26 November 1999.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Using the Charter

The Charter should be read as a whole. Many articles are interdependent. Articles in the Conservation Principles section are often further developed in the Conservation Processes and Conservation Practice sections. Headings have been included for ease of reading but do not form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained in the following Australia ICOMOS documents:

- Guidelines to the Burra Charter: Cultural Significance;

- Guidelines to the Burra Charter: Conservation Policy;
- Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports;
- Code on the Ethics of Coexistence in Conserving Significant Places.

What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the Australian Natural Heritage Charter and the Draft Guidelines for the Protection, Management and Use of Aboriginal and Torres Strait Islander Cultural Heritage Places.

Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important as tangible expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

Articles

Article 1. Definitions

For the purposes of this Charter:

- 1.1 *Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
- 1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric, setting, use, associations, meanings, records, related places* and *related objects*.

Places may have a range of values for different individuals or groups.
- 1.3 *Fabric* means all the physical material of the *place* including components, fixtures, contents, and objects.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.
- 1.5 *Maintenance* means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves restoration or reconstruction.
- 1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.
- 1.9 *Adaptation* means modifying a *place* to suit the existing use or a proposed use.
- 1.10 *Use* means the functions of a *place*, as well as the activities and practices that may occur at the *place*.
- 1.11 *Compatible use* means a use which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 *Setting* means the area around a *place*, which may include the visual catchment.
- 1.13 *Related place* means a *place* that contributes to the *cultural significance* of another *place*.

Explanatory Notes

The concept of *place* should be broadly interpreted. The elements described in Article 1.1 may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.

The term *cultural significance* is synonymous with *heritage significance* and *cultural heritage value*.

Cultural significance may change as a result of the continuing history of the *place*.

Understanding of *cultural significance* may change as a result of new information.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Fabric may define spaces and these may be important elements of the *significance* of the *place*.

The distinctions referred to, for example in relation to roof gutters, are:

- maintenance — regular inspection and cleaning of gutters;
- repair involving restoration — returning of dislodged gutters;
- repair involving reconstruction — replacing decayed gutters.

It is recognised that all *places* and their components change over time at varying rates.

New material may include recycled material salvaged from other *places*. This should not be to the detriment of any *place* of *cultural significance*.

Articles

- 1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.
- 1.15 *Associations* mean the special connections that exist between people and a *place*.
- 1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses.
- 1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

Conservation Principles

Article 2. Conservation and management

- 2.1 *Places* of *cultural significance* should be conserved.
- 2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3 *Conservation* is an integral part of good management of *places* of *cultural significance*.
- 2.4 *Places* of *cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

- 3.1 *Conservation* is based on a respect for the existing *fabric, use, associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.
- 3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

- 4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.
- 4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

Explanatory Notes

Associations may include social or spiritual values and cultural responsibilities for a place.

Meanings generally relate to intangible aspects such as symbolic qualities and memories.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Articles

Article 5. Values

- 5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.
- 5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

Article 6. Burra Charter process

- 6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy.
- 6.2 The policy for managing a place must be *based* on an understanding of its *cultural significance*.
- 6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

Article 7. Use

- 7.1 Where the *use* of a place is of *cultural significance* it should be retained.
- 7.2 A *place* should have a *compatible* use.

Article 8. Setting

Conservation requires the retention of an appropriate visual *setting* and other relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Explanatory Notes

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biological diversity and geodiversity for their existence value, or for present or future generations in terms of their scientific, social, aesthetic and life-support value.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

The Burra Charter process, or sequence of investigations, decisions and actions, is illustrated in the accompanying flowchart.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change, to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of practices which contribute to the cultural significance of the place.

Aspects of the visual setting may include use, siting, bulk, form, scale, character, colour, texture and materials.

Other relationships, such as historical connections, may contribute to interpretation, appreciation, enjoyment or experience of the place.

Articles

Article 9. Location

- 9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
- 9.2 Some buildings, works or other components of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.
- 9.3 If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate use. Such action should not be to the detriment of any *place* of *cultural significance*.

Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

Article 12. Participation

Conservation, interpretation and management of a *place* should provide for the participation of people for whom the place has special *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

Article 13. Co-existence of cultural values

Co-existence of cultural values should be recognised, respected and encouraged, especially in cases where they conflict.

Explanatory Notes

For some places, conflicting cultural values may affect policy development and management decisions. In this article, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

Conservation Processes

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these.

There may be circumstances where no action is required to achieve conservation.

Article 15. Change

- 15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.
- 15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.
- 15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.
- 15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

When change is being considered, a range of options should be explored to seek the option which minimises the reduction of cultural significance.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

Article 16. Maintenance

Maintenance is fundamental to *conservation* and should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that *cultural significance*.

Articles

Article 17. Preservation

Preservation is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Article 18. Restoration and reconstruction

Restoration and *reconstruction* should reveal culturally significant aspects of the *place*.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

Article 20. Reconstruction

20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In rare cases, reconstruction may also be appropriate as part of a use or practice that retains the *cultural significance* of the place.

20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

Article 21. Adaptation

21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the place.

21.2 *Adaptation* should involve minimal change to significant fabric, achieved only after considering alternatives.

Article 22. New work

22.1 New work such as additions to the *place* may be acceptable where it does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.

22.2 New work should be readily identifiable as such.

Explanatory Notes

Preservation protects fabric without obscuring the evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered;
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

Adaptation may involve the introduction of new services, or a new use, or changes to safeguard the place.

New work may be sympathetic if its siting, bulk, form, scale, character, colour, texture and material are similar to the existing fabric, but imitation should be avoided.

Articles

Article 23. Conserving use

Continuing, modifying or reinstating a significant *use* may be appropriate and preferred forms of *conservation*.

Article 24. Retaining associations and meanings

- 24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.
- 24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Article 25. Interpretation

The *cultural significance* of many places is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.

Conservation Practice

Article 26. Applying the Burra Charter process

- 26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.
- 26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.
- 26.3 Groups and individuals with *associations* with a place as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

Article 27. Managing change

- 27.1 The impact of proposed changes on the *cultural significance* of a *place* should be analysed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes following analysis to better retain cultural significance.
- 27.2 Existing *fabric*, *use*, *associations* and *meanings* should be adequately recorded before any changes are made to the *place*.

Explanatory Notes

These may require changes to significant fabric but they should be minimised. In some cases, continuing a significant use or practice may involve substantial new work.

For many places associations will be linked to use.

The results of studies should be up to date, regularly reviewed and revised as necessary.

Statements of significance and policy should be kept up to date by regular review and revision as necessary. The management plan may deal with other matters related to the management of the place.

Articles

Explanatory Notes

Article 28. Disturbance of fabric

- 28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.
- 28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29. Responsibility for decisions

The organisations and individuals responsible for management decisions should be named and specific responsibility taken for each such decision.

Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Documenting evidence and decisions

A log of new evidence and additional decisions should be kept.

Article 32. Records

- 32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.
- 32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34. Resources

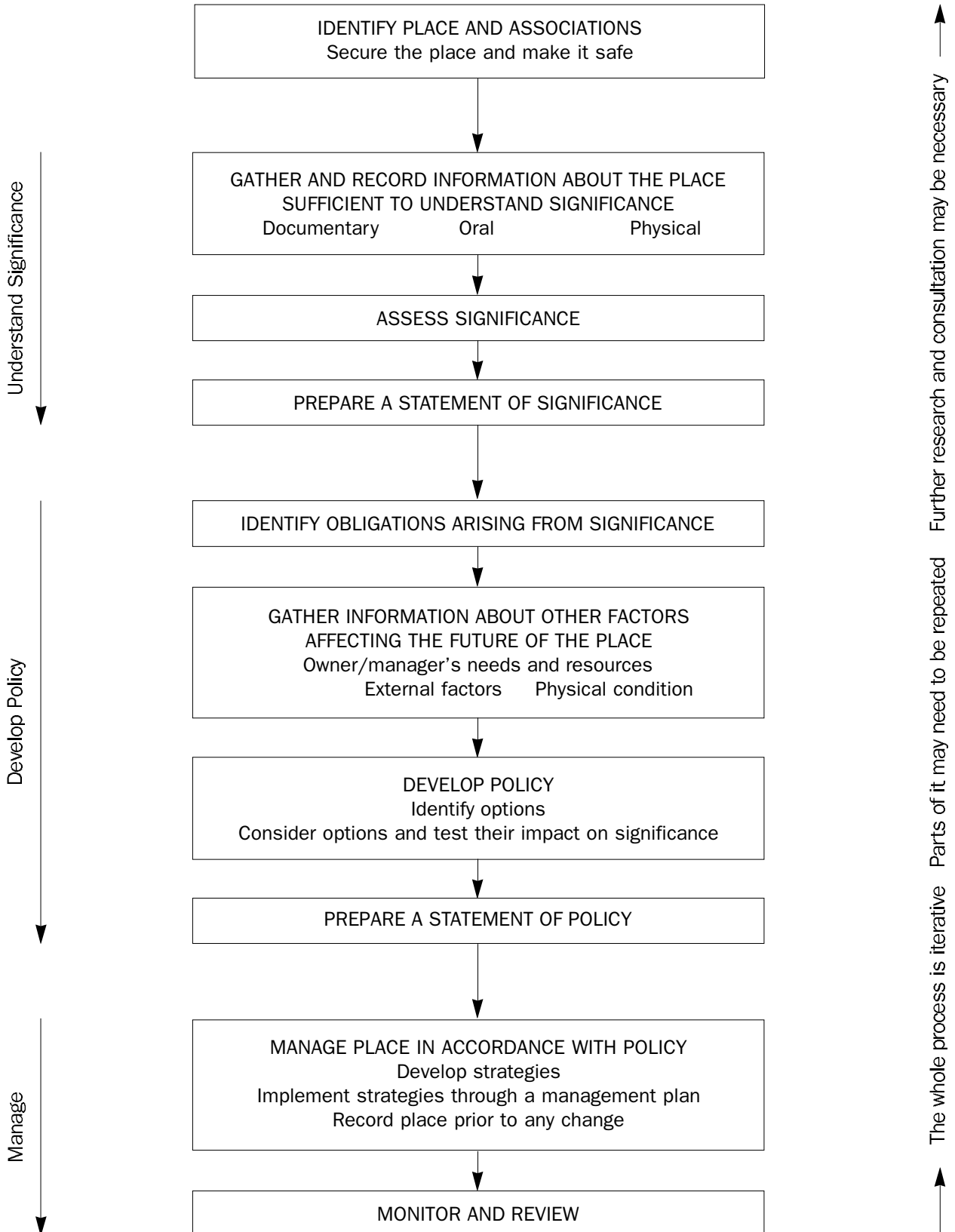
Adequate resources should be provided for conservation.

Words in italics are defined in Article 1.

The best conservation often involves the least work and can be inexpensive.

The Burra Charter Process

Sequence of investigations, decisions and actions



6.03 VPP Practice Note: Applying the Heritage Overlay

Applying the Heritage Overlay

This practice note provides guidance about the use of the Heritage Overlay.

What places should be included in the Heritage Overlay?

- Any place that has been listed on the Australian Heritage Council's now closed *Register of the National Estate*.
- Any place that has been referred by the Heritage Council for consideration for an amendment to the planning scheme.
- Places listed on the *National Trust Register of the National Trust of Australia (Victoria)*, provided the significance of the place can be shown to justify the application of the overlay.
- Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay.

Places listed on the former *Register of the National Estate* or on the *National Trust Register of the National Trust of Australia (Victoria)* do not have statutory protection unless they are protected in the planning scheme.

The heritage process leading to the identification of the place needs to clearly justify the significance of the place as a basis for its inclusion in the Heritage Overlay. The documentation for each place

shall include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria.

What are recognised heritage criteria?

The following recognised heritage criteria shall be used for the assessment of the heritage values of the heritage place. These model criteria have been broadly adopted by heritage jurisdictions across Australia and should be used for all new heritage assessment work.

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).



Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

The adoption of the above criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria.

The thresholds to be applied in the assessment of significance shall be 'State Significance' and 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality. Letter gradings (for example, "A", "B", "C") should not be used.

In order to apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay. Places identified to be of potential State significance should undergo limited analysis on a broader (Statewide) comparative basis.

Places of significance for historical or social reasons

Planning is about managing the environment and changes to it. An appropriate test for a potential heritage place to pass in order to apply the Heritage Overlay is that it has 'something' to be managed. This 'something' is usually tangible but it may, for example, be an absence of built form or the presence of some other special characteristic. If such things are present, there will be something to manage and the Heritage Overlay may be applied. If not, a commemorative plaque is an appropriate way of signifying the importance of the place to the local community.

Group, thematic and serial listings

Places that share a common history and/or significance but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place. Each place that forms part of the group might share a common statement of significance; a single entry in the Heritage Overlay Schedule and a single Heritage Overlay number.

This approach has been taken to the listing of Chicory Kilns on Phillip Island in the Bass Coast Planning Scheme. The kilns are dispersed across the island but share a common significance.

Group listing of the kilns also draws attention to the fact that the kilns are not just important on an individual basis, but are collectively significant as a group.

The group approach has also been used for the former Rosella Factory Complex in the Yarra Planning Scheme. This important factory complex had become fragmented through replacement development making it hard to justify a precinct listing. The group listing, with a single Heritage Overlay number, has meant that the extent and significance of the complex can still be appreciated.

Writing statements of significance

For every heritage place (that is, a precinct or individual place) a statement of significance should be prepared using the three-part format of 'What is significant?'; 'How is it significant?' and 'Why is it significant?'.

What is significant? - This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Mention could also be made of elements that are not significant.

How is it significant? - A sentence should be included to the effect that the place is important because of its historical significance, its rarity, its research potential, its representativeness, its



aesthetic significance, its technical significance and/or its associative significance. These descriptors are shown in brackets at the end of the heritage criteria listed above. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? - This should elaborate on the criteria that makes the place significant. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph may include the threshold for which the place is considered important.

Saving and displaying statements of significance

All statements of significance should be securely stored in the Department of Planning and Community Development's HERMES heritage database.

Where a place (either a precinct or individual place) is included in the Heritage Overlay, the statement of significance for that place should be publicly viewable through the Department of Planning and Community Development's Victorian Heritage Database.

Additional resources may be required

When introducing the Heritage Overlay, a council should consider the resources required to administer the heritage controls and to provide assistance and advice to affected property owners. This might include providing community access to a heritage adviser or other technical or financial assistance.

Drafting the Heritage Overlay schedule

What is a heritage place?

A heritage place could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land. It cannot include movable or portable objects such as machinery within a factory or furniture within a house.

What is the planning scheme map reference number?

In column one of the schedule, the Planning Scheme Map Reference prefix should read HO1, HO2, HO3 and so on. Each heritage place in the schedule will have its own identifying number. The planning scheme maps should also record these numbers as a cross reference between the maps and the schedule.

Street numbers and location descriptions

Street numbers and locality addresses should be included for properties wherever possible. Where a street address is not available, plan of subdivision details (for example, Lot 1 of PS12345) should be used. Avoid using Crown Allotment details, Certificate of Title details or obscure location descriptions if possible.

How should the Heritage Overlay schedule be arranged?

There are two preferred options for arranging the schedule. Heritage places may be grouped according to their suburb, town or location and then arranged alphabetically by street address within each grouping. Alternatively, all places may be listed alphabetically by their street address irrespective of their location. Use the method which most assists users of the planning scheme to find the relevant property by a simple search through the schedule.

Applying external painting controls

External painting controls over particular heritage places can be applied in the schedule by including a 'yes' in the External Paint Controls Apply? column.

Applying internal alterations controls

Internal alteration controls over specified buildings can be applied in the schedule by including a 'yes' in the Internal Alteration Controls Apply? column. This provision should be applied sparingly and on a selective basis to special interiors of high significance. The statement of significance for the heritage place should explain what is significant about the interior and why it is important.

Applying tree controls

The schedule can apply tree controls over heritage places. The tree controls could apply to



the whole of a heritage place (for example, over a house site or an area) or a tree or group of trees could be specifically nominated as the heritage place. Tree controls are applied by including a 'yes' in the Tree Controls Apply? column.

The control is designed to protect trees that are of intrinsic significance (such as trees that are included on the National Trust Register or trees that contribute to the significance of a heritage place (for example, trees that contribute to the significance of a garden or area). The control is not meant to protect trees for their amenity value. See Practice note 7 – *Vegetation Protection in Urban Areas* for alternative methods of vegetation protection.

How should places on the Victorian Heritage Register be treated in the schedule?

Under Clause 43.01-3, places on the *Victorian Heritage Register* are subject to the requirements of the *Heritage Act 1995* and not the planning provisions of the Heritage Overlay. Places included on the *Victorian Heritage Register* should be listed in the schedule.

A dash should be recorded in columns three (external paint controls), four (internal alteration controls), five (tree controls) and six (outbuildings and fences) to avoid any possible confusion as to whether planning provisions apply to these properties. In column seven ('Included on the *Victorian Heritage Register* ...') the reference number of the property on the *Victorian Heritage Register* should be included as an aid to users of the planning scheme.

Allowing a prohibited use of a heritage place

It is possible to make a prohibited use permissible at specific places by including a 'yes' in the Prohibited uses may be permitted? column.

This provision should not be applied to significant areas because it might result in the *de facto* rezoning of a large area. The provision should only be applied to specific places. For example, the provision might be used for a redundant church, warehouse or other large building complex where it is considered that the normally

available range of permissible uses is insufficient to provide for the future conservation of the building. Currently this provision applies in the metropolitan area of Melbourne to places that are included on the *Victorian Heritage Register*.

Aboriginal heritage places

Scarred trees, stone arrangements and other places significant for their Aboriginal associations can be identified by including a 'yes' in the Aboriginal Heritage Place? column. As with any place listed in the Schedule to the Heritage Overlay, supporting justification is expected to apply this provision.

The standard permit requirements of Clause 43.01-1 of the Heritage Overlay apply to Aboriginal heritage places included in the schedule. Clause 43.01-6 reminds a responsible authority that the requirements of the *Aboriginal Heritage Act 2006* apply to these places.

How are heritage precincts and areas treated?

Significant precincts and areas should be identified in the schedule as well as being mapped.

How are individual buildings, trees or properties of significance located within significant areas treated?

The provisions applying to individual buildings and structures are the same as the provisions applying to areas, so there is no need to separately schedule and map a significant building, feature or property located within a significant area.

The only instance where an individual property within a significant area should be scheduled and mapped is where it is proposed that a different requirement should apply. For example, external painting controls may be justified for an individual building of significance but not over the heritage precinct surrounding the building.

Alternatively, tree controls may be justified for a specific tree or property within a significant precinct but not over the whole precinct. In such situations the individual property or tree should be both scheduled and mapped.

Significant buildings or structures within a significant precinct can be identified through a local planning policy.



How is a building, tree or feature on a large parcel of land listed and mapped?

The Heritage Overlay applies to both the listed heritage item and its associated land (refer Clause 43.01 - Scope). It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any new development does not adversely affect the setting or context of the significant feature. In most situations, the extent of the provision will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions when the area to which the provision applies should be reduced so that it does not apply to the whole of the property. Examples might include:

- a homestead on a large pastoral property where only the buildings and their immediate surroundings are important but not the remainder of the property
- a significant specimen tree on an otherwise unimportant property
- a horse-trough, fountain or monument in a road reservation
- a grandstand or shelter in a large but otherwise unimportant public park.

Where a heritage place does not encompass the whole of the property, care should be taken to accurately show the area to which the provision applies. For instance, if a homestead is affected by the Heritage Overlay but not the whole of the farm, a polygon should be allocated to the area of affected buildings and associated land. The wording to describe the Heritage Place in the schedule should be specific to identify the area covered by the overlay. (See the example of Heritage Place HO4 in the attached schedule.)

Mapping Heritage places

All heritage places must be both scheduled and mapped.

In each case, care should be taken to ensure that there is an accurate correlation between the Heritage Overlay schedule and the Heritage Overlay map.

If there is a discrepancy between the schedule and the map, the description of the place given in the schedule to the Heritage Overlay, supported by the statement of significance, should be the predominant means of identifying the areas to which the overlay applies.

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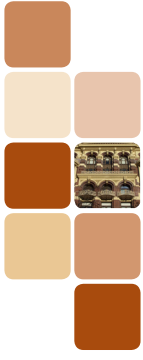
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Schedule to the Heritage Overlay

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are Not exempt under Clause 43.01-3?	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2
HO1	House 1 Albert Street, Belmont	Yes	No	No	No	No	No	
HO2	Athol House 57 Albert Street, Belmont	-	-	-	-	-	Yes	
HO3	Jones Foundry 4 William Street, Breakwater		Yes	No	No	No	No	
HO4	Moreton Bay Fig Tree 26 Bryant Street, Ceres The heritage place is the Moreton Bay Fig Tree and land beneath the canopy edge of the tree for a distance of five metres from the canopy edge.	No	No	Yes	No	No	No	
HO5	House 13 Albert Street, Geelong	Yes	No	No	Yes	No	No	
HO6	Bay Villa 122 Middle Street, Geelong	Yes	Yes	No	No	No	No	
HO7	Bawon River Bridge Station Street, Geelong	-	-	-	-	Yes Ref No H789	No	
HO8	William Street Precinct William Street, Geelong	Yes	No	No	No	No	No	
HO9	Mount Rothwell Stone Arrangement Mount Rothwell Station Little River-Ripley, Little River	No	No	No	No	No	No	