

Recommendation of the Executive Director and assessment of cultural heritage significance under Part 3 of the *Heritage Act 2017*



Name	Specimen Cottage
Location	178–180 Hargreaves Street, Bendigo
Date Registered	20 August 1982
VHR Number	VHR H1615
VHR Category	Registered Place
Hermes Number	126



Specimen Cottage (June, 2019)

EXECUTIVE DIRECTOR RECOMMENDATION TO THE HERITAGE COUNCIL:

To amend the existing registration for VHR H1615 in accordance with s.62 of the *Heritage Act 2017* by:

- Adding land
- Adding permit exemptions.

The existing registration documentation is provided at Attachment 1 of this report.

STEVEN AVERY

Executive Director

Recommendation Date: 15 July 2019

Advertising Period: 19 July 2019 to 16 September 2019

This recommendation report has been issued by the Executive Director, Heritage Victoria under s.37 of the *Heritage Act 2017*.

REASONS FOR REGISTRATION (1982)

The State level historic and architectural cultural heritage significance of Specimen Cottage was recognised in 1982 by its inclusion in the Register of Government Buildings (VHR H1615). Built in 1856/61 it is Bendigo's oldest known remaining house and a fine example of the stonemason's craft.

APPLICATION TO ADD LAND (2019)

An application to amend this registration was accepted by the Executive Director on 26 June 2019. This is an early registration and includes only the building, not the land on which it is located, or appropriate land to provide protection or a setting. Places more recently registered include both buildings and land, and early registrations are being updated to reflect this change. Under s.49(1)(d) of the *Heritage Act 2017* the Heritage Council may include additional land to registered places.

AMENDMENT RECOMMENDATION REASONS

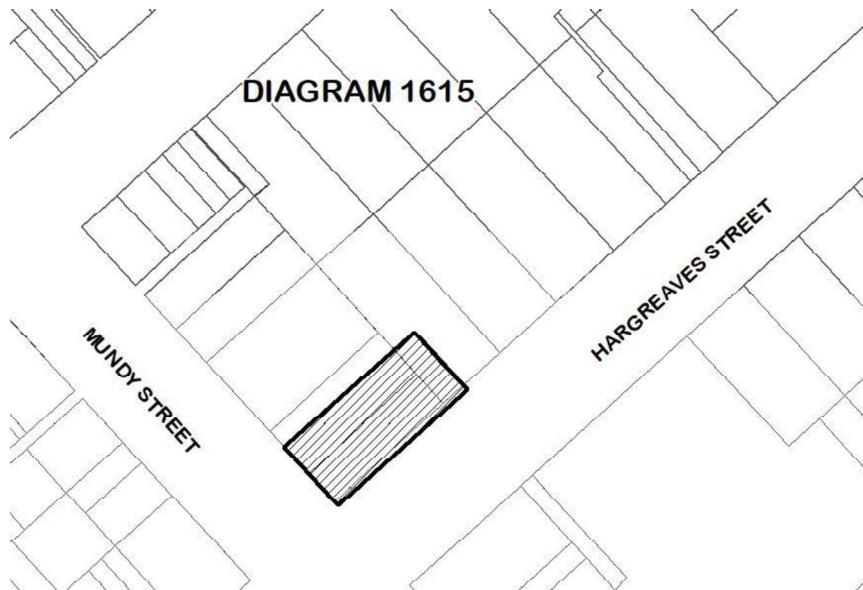
REASONS FOR RECOMMENDING THE INCLUSION OF ADDITIONAL LAND IN THE VICTORIAN HERITAGE REGISTER

The Executive Director recommends that the Heritage Council amend this registration in accordance with s.62 of the *Heritage Act 2017* because under s.32(1) of the Act he considers that—

- a) the State-level cultural heritage significance of the place would be substantially less if the land or any part of the proposed land for inclusion in the Register was developed; and
- b) the proposed land for inclusion in the Register is important to the protection or conservation of the place or contributes to the understanding of the place.

RECOMMENDED EXTENT OF REGISTRATION

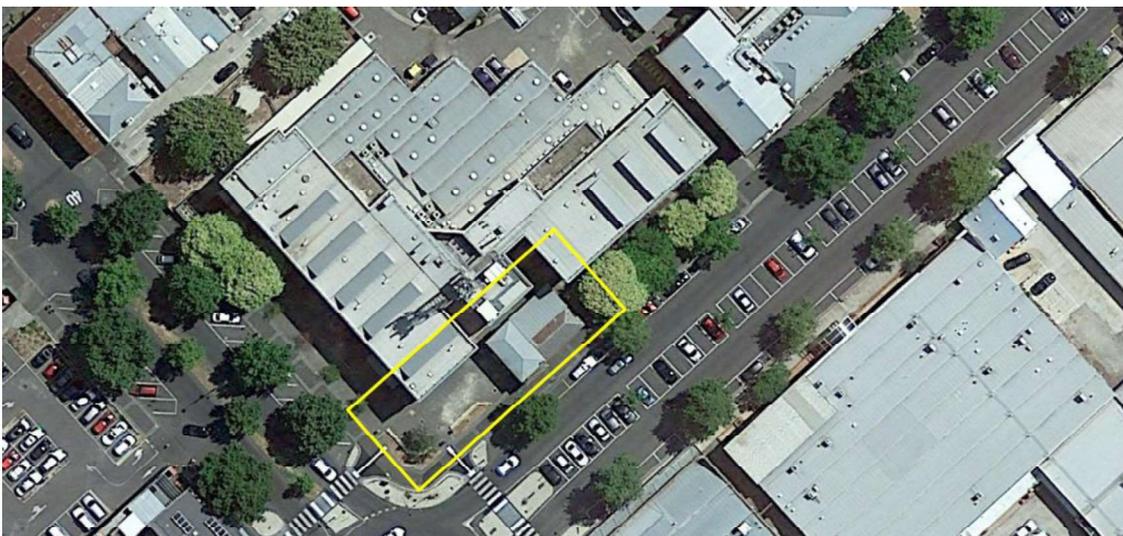
All the place shown outlined on Diagram 1615 encompassing part of Crown Allotment 18, Section 14C at Bendigo Parish of Sandhurst and part of Crown Allotment 17, Section 14C at Bendigo Parish of Sandhurst.



The extent of registration for Specimen Cottage in the Victorian Heritage Register affects the whole place shown on Diagram 1615 including the land, buildings (including the exteriors and interiors) and other features.

The recommended extent is the same as the nominated extent.

AERIAL PHOTO SHOWING RECOMMENDED EXTENT



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PROPOSED PERMIT EXEMPTIONS

Within the registration of Specimen Cottage part of a 1980s building (Building C of the Bendigo TAFE) is included. This building is approximately two metres away from the cottage building. This land has been included in the registration to provide for the protection of the cottage.

Specimen Cottage building

- No permit exemptions.

1980s building (Building C of Bendigo TAFE)

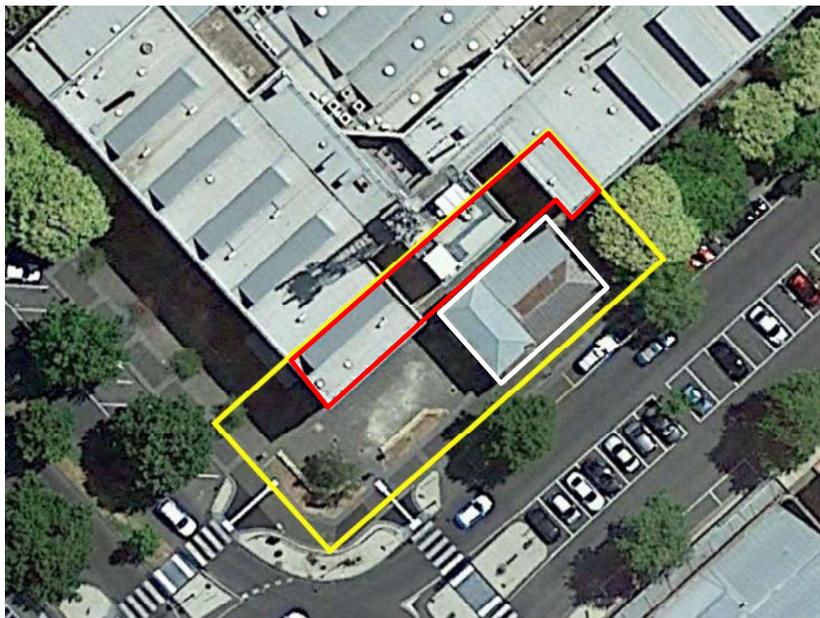
Exterior

- All routine repair and maintenance works necessary for the upkeep of the building.

Interior

- All interior works.

A permit is required for the demolition or removal of any part of the 1980s building (Building C of Bendigo TAFE).



Yellow shows the recommended VHR extent
White shows location of the 1856/61 Cottage
Red shows location of the 1980s building (Building C of Bendigo TAFE)

ATTACHMENT 1

EXISTING REGISTRATION DETAILS

EXISTING CATEGORY OF REGISTRATION

Heritage place

EXISTING EXTENT OF REGISTRATION

Amendment of Register of Government Buildings, Bendigo City

Cottages, 178 and 180 Hargreaves Street, Bendigo.

[Victoria Government Gazette No. G39 12 October 1988 p3087]

Transferred to the Victorian Heritage Register 23 May 1998 (2 years after the proclamation of the Heritage Act 1995 pursuant to the transitional provisions of the Act)

Existing Statement of Significance

What is significant?

The house at 178-180 Hargreaves Street was built by stonemason James Brierly in two stages in 1856 and 1861, for and probably by himself, and is the oldest known house in Bendigo. The first part, a single storey cottage at number 178, was built in 1856, the date being recorded on the keystone above the front door. The name Specimen Cottage above the door indicates that it was probably intended partly to demonstrate Brierly's craft. In 1861 Brierly built the adjacent two-storey section at number 180 to match the earlier section. In 1864 the 1856 house was rented to a Maria Steel, whose occupation was listed in the rate books as 'harlot', which means that this is one of few houses in Bendigo known to have actually been used as a brothel at the time. Brierly was listed as living in both houses in 1865, and so it is possible that by then the two houses were interconnected as one. Brierly's son Samuel was the first student at the Sandhurst Corporate High School, which commenced at the site of the Bendigo High School in 1870. He studied medicine at Edinburgh University and later worked at the Beechworth Asylum for the Insane. Brierly also built the Royal Princess Hotel on the adjacent corner of Mundy Street in 1856-7, and several houses next to that in 1859, but this house on Hargreaves Street is the only survivor of the group. The house is now owned by the Bendigo College of TAFE, and was restored and renovated by the Public Works Department in the 1980s.

The house at 178-180 Hargreaves Street has two distinct parts. The 1856 section is a single storey building with a symmetrical front facade of local coursed sandstone rubble with dressed quoins and dressings to openings; the side walls are rubble, the rear and interior walls are of red brick. It has a central front door with one window on each side. The name, Specimen Cottage, and the date, 1856, are carved above the door. The roof, which was originally probably hipped, was later changed to join up with the side wall of the 1861 section, and is partly covered with Morewood and Rogers metal tiles and partly with corrugated iron. The 1861 section was built to match the earlier house in material and detailing, but is of two storeys; its side walls are of brick. On the ground floor there is a front door and one window. Across the first floor there is an elegantly detailed cantilevered timber balcony with a hipped concave roof and with two French windows opening into it. Such cantilevered balconies were once common in Bendigo but are now rare.

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How is it significant?

The house at 178-180 Hargreaves Street Bendigo is of architectural and historical significance to the State of Victoria.

Why is it significant?

The house at 178-180 Hargreaves Street Bendigo is architecturally significant as the oldest house in Bendigo, as one of the last examples of a simple two-storey stone artisan's house built in the Bendigo area, and also for its unusual conjunction of two distinct building forms. It is significant for the sensitive detailing around the openings, for the notable cantilevered first floor balcony and for the inscription above the front door. It is also significant for the unusual use of sandstone for the walls, and as a demonstration of the craft of its owner-builder, James Brierly.

The house at 178-180 Hargreaves Street Bendigo is historically significant as an intact example of an early artisan's house on the goldfields, and as a demonstration of the material success of its owner-builder. It is also significant as among the few to be documented as being run as a brothel in the nineteenth century, among the many rumoured to have been in Bendigo at the time.

Existing Permit Exemptions

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.

General Conditions: 2. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from the Executive Director, Heritage Victoria before the undertaking any works that have a significant sub-surface component.

General Conditions: 3. If there is a conservation policy and plan all works shall be in accordance with it. Note: A Conservation Management Plan or a Heritage Action Plan provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan.

General Conditions: 4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions.

General Conditions: 5. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable.

Minor Works

Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works must submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.