Strathbogie Shire Heritage Study
Stage 2

Volume 4
Precinct Citations

St Mary's Church, Avenel

36 Anderson Street, Euroa

338 High Street, Nagambie

Former Bank, Violet Town

September 2013

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DEFINITIONS OF GRADINGS

The following definitions of the three tiered grading system used within this study are outlined below.

Significant places are individually significant at local level. In some cases, they places may be of State significance. They are typically intact and distinctive examples of a particular period or building type.

Contributory places play an integral role in demonstrating the overall heritage significance of a precinct. They are not considered to be 'significant' heritage places in their own right, however, when combined with other 'significant' and/or 'contributory' heritage places, contribute to the significance of the precinct. Contributory places tend to be fairly intact and/or typical examples of standard types.

Non-contributory places are neither significant nor contributory and do not contribute to the significance of a precinct. These places tend to be more recent places, or in some cases, may be relate to the period of significance of the precinct, however have been so altered that the significance has essentially been lost.

AVENEL
PRECINCT

Avenel-nagambie Road
Bank Street
Nagambie-avenel Road
Plane Street
Ferguson Lane
Saleyard Road
Hovell Street
Farrah Place
Ewings Road
Murchison Road
Murchison-avenel Road
Monea Road
Avenel-murchison Road
Avenel-longwood Road
Longwood Road
Willow Street
Queen Street
Belmont Street
Livingstone Street
Anderson Street
Scarlett Street

29A (CL)
19A (CL)
GOULBURN VALLEY WATER PUROPOSES RESERVE
MUNICIPAL PURPOSES RESERVE
23A (CL)
28B (CL)
AP6985
AP10140
UNK

AVENEL PRECINCT

Address	Bank Street	Nos 1-43 and 4-42
	Jubilee Crescent	No. 1
	Longwood Road	Nos 2-4
	Murchison Road	Nos 1-5 and 2-4
	Plummer Street	Avenel Railway Station
	Queen Street	Nos 1-31 and 2-24

Construction dates   1870s onwards

Building types   Residential, commercial and public

Existing listings   National Trust – Court House (B1538) and Harvest Home Hotel (B5239).
RNE – Court House (ID: 4450)

Avenel Post Office - 2 Queen St

House - 13 Bank Street

Harvest Home Hotel - 1 Bank Street

No 6 Bakery & residence - 6 Bank Street

Significance

What is Significant?
The Avenel Precinct as described above.

How is it Significant?
The Avenel Precinct is of historic and aesthetic significance to the Shire of Strathbogie.

Why is it Significant?
The Avenel Precinct is historically significant to the Shire of Strathbogie for the concentration of buildings in the vicinity of the railway station from the last three decades of the 19th century, which represent the key phase of development of the current centre of the town. This process began in 1872 when the North-Eastern Railway line reached Avenel, causing a shift from the earlier centre of town about 1.5 km further south. The development throughout the 1870s was particularly dramatic owing to Avenel briefly becoming the largest centre of grain transference in the State prior to the Goulburn Valley railway line reaching Mangalore to the south-west in 1880.

The Avenel Precinct is of aesthetic significance for the many intact buildings dating to the later part of the 19th century, especially the 1870s, including commercial, public and residential examples. Notable commercial buildings include the former Commercial Bank, Harvest Home Hotel, former stock agent and wool broker's, post office, W.B. Gadd's store, as well as a few shops combined with a residence (6, 8, 10 and 18 Bank Street). Notable public and civic places include the courthouse and adjacent former police residence, memorial hall, four churches (two also with a hall), railway station and the Avenel cemetery. Notable residential buildings include timber examples (13, 29 Bank Street; 1 Jubilee Crescent; 2, 2A Murchison Road; 3, 4, 8 Queen Street) and brick examples (45 Bank Street; 5 Murchison Road). There also are a few good houses from later periods such as those at 4 and 20 Queen Street.

Description

The Avenel Precinct is an elongated precinct that extends equidistantly along the main roads - Bank and Queen Streets - either side of the railway station and includes a range of commercial, public and residential buildings. The commercial buildings are concentrated about the railway station and the public buildings are mostly clustered towards the southern end of the precinct.

Many of the significant and contributory buildings date to the late 19th century or Victorian period (circa 1850 to 1900), though there are several examples from the first half of the 20th century – the Federation (circa 1900 to 1920), the Interwar (1920s and 1930s) period and immediate Post-World War II period (late 1940s).

The houses are exclusively single storey and generally modest in scale. The roofs are predominantly clad in original/early corrugated roof sheeting, though some have been replaced with modern continuous sheeting (Colorbond) and the walls are either brick or weatherboards. Original openings, windows and doors, are generally timber-framed though in some instances these have been replaced with later aluminium types. The non-residential buildings in the Avenel precinct are mostly red brick.

The Victorian period houses tend to be symmetrical with either a hip or a gable roof, a central doorway and a flanking double-hung sash window to each side. Some retain their original verandahs with timber decks, some with cast iron decoration, though often the original detailing has been replaced with a concrete deck and plain timber posts. Exemplars include a miner's cottage at 13 Bank Street and more ornate houses at 1 Jubilee Crescent and 18 Queen Street as well as 2A Murchison Road, which has ashlar boarding to the façade. There are a few brick houses of the period including 43 Bank Street and 5 Murchison Road. There is also a group of combined residence and shops on Bank Street (nos 6, 8, and 10), as well as the adjacent sites at 2 Longwood Street and 1 Queen Street, all of which are timber clad.

The principal non-residential buildings from the Victorian period include four churches, though one has been de-consecrated and has been sympathetically adapted for residential purposes – the former Presbyterian Church at 15 Bank Street. The other three churches (Anglican, Catholic and Uniting) are typical of many smaller examples of the late 19th century as they are constructed from red brick and have a simple Gothic format. The most distinguished buildings from the Victorian period are the Court House and Post Office, both fine examples of the contemporary output of the Public Works Department (PWD) and demonstrating the attention to detail associated with the department. They also reflect the town's former importance, as do other notable brick buildings from the late 19th century - the Harvest Home Hotel, the

only two storey building in the precinct; the former Commercial Bank at 5 Bank Street and the nearby gabled warehouse at 16 Bank Street.

The Federation period has limited representation in the precinct with the primary example being a house, *Currara*, at 39 Bank Street. The use of different wall finishes is indicative of the period, for instance, sheeting to the gable end and bands of shingle boards at *Currara*.

There are a few Interwar and immediate Post-World War II period buildings, which tend to have similar characteristics. They generally have hipped roofs and groups of windows as typified by the house at 20 Queen Street, which has some Georgian detailing, and the pavilion at the golf course at 42 Bank Street. There are also bungalow style residences at 4 Murchison Road and *Airlea* at 4 Queen Street.

Other elements of note in the precinct include the WWI memorial in Jubilee Park, the elaborate headstones in the adjacent cemetery and a few mature, exotic trees. The more recent, non-contributory houses tend to be brown brick. Refer to the schedule for a brief description of the individual sites.

History

By 1846, a settlement at Avenel, the name of which was taken from the nearby pastoral run, was established as a regular stopping place for travellers between Sydney and Melbourne. The location along the old Sydney Road (now Mitchell Street) was convenient because of the shallow ford on Hughes Creek.[1] An early wooden bridge was constructed in 1847 and the township was surveyed in 1850. Businesses established along this road catering to the needs of travellers enjoyed considerable prosperity during the goldrush of the 1850s, when Avenel was also well located between the goldfields at Ballarat or Bendigo and Beechworth. The town continued to grow steadily in this location and, by 1864, there were 30 separate residences and shops.[2] About this time, a five acre site was set aside for the Avenel Cemetery (1863).3 A large parcel of land (about 47 hectares) was also set aside at the northern end of town for a racecourse and other forms of public recreation in 1864 (now the golf course).4

The centre of the town however shifted subsequent to the North-Eastern railway line, between Melbourne and Wodonga, reaching Avenel in 1872. The contract to construct a goods shed, which was a curved roof structure clad in corrugated sheet metal, was awarded to J M Dwyer in 1872.[5] It has been removed in recent years.

The railway line passed west and north of the established township causing businesses and residents to move northwards closer to the railway station which became the new town centre. The railway provided local producers with an efficient and cost-effective way to transport their goods to Melbourne and the station and goods yard became an important loading centre for goods to and from the Goulburn Valley. Stock yards were built nearby to accommodate livestock on their way to sale in Melbourne, and Avenel became the wheat transport centre for the district.

Land about the station was subdivided and was developed rapidly in response to the demands of increased traffic and the population increased rapidly throughout the 1870s. The new commercial centre grew along Bank and Queen Streets and the nearby section of the Murchison Road and included two banks, two hotels, a baker, a blacksmith, butcher, wine shop, tailor and a timber yard.[6] Both sides of this central group of commercial buildings, residences (especially to Bank Street) and public buildings (more so to Queen Street) were also constructed.

W.B. Gadd's former general store at 1-3 Queen Street was one of the earliest to be established. Among the commercial enterprises that survive are the former bank at 5 Bank Street (Commercial Bank, 1872) and another at 18 Queen Street (Bank of Victoria), as well as the combined shops and dwellings at 6, 8 and 10 Bank Street. The most substantial store constructed during the 1870s was the former brick grain store/stock agent and wool broker's building (16 Bank Street), later used as a blacksmiths and a garage.[7]

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1   Martindale, H G [extended to 1982 by Nialla Brennan], *New Crossing Place: The Story of Seymour and its Shire*, Seymour 1982 [2nd ed.], pp165-66
2   H Martindale, *New Crossing Place*, pp166-168. At this stage, half were described as slab huts, seven were brick buildings, and there was a weatherboard store; other buildings were constructed from bark or paling.
3   Avenel Township Plan, A74 (8), 1955; *Victorian Government Gazette*, no 35, p805 (10 April 1863). This cemetery replaced an earlier location in section 13, which had been set aside in 1861.
4   *Victorian Government Gazette*, 1987-43. It was revoked in 1987.
5   Ward, Andrew, *Study of Historic Railway Buildings & Structures for V/Line*, 1988, p207
6   A Burgogne, *Memories of Avenel,* p43, H Martindale, *New Crossing Place,* p168
7   A Burgogne, *Memories of Avenel,* p43; H Martindale, *New Crossing Place,* p170

With the opening of the railway line, the owner of the Commercial Hotel was quick to acquire land near the new station in 1873 where he built the Harvest Home Hotel.[8] By 1876, when it was offered for sale, it was described as '… a most substantially-built brick hotel, with cemented front. The bar, parlour, dining and bedrooms are lofty and spacious, and well-finished.' This period was the heyday of the town as it was '…. well known throughout the colony that the amount of grain brought into Avenel weekly is considerably in excess of any four stations in Victoria.'[9] Other hotels, now demolished, were built during this time nearby, including the two storey Imperial (lost to fire c1930) opposite the Harvest Home, and the Plough Inn, further west. The Harvest Home Hotel was de-licensed during the early 1900s and the building has been modified.[10]

Public buildings were established soon after the first commercial enterprises including a courthouse, post office, train station, halls, churches and recreation areas. The first of these to be constructed was the Avenel Courthouse. There had been a court house at the corner of Anderson and Ash Street further south however land opposite the cemetery was set aside in 1874.[11] The new building was designed in 1876 by the PWD architect, H A Williams.[12] The adjacent police quarters (now the Avenel Neighbourhood House) was also built about this time.

The first post office in the new town was located in Murchison Road, now used as a house.[13] A dedicated post office may have been established by 1877 but the extant post office building was constructed in 1891 to the design of the PWD architect, George Watson.[14]

Two halls were constructed about 1877: the Good Templars' Hall at 15 Queen Street and the Oddfellows' Hall on Bank Street. The Good Templars' Hall had a theatre licence during the late 19th century and was frequently used for public meetings. By 1912, it had been renamed the Avenel Public Hall. The building was enlarged to the front and north side by Melbourne-based architects Godfrey and Spowers, Hughes, Mewton and Lobb. When the remodelled building was opened in 1962, the front section was used as an Infant Welfare Centre.[15] The Oddfellows' Hall was used as a factory during the mid-20th century but was later demolished.[16]

While the opening of the train line in 1872 brought a wave of development to the vicinity of the station, the pace of this progress was slowed when the Goulburn Valley railway line to Mangalore was opened in 1880, by-passing Avenel. The train station at Avenel was however constructed for the Victorian Railways in 1881.[17]

Four churches were constructed during the last two decades of the 19th century, three of which previously had been established on a site in the older part of town. The first of these to be erected, the Presbyterian Church at 15 Bank Street in 1885, however, was a newly-established site; this building was converted to a house during the later part of the 20th century.[18]

The other three churches were constructed near each other in Queen Street. The Uniting (initially Wesleyan and later Methodist) Church was built in 1886, re-using some of the materials (windows and timber flooring) from the earlier church, which had been constructed at the southern end of Livingstone Street in 1864. The new church was built by Mr Shattock. A former Rechabite Hall was brought to the site in 1934 and used as the Sunday school.[19] A new Catholic Church, St Mary's, was designed in 1892 by the architects Kempson, Conolly and Oldham.[20] A new Anglican Church, St Paul's was designed by J N Kelly in 1896 (who later was responsible for St John's School in Euroa), relocating from a site in Ash Street. The Sunday School to the rear was built in 1930.[21]

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8   H Martindale, *New Crossing Place*, p169
9   The *Argus* on 18.3.1876, p.2. Auction notice for Harvest Home Hotel. Source: *Australian Architectural Index*, record no. 18,408
10   H Martindale, *New Crossing Place*, p169
11   *Victorian Government Gazette*, no 104, p1579 (1868) and 19, p568 (1874)
12   M Challinger, *Historic Courthouses of Victoria*, p27. National Trust of Australia (Victoria) citation B1538
13   A Burgogne, *Memories of Avenel,* p50
14   Tender notice in *Argus,* 16.3.1877, p5. Source: *Australian Architectural Index*, record no. 35,166; B Trethowan, The Public Works Department of Victoria 1851-1900, app 3. E.3.2. The drawings were prepared by R H Stockfield and approved by George Watson.
15   Public Building Files, PROV, VPRS 7882/1, unit 443, file 2724
16   H Martindale, *New Crossing Place*, p170
17   Tender notice in The *Argus,* 25.2.1881, p3. Source: *Australian Architectural Index*, record no. 35644
18   Public Building Files, PROV, VPRS 7882/1, unit 598, file no. 4137; Tender notice in The *Argus,* 11.6.1885, p3. Source: *Australian Architectural Index*, record no. 11,036
19   *Centenary of the Avenel Uniting Church Building 1886-1986*, pp4-8, Public Building Files, PROV, VPRS 7882/1, unit 598, file no. 4139
20   Tender notice in *Building, Engineering and Mining Journal,* 30.1.1892. Source: *Australian Architectural Index*, record no. 9973, also record no. 11037; Public Building Files, PROV, VPRS 7882/1, unit 598, file no.4140
21   Public Building Files, PROV, VPRS 7882/1, unit 598, file no.4138

During the 20th century, land at the southern end of the precinct, Jubilee Park, was developed with public facilities and memorials. Most of the land was set aside for the purposes of a children's playground and public recreation in 1960.[22] Sporting facilities established during the 1960s include the tennis pavilion and the swimming pool. About this time, the nearby courthouse closed (1969). There is a WWI memorial and two cairns dedicated in the 1980s – one relates to the local water supply and the other commemorates 150 years of settlement at Avenel.

Other 20th century changes have included the racing reserve in Bank Street being converted to a golf course after WWII. A water tower was erected in the Avenel Cemetery during 1929 but it was demolished in 1988 after it became redundant.[23] With further advances in transportation, the fortunes of the Old Sydney Road (Mitchell Street) were ironically revived during the 1920s when the last remaining hotel licence was transferred back to the original hotel (Imperial). Subsequent changes to the route of the Hume Freeway, that now by-passes Avenel, as well its proximity to larger regional centres such as Nagambie and Seymour, have limited the growth of Avenel.[24]

Thematic context	**Sub-themes**
Settlement	Early Towns along the Hume - Avenel

Recommendations
It is recommended that the Avenel Precinct be included in the Schedule to the Heritage Overlay.

Extent of Designation
Refer to map

Conservation Recommendations
Maintain and conserve significant and contributory places and their setting.

Encourage the reinstatement of original features to significant and contributory places.

Alterations should be sympathetic in terms of scale, height, form, materials and detailing. It is not necessary to reproduce original detailing, rather a simplified, interpretive approach is recommended. In some circumstances, a bolder contemporary approach could also be sympathetic.

Non-contributory places could be retained or replaced with built fabric that is sympathetic to the precinct.

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[22]   *Victorian Government Gazette*, no. 23, p1014 (1960)
[23]   A Winzenreid, *Progress in Water*, p124
[24]   H Martindale, *New Crossing Place*, p170

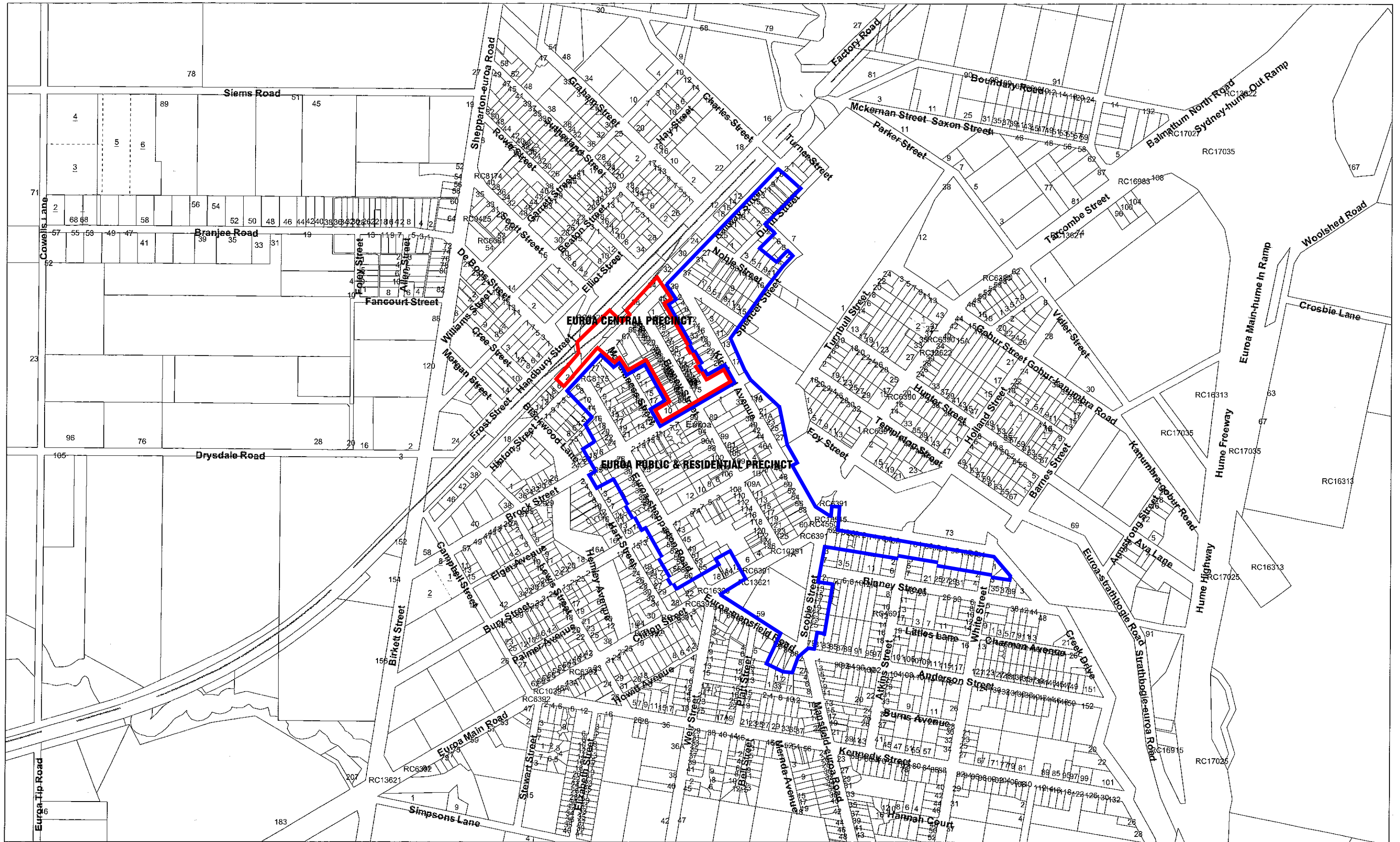| Name	Address	Date/Period	Description/Notable Features	Grading
Harvest Home Hotel	1 Bank Street	Early 1870s, partly altered	Two storey building with gambrel roof, tall red brick chimneys and chamfered corner with keystone to entrance. French doors, large fixed windows, elaborate frames to sash windows, and some decorative glazing (Art Nouveau). Painted and tooled render to walls, red brick to rear. Verandah and balcony with turned timber posts and cast iron brackets. Balcony with central arched section to roof and timber balustrade.	Significant
Shop	3 Bank Street	Mid-20th century	Painted brick façade and concrete block side walls, parapet, large windows	Contributory
House	4 Bank Street	Late 20th century	Brick with some reproductive Federation period detailing	Non-contributory
Former Commercial Bank	5 Bank Street	c.1872	Displays an austere classicism. Tuck-pointed (soft) red brick, rendered parapet, gable roof, projecting brick keystone detailing to openings, and granite plinth.	Significant
No 6 Bakery & Residence	6 Bank Street	Late 19th century	L-shaped, weatherboard building with gable roof. Shop with parapet, large window, and scalloped boards to verandah with plain timber posts. Residence with multi-paned windows and verandah with concrete deck.	Significant
House	7 Bank Street	House	Obscured, fibro-cement, modern windows, wrap around verandah with timber deck.	Non-contributory
Shop & residence	8 Bank Street	1920s	Weatherboard with gable roof, exposed rafter ends to eaves, return verandah, bay windows, ovens to rear. Former general store (of Harry Nasben?) and former Wheel Wright to rear.	Significant
House	9 Bank Street	Late 20th century	Obscured and well set back from street.	Non-contributory
Shop (Butcher) & residence	10 Bank Street	Late 19th century	Weatherboard shop with parapet and verandah to façade, splayed entry and large window. Modern residence to rear	Significant
House	11 Bank Street	Late 19th century	Gable roof, weatherboard with multi-paned windows, altered verandah (concrete deck and steel poles). Concrete posts with moulded cappings to front boundary.	Contributory
House	12 Bank Street	Late 20th century	Rear of no. 10, limited visibility from street.	Non-contributory
House	13 Bank Street	Late 19th century	Miner's cottage, cast iron brackets and scalloped edging to verandah with concrete deck.	Significant
House/former Presbyterian	15 Bank Street	1885	Red brick in Flemish bond, rendered parapet and mouldings to Gothic openings,	Significant

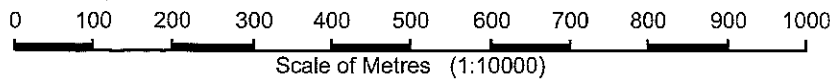| Name	Address	Date/Period	Description/Notable Features	Grading
Church			windows with diamond quarrels. Dormer windows probably an addition.	
Warehouse - former wool & grain store	16 Bank Street	1870s	Large gable roof building, painted(peeling) red brick in English bond, façade divided into three bays by plain brick pilasters, central large entry with transom light.	Significant
House	17 Bank Street	Mid-20th century	Gable roof, fibro-cement boards, aluminium windows.	Non-contributory
Residence & former Bank of Victoria	18 Bank Street	c1873	Originally purchased by Bank of Victoria in 1873. Weatherboard building which has been enlarged, parapet to façade, return verandah with timber deck.	Significant
Vacant	20 Bank Street	-	The parcel of land had been reserved for public purposes in 1935 but this proclamation was revoked in 1987.	Non-contributory
Units	23 Bank Street	1970s	Brown brick with gable roof.	Non-contributory
House	25 Bank Street	1960s	House set back with low gable roof and fibro-cement boards. Row of mature trees to western boundary.	Non-contributory Contributory
House	27 Bank Street	1940s	Weatherboard with tiled roof Distinctive fence of concrete with stone facing and gate-like structure (possibly constructed by Ellis Stones). Two mature trees in front yard.	Contributory
House & stables	29 Bank Street	Late 19th century	Possibly former inn, stables to rear. Gable roof and weatherboards. Recently altered - new French doors and multi-paned windows to façade (previously 2 doors single pane sashes), verandah with timber deck. Unpainted weatherboard stables to rear in poor condition.	Significant
House	31-33 Bank Street	Early 20th century	Weatherboard with gambrel roof, largely obscured.	Contributory
House	37 Bank Street	Late 19th century	Weatherboard miner's cottage, paired windows altered mid-20th century, concrete deck to verandah.	Contributory
Currara	39 Bank Street	Early 20th century	Weatherboard with band of shingled boards, brackets to eaves, gable end with decorative ashlar sheeting, side lights to front door, 1920s porch detailing of brick piers and timber posts.	Contributory
House	41 Bank Street	Late 19th century	Weatherboard with hip roof, heavily altered façade with aluminium windows and return verandah with steel poles and concrete deck.	Contributory

Name	Address	Date/Period	Description/Notable Features	Grading
Golf course and pavilion	42 Bank Street	Interwar	46 hectares was set aside in 1864 for racing and other purposes. The pavilion is a substantial structure clad in weatherboard (lower part) and sheeting (upper part) and paired timber windows. Recent stone wall to entrance with J B Holloway gates (1984).	Contributory
House	43 Bank Street	Mid-20th century	Brown brick walls and cream brick chimney, tiled roof, later porch with columns, altered windows to porch	Non-contributory
House	43A Bank Street	c1950	Weatherboard, central inset porch, gable roof ext over car port, sliding windows, possibly pre-fabricated,	Non-contributory
House & garden	45 Bank Street	c1900	Red brick, paired cornice brackets, cast iron frieze and brackets and brick deck to wrap-around verandah. Extensive garden setting with Canary Island Date Palm.	Significant
House	1 Jubilee Crescent	c1900	Weatherboard with cornice brackets, verandah with concrete deck and cast iron frieze, entry with sidelights, paired windows, solar panels to hip roof.	Significant
Shop (Newsagent & Mixed Business) & residence	2 Longwood Road	Mid 20th century	Weatherboard buildings. Shop with double gable roof. House with transverse gable and groups of windows.	Contributory
Forsterville	4 Longwood Road	Late 19th century	Altered weatherboard house, gable end to street and verandah to north, corner window. Poor condition.	Contributory
House	1 Murchison Road	1950s	Cream brick, gable tiled roof.	Non-contributory
House	2 Murchison Road	Late 19th century	Gable roof, weatherboard, front verandah with concrete deck, multi-paned windows. Was used as a post office.	Significant
House	2A Murchison Road	Late 19th century	Hip roof, ashlar boards and paired eaves brackets to the façade, weatherboard to side walls, central entry with textured glazing to sidelights, verandah with decorative cast iron frieze and timber deck.	Significant
Vacant	2AA Murchison Road	-	-	Non-contributory
House	3 Murchison Road		Fibro-cement, low gable.	Non-contributory
House	4 Murchison Road	c1920s	Weatherboard and sheeting to walls with exposed rafter ends to eaves – bungalow detailing, possible altered front porch, obscured.	Contributory
Murchison House	5 Murchison Road	c1900	Pointed, red brick residence with shutters to windows and wrap-around verandah	Significant

Name	Address	Date/Period	Description/Notable Features	Grading
			with concrete deck and modern timber posts.	
Avenel Railway Station	Plummer Street	1881	Weatherboard station building with gable roof and sliding four-paned windows and verandah with capitals and narrow, decorative timber fascia. Platform with brick retaining wall and granite coping. Lamp room and goods shed clad in corrugated metal sheeting.	Significant
WB Gadd shop and residence	1 Queen Street	Late 19th century (established. 1873)	Shop - unpainted weatherboards, rebated to façade, corrugated sheet metal to side wall, parapet, nine paned arched windows with Bushell's signage, timber verandah with chamfered posts and scalloped fascia at either end. Residence with timber frieze to verandah.	Significant
Former Post Office	2 Queen Street	1891	Designed by PWD architect, George W Watson. Symmetrical, pointed red brick building with slate roof and decorative bargeboards, rendered band and brick plinth, cream brick arch to main entrance, basalt steps and sills, cast iron rainwater goods (downpipes, rain heads and probably ogee profiled gutter). Verandah to side with timber posts and brackets. Extensive recent additions to rear with similar detailing.	Significant
House	3 Queen Street	Late 19th century	Weatherboard, façade with paired gables and formal entry and return verandah. Probably built in two stages (north then south) as two pane sashes to northern part.	Significant
Airlea	4 Queen Street	c1920	House – weatherboard, porch has gable with herringbone pattern and sheeting and timber deck, exposed rafter ends to eaves, pressed metal window hoods. Large shed - clad in corrugated metal sheeting and boards, possibly former blacksmith'. Associated fence – rendered with railing and ornate gates.	Significant
House	5 Queen Street	1950s	Low gable roof and walls with vertical cladding.	Non-contributory
St Mary's Church	6 Queen Street	1892	Catholic Church designed by Kempson, Conolly + Oldham. Tuck-pointed red brick in Flemish bond, dormer vents to roof, multi-paned diamond shaped stained glass Gothic windows, rose window, crosses to apices, rendered elements to openings.	Significant
Avenel Bowling Club	7-9 Queen Street	Late 20th century	Signage at corner and modern pavilion.	Non-contributory
House	8 Queen Street	early 1900	Weatherboard, partly obscured by garden. Corner bay window and wrap-around verandah with cast iron frieze and timber deck.	Significant
House	10 Queen Street	1950s	Weatherboard, low gable roof, aluminium windows.	Non-contributory
House	12 Queen Street	Late 20th century	Setback, brick, Victorian-like form.	Non-contributory

Name	Address	Date/Period	Description/Notable Features	Grading
St Paul's Church, hall, bell tower & fence	13 Queen Street	1896 1930	Church - red brick with rendered (and painted) elements, buttresses, pointed arched (Gothic) windows with lead light and stained glass. Hall – gable roof, lattice vent to gable end, exposed rafter ends to eaves, walls with fibro-cement boards (lower) and sheeting and battens (upper), casement windows. Bell tower – steel framed, rusted. Fence – rendered brick with wire mesh Mature trees to site	Significant
Avenel War Memorial Hall	15 Queen Street	1877 (south) and 1962 (front and north)	Front - broad gable, cream brick (also north side) with brown brick bands between small square windows and metal signage. Large, rendered parapet wall behind. Rear. South elevation - rendered with tooled openings, arched openings to south elevation. East elevation - gable wall with cream brick in English garden wall bond, and skillion section clad in corrugated sheet metal.	Contributory
Uniting Church & Hall	17 Queen Street	1886 1934 (erected)	Church - Gothic style, tuck-pointed, red brick building with cream brick lintels, rendered plinth, pointed arch windows with stained glass (diamond pattern), timber finials. Hall – Former Rechabite Hall, weatherboard building to rear of church, vertical timber double doors, multi-paned Gothic windows, round stump footings, addition to rear New intermediate section, clad with corrugated sheet metal, links the two earlier sections.	Significant
House	18 Queen Street	c1900	Transverse gable, brick clad, aluminium windows, separate gable to rear.	Contributory
CFA Fence	18A Queen Street	Late 20th century Interwar	Gable, sheet metal clad. Low stone wall (possibly constructed by Ellis Stone).	Non-contributory Contributory
Avenel Cemetery	19 Queen Street	1863	Multiple graves with stone headstones, cast iron grates/fences. Most elaborate grave is for Arthur Wellesley Bayley. Gates on Queens St lead to the lawn cemetery, granite posts with decorative gates Gates on Ewings Rd, basalt posts with decorative gates	Significant
House	20 Queen Street	Interwar	Symmetrical weatherboard bungalow with Georgian styling, central porch with paired columns, and windows with decorative upper sash.	Significant
Avenel Courthouse	21 Queen Street	1876	Designed by H A Williams of the PWD, cost £1078. Red brick, double height building in Flemish bond with slate roof, rendered decorative mouldings, battered granite plinth, wide eaves with brackets, verandah with decorative timber elements (posts, frieze and brackets) and brick deck, arched	Significant

Name	Address	Date/Period	Description/Notable Features	Grading
			windows to side elevations with granite sills.	
House	22 Queen Street	Interwar	Rendered, but initially may have been face brick tall chimneys, porch with wall and squat fluted Tuscan columns.	Contributory
Former Police Quarters (Neighbourhood House)	23 Queen Street	mid-1870s	Rendered brick building with slate roof, windows with two pane sashes and timber extension to rear. Verandah with timber post and decorative brackets, concrete deck.	Significant
Jubilee Park	25-31 Queen Street	1920	WWI memorial – Malmsbury basalt and Harcourt granite pedestal surmounted by white marble statue, originally located near railway station. military guns nearby. Mature trees include white cedars and peppercorns.

Pool – 25m and toddler pool, 1960s cream brick entry.

Avenel Tennis Courts – 1960s pavilion with cement sheeting to walls, skillion roof, extended to rear, and three synthetic grass courts. Also bitumen basketball courts, granite centenary cairn for water supply (1987), and cairn commemorating 150 years of settlement with time capsule (1988). | Significant

Non-contributory

Contributory |

EUROA CENTRAL PRECINCT

EUROA PUBLIC & RESIDENTIAL PRECINCT

Siems Road
Branjee Road
Fancourt Street
Drysdale Road
Cowells Lane
Euroa-Tip Road
Simpsons Lane
Euroa Main Road
Birkett Street
Stewart Street
Campbell Street
Brock Street
Bury Street
Palmer Avenue
Elgin Avenue
Henley Avenue
Rowan Avenue
Clough Street
Hart Street
Euroa-Mansfield Road
Scoble Street
Binney Street
White Street
Atkins Street
Littles Lane
Anderson Street
Burns Avenue
Chapman Avenue
Kennedy Street
Hannah Court
Creek Drive
Ava Lane
Armstrong Street
Euroa-strathbogle Road
Strathbogie-euroa Road
Kanumbra-gobur Road
Hume Highway
Hume Freeway
Euroa Main-hume In Ramp
Euroa Main-hume Out Ramp
Sydney-hume Out Ramp
Sydney-hume In Ramp
Balmattum North Road
Woolshed Road
Crosbie Lane
Factory Road
Boundary Road
Mckernan Street
Saxon Street
Parker Street
Tarcombe Street
Vidler Street
Gobur Street
Gobur-kanumbra Road
Holland Street
Barnes Street
Hunter Street
Templeton Street
Turnbull Street
Foy Street
Binney Street
Meridin Avenue
Bell Street
Pratt Street
Weir Street
Marshall Street
Elizabeth Street
Shepparton-euroa Road
Rouse Street
Graham Street
Hay Street
Charles Street
Turnen Street
Noble Street
Scott Street
Beaton Street
Garbett Street
Sutherland Street
Kirkland Street
De Boos Street
Williams Street
Cree Street
Morgan Street
Elliot Street
Hinton Street
Handbury Street
Spencer Street
Anderson Street

Data Source: Vicmap Property

Co-ordinates of Plot Corners
NW 370515, 5932840
SW 370565, 5930540
MGA Zone 55

Co-ordinates of Plot Corners
NE 374315, 5932920
SE 374365, 5930620
MGA Zone 55

0 100 200 300 400 500 600 700 800 900 1000
Scale of Metres (1:10000)

MGA Zone 55
Vicroads - 677 N9
Printed 10:19 AM on Jun 23, 2010

WARNING: No warranty is given as to the accuracy or completeness of this map. Dimensions are approximate. For property dimensions, undertake a Title search

EUROA CENTRAL PRECINCT

Address	Binney Street	Nos 1-75, 2-88
	Brock Street	No. 10
	Elliot Street	Nos 1-11
	Hinton Street	No. 2
	Kirkland Avenue	28
	Railway Street	34-38, 41-73

Construction dates   1880s onwards

Building types   Predominantly commercial

Existing listings   VHR – National Bank (H2194)
National Trust – They hold files for four sites: Blairgowrie (B5172), Former Colonial Bank (B5170), Euroa Hotel (B5169), and Soldiers Memorial Hall (B5240). The former National Bank has local significance (B2827).
Townscape and Conservation Study of Euroa (D Bick, 1985): several graded A to D

Post Office (88A Binney Street)
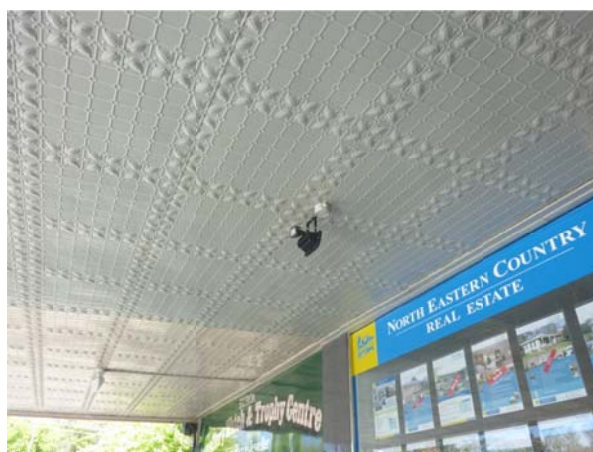
Pressed metal ceiling to verandah (86-88 Binney Street)

Shop (27 Binney Street)

Soldiers Memorial Hall (71 Railway Street)

Significance

What is Significant?
The Euroa Central Precinct as defined above.

How is it Significant?
The Euroa Central Precinct is of historic and aesthetic significance to the Shire of Strathbogie.

Why is it Significant?

The Euroa Central Precinct is historically significant to the Shire of Strathbogie as it demonstrates the commercial development of Euroa as a regional centre subsequent to the arrival of the railway in 1873. This is attested by the number of larger buildings indicating the scale of facilities required in the town at the end of the 19th century. Construction continued fairly consistently over subsequent decades though it was probably not until the 1930s that all the sites had been developed. Subsequently some earlier buildings have been replaced, including a few distinctive examples.

The Euroa Central Precinct is of aesthetic significance for several architecturally distinguished buildings dating to the late 19th century, in particular those fronting Railway Street (and that at Hinton Street, formerly Railway Street, now separated by the overpass). The latter includes three fine Queen Anne style buildings – the former National Bank, the Euroa Hotel, and the Soldiers Memorial Hall. They were all designed by the eminent firm of Tappin, Gilbert and Dennehy, and as a group, may be unsurpassed in regional Victoria. Combined with the former Colonial Bank and the A P Gardiner building, they form a streetscape whose architectural excellence was commented upon at the time. At the east end of the precinct in Binney Street, the Euroa Post Office is another outstanding building in the less common, Romanesque style. Only a few early shops survive in Binney Street however they are good examples of their type - no 27 (weatherboard), 44, & 61.The most ornate building on Binney Street is the combined shop and residence *Blairgowrie,* which is one of the most distinctive late Victorian buildings in the Shire. Many other shops date from the early to mid-20th century, and although more simply detailed, they are complementary to the 19th century buildings and several also retain an original pressed metal ceiling to their verandah/canopy.

Description

The Euroa Central Precinct extends along Binney Street from Railway Street to Brock Street and along Railway Street, from McGuinness Street and Kirkland Avenue. It also includes the railway station, whose address is actually to Elliot Street further west as well as a former saddlery at 2 Hinton Street, which previously was part of the commercial streetscape on Railway Street but is now separated by the overpass.

The most substantial buildings – early banks, hotel, post office and memorial hall, all date to the 1880s and are concentrated on Railway Street. The shops to Binney Street date from about 1900 though there are only a few extant examples from the first decades of the 20th century, with some Interwar (1920s-1930s) buildings, with many dating from the mid-20th century onwards. The buildings are almost exclusively commercial as even the Soldiers Memorial Hall was built as a market building. There is one remnant residence, *Blairgowrie* (47-51 Binney St), which was originally attached to a pharmacy - a common combination about a century ago.

The buildings are mostly single storey, especially to Binney Street, though there are some two storey examples. The buildings are predominantly brick construction though some shopfronts are largely timber. The prime timber example is the shop at 27 Binney Street. The shops tend to have simple, timber-framed parapets with sheeting although those to the earlier buildings are often more elaborate with a pediment, for example at 61 Binney Street. The distinctive buildings to the east side of Railway Street are mostly red brick with cream brick banding, or rendered detailing in the case of no. 73.

The shopfronts tend to date to the later part of the 20th century, regardless of the age of the building. There are however several intact early shopfronts (nos 27, 61, 44, 56, and 74-76) and some partly intact at nos 63-71. There are some good examples of mid-20th century shopfronts with chrome-framed, canted windows at nos 37-45 and several verandahs and a few interiors have pressed metal ceilings dating from the Interwar period and after WWII (eg Burton's Stores and nos 4-14, 86-88). Elsewhere the shopfronts are generally aluminium-framed and date to the later 20th century.

Generally the fabric of the verandahs is more recent, especially the timber posts, though some retain the general form of the original verandah. Some verandahs are supported by steel poles and others are cantilevered. Only one example survives with a cast iron verandah - the A P Gardiner Building, which curiously has the coat of arms of the City of Melbourne – however it is known that a few buildings, especially to Railway Street, initially also had a cast iron verandah.

Many of the earlier substantial brick buildings are largely intact and individually significant examples include: the former National Bank (1 Binney St), shop at 27 Binney St, shop at 44 Binney St, *Blairgowrie* (47-51 Binney St), shop at 56 Binney St, shop at 61 Binney St), Post Office (88A Binney), the A P Gardiner Building (45-47 Railway St), Euroa Hotel (67 Railway St), Soldiers Memorial Hall (71 Railway St), former Colonial Bank (73 Railway St), and Railway Station (Elliot Street).

Refer to schedule for brief overview of individual places.

History

Like other towns in the Strathbogie Shire, Euroa was initially settled for its location on the route between Sydney and Melbourne. A resting place arose at a bend in what was then known as Templeton's Creek (now known as Seven Creeks). Even before a bridge was built in 1848, a hotel, blacksmith's forge and wheelwright shed, general store and some cottages had been built in this location. The township of Euroa was surveyed in 1849 by Thomas Wedge, and a regular mail run by spring cart between Melbourne and Albury began the same year.[1] From the outset prospects for the town were hopeful and its convenient location between the goldfields at Bendigo, Mount Alexander and Beechworth assisted it growth during the 1850s.[2] Initially the town grew mainly to the north of the creek as the south side had proved prone to flooding.[3]

Land was set aside in 1868 for the purposes of railway to Belvoir (Wodonga).[4] In 1870 contracts were let for constructing the North-Eastern railway from Melbourne to Wodonga.[5] Businesses continued to develop in the vicinity of the bridge, although the opening of the railway line in 1873 brought gradual change to the township of Euroa as the commercial centre moved westwards. The goods shed at the station was built in 1873 by Reid & Co.[6] The train station was constructed in 1878 but has been altered, including additions in 1897 and 1929.[7] Where the carpark at the railway had been established during the early 20th century had previously been a garden area, enclosed by a timber post and rail fence.[8]

Half-acre allotments in Railway Street were surveyed in 1872 and sold for between £15 and £25 in anticipation of activity brought by the new railway.[9] In 1874 and several businesses such as the boot maker, blacksmith and newsagent also moved closer to the railway line. By the late 1870s, most of the land in the precinct had been sold.[10]

The North-Eastern Hotel (originally on the site of the Euroa Hotel) had already been built in anticipation of demand for accommodation and services for travellers. It was a plain, two storey brick building.[11] The National Bank moved to a single storey, symmetrical, face brick building nearby at the south corner of Binney and Railway Streets in 1876 from a site in Kirkland Avenue. This building was leased by the bank and was robbed by the Kelly Gang on 10 December 1878.[12] It was extensively remodelled in 1912, initially unpainted and probably before it became the Stribling Buildings.[13] It was demolished during the early 1970s to make way for the current building.

Development increased rapidly during the 1880s, especially along Railway Street. Among the first buildings was A J Satchwell's saddlery at 2 Hinton Street (originally Railway Street).[14] Originally it had a verandah and a larger eastern section, probably with a similar gable end.[15] The National Bank was moved to a larger premise with residence on the opposite (north) corner with Binney Street in 1884-85.[16] The bank had actually purchased this allotment a decade earlier in 1874.[17] The architects Tappin, Gilbert & Dennehy were responsible for the design and for two other buildings nearby in Railway Street at this time - the Soldiers Memorial Hall (1884) and the Euroa Hotel (1885). The Soldiers Memorial Hall was built by Maurice Garret originally as a publicly owned market hall, though was sold to the RSL in 1920. Subsequently changes were undertaken, especially to the interior by Blackett & Forster. A memorial arch was commissioned in 1922 (now relocated to Kirkland Avenue) and the verandah was probably removed at this stage.[18] Changes to the Euroa Hotel

1   De Boos, Charles, *Charles Lane De Boos' Original Euroa History taken from The Euroa Advertiser 1908,* 2004, p3
2   C De Boos, *Original Euroa History*, p8
3   C De Boos, *Original Euroa History*, p3
4   *Victoria Government Gazette*, 1994, no 36, p2393
5   . Harrigan, Leo, *Victorian Railways to '62*, Melbourne 1962, p88
6   Ward, Andrew, *Study of Historic Railway Buildings & Structures for V/Line*, 1988, p203
7   A Ward, *Study of Historic Railway Buildings & Structures for V/Line*, p170; Halsall, Cliff, *100 Years of Local Government 1880-1980: A General History of Euroa and District,* Euroa 1980, p29
8   Refer to SLV images: *Euroa from the Railway Bridge*, ca 1904 (a00714) and *Railway Str. (from Railway Station Bridge, Euroa*, ca. 1906-07 (a00711)
9   C De Boos, *Original Euroa History,* p18
10   Euroa Township Plan, E81 (3)
11   Euroa Historical Society, *The Day the Kelly Gang put Euroa on the Map*, Euroa 2007 [2001], p1. Refer image.
12   Euroa Historical Society, *The Day the Kelly Gang put Euroa on the Map*, pp1-7
13   Euroa Historical Society, The Day the Kelly Gang put Euroa on the Map, p13; Photograph at University of Melbourne Archives, UMA/1/5424
14   There are many advertisements for A J Satchwell in the *Euroa Advertiser* during 1884. He however had financial issues during 1886; C Halsall, *100 Years of Local Government 1880-1980 :A General History of the Euroa and District*, p17. It is listed as being opposite the railway crossing (now overpass).
15   J P Campbell, *Euroa from railway semaphore*, ca 1912, SLV: image no: pc004164
16   Alterations and additions to the residence were designed by Melbourne architects Meldrum & Partners in 1963 (Source: *Australian Architectural Index*, record no.23,972)
17   Euroa Township Plan, E81 (3)
18   Public Building Files, PROV, VPRS 7882/P1/Unit 323, file 1742. D Bick, *Townscape and Conservation Study of Euroa Township*, pp108-110

include the addition of eight more rooms in 1902 and removal of the original verandah during the early 1900s.[19] In 1930, Kingsley Anketell Henderson designed alterations, which probably included the addition of the first floor balcony.[20] Completing this group of ornate façades, the former Colonial Bank on the south corner of McGuiness Street was designed by George Jobbins in 1889.[21] Buildings such as these prompted The *Advertiser* to report that; '… with the new National Bank and Public Hall, together with the Euroa Hotel, the town would have the finest array of buildings facing the railway station between Melbourne and Albury.'[22]

A single storey post office with a central colonnaded entry was constructed at the east end of the precinct in Binney Street in 1883, however it was largely destroyed by fire in 1889. In the following year, the current post office was constructed by George Diggle, re-using remaining sections of wall. Changes were made to the ground floor in 1962 which included bricking up the central porch and creating a new entry to the enlarged corner section.[23]

Fire was a constant threat especially without a reticulated water system. An urban fire brigade formed in 1890 and a station was erected in Railway Street near the Kirkland Avenue (then street) soon after. Known losses to fire include a grocery and drapery store in 1896, which had been built in 1875. A group of five shops in Binney Street (nos 65-71) were destroyed in February 1931.[24] Prior to this, the original A P Gardiner Building had been razed in 1900 and the replacement brick building, designed by noted architects Usher & Kemp, was constructed soon after.[25]

Other buildings constructed towards the end of the 19th century include the combined shop and residence, *Blairgowrie* at 47-51 Binney Street, which was designed by the architect C E Connop in 1890 for the pharmacist H London.[26] Early images indicate that the shop was weatherboard behind the brick façade and had a cast iron detailing to the verandah.[27] Soon after in 1894, tenders were called by Watts, Tombs & Durran, architects from Geelong, to build seven shops.[28] This tender may refer to earlier buildings at 4-14 Binney Street where the extant, mid-20th century group is located.

Many of the early shops were constructed from timber however at least one group were constructed from mud brick about the turn of the 20th century. This group adjoined the east side of *Blairgowrie*, and were probably replaced in the 1960s by the current group at 53-57 Binney Street.[29] About 1900, the timber shop at 25 Binney Street was also constructed.[30]

From about the turn of the 20th century, brick construction became the dominant type in the precinct. Two extant shops survive from about that time in Binney Street: at nos 56 and 61. The former being Pearson's plumbing and tin smith shop.[31] The latter had been used by a tailor, a draper, Morrisons, and currently is a newsagency.[32] About this time, street planting was installed which by the 1940s formed a veritable wall, especially on the south side. These trees were however removed in the mid-1960s and have recently been replaced.[33]

A two storey State Savings Bank of Victoria was built in 1908, probably on the site of the extant CBA (at 33 Binney Street). Among the most impressive buildings to have been constructed in the precinct, it was unfortunately demolished in 1974.[34] The architects Godfrey and Spowers had been responsible for the design.[35] Adjacent, on the west side of the SSB, was the single storey Euroa Gazette building, which had a central colonnade. It was constructed at a similar time, but has also been demolished.[36]

[19]   D Bick, *Townscape and Conservation Study of Euroa Township,* pp102-106
[20]   The *Age,* 20.9.1930 (Source *Australian Architectural Index,* record nos.16,939 and 16,940)
[21]   D Bick, *Townscape and Conservation Study of Euroa Township,* pp111-114
[22]   C Halsall, *100 Years of Local Government 1880-1980: A General History of Euroa and District,* p18
[23]   D Bick, *Townscape and Conservation Study of Euroa Township,* pp46-47
[24]   C Halsall, *100 Years of Local Government 1880-1980 :A General History of the Euroa and District,* pp189-192
[25]   C Halsall, *100 Years of Local Government 1880-1980: A General History of Euroa and District,* p31; B Siede, Citation in 'Buildings of Euroa' [Coursework], p6
[26]   *Building Engineering and Mining Journal,* 15.2.1890, p3 and *Australasian Builder and Contractor's News,* 1.3.1890 p796 (Source: *Australian Architectural Index,* record nos 39,398 and 39,399)
[27]   C Halsall, *100 Years of Local Government 1880-1980 :A General History of the Euroa and District,* p23
[28]   *Australasian Builder and Contractor's News,* 1.9.1894 (Source: *Australian Architectural Index,* record no 39,401)
[29]   C Halsall, *100 Years of Local Government 1880-1980: A General History of Euroa and District,* p23. Refer image
[30]   D Bick, *Townscape and Conservation Study of Euroa Township,* p36
[31]   D Bick, *Townscape and Conservation Study of Euroa Township,* p41
[32]   C Halsall, *100 Years of Local Government 1880-1980: A General History of Euroa and District,* p39: D Bick, *Townscape and Conservation Study of Euroa Township,* p44
[33]   C Halsall, *100 Years of Local Government 1880-1980: The History of the Euroa Shire,* p99
[34]   C Halsall, *100 Years of Local Government 1880-1980: A General History of Euroa and District,* pp37, 106-7. Refer images.
[35]   Trethowan, Bruce, 1976, *A Study of Banks in Victoria 1851-1939,* p13
[36]   C Halsall, *100 Years of Local Government 1880-1980: The History of the Euroa Shire,* p97

Another shop was designed by aforementioned Melbourne-based architects, Godfrey & Spowers, in 1911 at a cost of £920.[37] This was probably the building at 44 Binney Street as it was said to be new when Ted Agar's Euroa Cycle Works was moved there in 1911. Subsequently it had been used as the office of the Euroa Gazette and currently is a café.[38]

Early photographs suggest that development of all the commercial sites in Binney Street was not complete until after WWI. The last section to be developed was that immediately west of the post office as it was vacant about the turn of the century. Shops had been constructed adjacent (nos 86-88) by the time of a major flood in 1916 which affected Binney Street though by 1923, there were still some vacant allotments nearby.[39] Since then many early shops have been replaced, some of which have been previously noted. In addition there had been late 19th century buildings owned by Alex Miller and Co where Burton's store is located on the north corner of Brock Street. The extant building was erected during the mid-20th century.

The garages on the west side of Railway Street, which had been located on the railway reserve, were also established during the mid-20th century. The land was revoked as a temporary Crown Land reserve in 1994.[40]

During the later 20th century, there has been considerable change of building stock at the west end of Binney Street on the north side for instance, the current NAB building at no. 9 was constructed in 1969.[41] The construction of the Anderson Street overpass during the early 1960s disconnected the building at 2 Hinton Street from the other commercial buildings on Railway Street.

Thematic context	**Sub-themes**
Settlement	Early Towns along the Hume - Euroa

Recommendations

It is recommended that the Euroa Central Precinct be included in the Schedule to the Heritage Overlay.

Extent of Designation

Refer to map

Conservation Recommendations

Maintain and conserve significant and contributory places and their setting.

Encourage the reinstatement of original features, primarily to the 19th century buildings, such as shopfronts and verandah detailing. If not, a sympathetic modern mode could be used.

Alterations should be sympathetic in terms of scale, height, form, materials and detailing. It is not necessary to reproduce original detailing, rather a simplified, interpretive approach is recommended. In some circumstances, a bolder contemporary approach could also be sympathetic.

Non-contributory places could be retained or replaced with built fabric that is sympathetic to the precinct.

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[37] *Building*, 12.12.1911 (Source: *Australian Architectural Index*, record no 39,400)
[38] C Halsall, *100 Years of Local Government 1880-1980: A General History of Euroa and District*, p39. Refer p66 for image.
[39] C Halsall, *100 Years of Local Government 1880-1980: A General History of Euroa and District*, pp41+51;C Halsall, *100 Years of Local Government 1880-1980: The History of the Euroa Shire*, p63.
[40] Euroa Township Plan, E81 (3); *Victorian Government Gazette*, 1994 (no. 36), p2393
[41] C Halsall, *100 Years of Local Government 1880-1980: A General History of Euroa and District*, p93

Name	Address	Date/Period	Description/Notable Features	Grading
Former National Bank & Residence	1 Binney Street (cnr Railway Street)	1884-5	Designed by Tappin, Gilbert & Dennehy. Polychromatic brick, Queen Anne style building consisting of two storey residence and single storey bank, slate roofs, ornate timber verandah and balcony.	Significant
Bank - NAB	9 Binney Street	1969	Brown brick, rendered façade.	Non-contributory
Shop – real estate	11-13 Binney Street	Later 20th century	Brick building with some traditional detailing to parapet, timber panelling to partly recessed façade and verandah.	Non-contributory
Shop - bakery	17-19 Binney Street	1950s	Cream brick building, whose front section has been rendered and painted. Textured glass to high lights.	Non-contributory
Nursery	23 Binney Street	Late 20th century	Small brick building with gable end and some faux Federation style detailing, mature trees.	Non-contributory
Shop	27 Binney Street	c1900	Weatherboard, large window with small lights above with textured glass, timber panelling below, and central French doors. Timber framed parapet with faint earlier signage and red brick chimney with banding. Edwardian stained glass to side entry.	Significant
Shop – Elders	29 Binney Street	1970s	Brown brick, Brutalist style, with flat roof and timber-framed windows. Drive through section.	Non-contributory
Shop – Wright's Bargains	31 Binney Street	1970s	Brown brick building with aluminium-framed windows, set back from frontage with traditional format parapet.	Non-contributory
Bank - CBA	33 Binney Street	1975	Brown brick building with aluminium-framed windows, set back from frontage.	Non-contributory
Office - Tehan George Lawyers	35 Binney Street	1980s	Painted modern brick building with section of diagonal boards, set back from street.	Non-contributory
Shops - various	37-45 Binney Street	1950s	Brick (to west side possibly re-built), canted façades with chrome detailing and ribbed glass. Parapet and facing to cantilevered verandah with profiled sheet metal.	Contributory
Blairgowrie - house & shop	47-51 Binney Street	1890	Probably designed the architect by C E Connop. House - Rendered façade with wealth of ornate detailing including bottled parapet, pediment, urns, cornice, spandrels with vermiculation, Corinthian pilasters and columns to arcade. Also tiled deck and etched glass at entry. Sympathetic mid-20th century front fence with rendered piers and metal railing (originally timber picket). Shop – Altered façade c1960s with chrome detailing, ribbed glazing & louvres. It originally had a cast iron verandah and entry at east end (SLV, mp006653).	Significant
Shops – various	53-57 Binney Street	1960s	There had been mud brick shops on the site constructed circa 1900.	Non-contributory

Name	Address	Date/Period	Description/Notable Features	Grading
			Salmon brick walls, cantilevered canopy, parapet with profiled sheet metal aluminium-framed windows.	
Shop – Rambling Rose	59 Binney Street	Early 20th century	Red brick building, parapet with finials, modern shopfront, verandah with timber fringe.	Contributory
Shop - Newsagency	61 Binney Street	Early 20th century	Painted brick, pedimented parapet with brackets, original panelled timber shopfront with central entry. Internally truss exposed, timber lined ceiling, and lantern. Not the original newsagency, which was a timber building erected by 1894 (refer SLV: image no. mp006652).	Significant
Shop – Chinese restaurant	63 Binney Street		Altered faux panelling, timber vertical boards	Contributory
Shops x 4 - various	65-71 Binney Street	c1931	Previous group of shops destroyed by fire in 1931. Continuous parapet with sheeting and alternating pediments. Changes to shop fronts but linked by sections of maroon, textured tiling with thin bands of white tiles (some sections painted) and several with metal framed windows with smaller panels of textured glass above. Nos 69-71 are smaller with original tiling to entry.	Contributory
Burton Stores	75 Binney Street	1930s	Previously Millers stores, built circa 1900. Moderne style, cream brick building with decorative brown brick banding to the parapet. Light brown tiling to façade. Metal framed windows, Art Deco style pressed metal ceiling to cantilevered verandah. Granolithic floor at entry and additions at west end.	Contributory
Shop – CGU/Bendigo bank	2 Binney Street	1970s	Earlier bank on site was raided by Ned Kelly. At that stage had an exposed hip roof and central entrance to Railway St. It was remodelled in 1912 to have a corner entrance with a parapet and initially was unpainted. It was demolished in the 1970s. Currently a flat roof building with hand-made bricks recycled from earlier building.	Non-contributory
Shops – various	4-14 Binney Street	Mid-20th century	Rendered parapet, textured glass to lights above large windows. Mixture of mid to late 20th century shopfronts. No 14 has earliest façade with splayed entry, pressed metal ceiling and textured glass. Internal pressed metal ceilings also to no 4-8, some also with lantern. No 10 is the most altered. Modern verandah.	Contributory
Shops x 2	16-18 Binney Street	Later 20th century	Profiled sheet metal parapet in front of brick, modern verandah. No 18 has c1950s, canted façade.	Non-contributory
Shop - chemist	20-26 Binney Street	Late 20th century	Traditional type of parapet, shopfront with large windows and timber verandah	Non-contributory
Shop – Country Discounts	28-30 Binney Street	Early to mid-20th century	Timber framed parapet, modern verandah with metal poles and scalloped valance to west end	Contributory

Name	Address	Date/Period	Description/Notable Features	Grading
Bank - ANZ	32 Binney Street	Later 20th century	Timber board parapet, modern shopfront.	Non-contributory
Shop – dry cleaners	34 Binney Street	Early 20th century	Original rendered parapet with simple pilasters. Modern verandah and shopfront.	Contributory
Shops x 2 – real estate & credit union	36-42 Binney Street	Later 20th century	Concrete construction, large parapet with panelling. Cantilevered canopy with pressed metal ceilings.	Contributory
Shop – café	44 Binney Street	1911	Probably designed by Godfrey & Spowers. Had been Ted Ager's Euroa Cycle works. Brick building with pedimented parapet with volutes. Early shop front, mini-orb valance to sides of verandah.	Significant
Euroa Community Education Centre	46-50 Binney Street	Interwar	Simple timber-framed parapet. Multiple door styles and shop fronts, possibly modified. Internally ceilings are strapped or timber boards. Non-original verandah in historical style.	Contributory
Shop – video library	52-54 Binney Street	1950s	Cantilevered canopy, parapet with profiled metal sheeting, c1950s façade.	Non-contributory
Shop - vacant	56 Binney Street	c1904	Built for William Pearson, who sold plumbing supplies. Early shop front with central, splayed entry, timber panelling, shelf to windows with beaded timber boards, timber-framed parapet, verandah with mini-orb valance.	Significant
Municipal Library	58-62 Binney Street	2010	Being largely rebuilt.	Non-contributory
Shops x 2	64-66 Binney Street	Mid-20th century	Pediment parapet, verandah with timber posts and pressed metal ceilings. Recessed entries with original flooring and areas of 1930s tiling as well as later stone cladding.	Contributory
Shop	68-72 Binney Street	Mid-20th century	Façade with large windows.	Contributory
Shop - real estate	74-76 Binney Street	Early 20th century	Brick, partly rendered (lower walls and lintels), textured glass to highlights, side entries with timber doors. Timber-framed parapet and later cantilevered canopy.	Significant
Shop - bookshop	78 Binney Street	Interwar	Brick parapet with piers and central panel. modern glazing.	Contributory
Shop - Carpet Choice	80 Binney Street	Early to mid-20th century	Low brick parapet, largely obscured. Pressed metal ceiling to verandah with metal steel, partly new shopfront (possibly) with central recessed entry with Victorian style panelling.	Contributory
Shop – Euroa Cafe	84 Binney Street	Later 20th century	Pedimented parapet, painted tiles to façade, modern gabled verandah.	Non-contributory
Shops x 2	86-88 Binney Street	Interwar	Brick parapet with piers, mostly rendered, pressed metal ceiling to verandah with metal poles, and modern shopfronts.	Contributory

Name	Address	Date/Period	Description/Notable Features	Grading
Euroa Post Office	88A Binney Street	1890	Designed by the PWD. Two storey, red brick with slate roof, Romanesque/semi-circular arches to openings. The design was originally symmetrical and the entry was through the central arch. Later the corner section was widened and the entry pattern altered.	Significant
Euroa Exchange	10 Brock Street	1950s	Red brick and later brown brick building	Non-contributory
Euroa Railway Station	1-11 Elliot Street	1878 1873	Railway Station – altered weatherboard structure with multi-paned windows, scalloped valance to metal-framed cantilevered verandah, brick retaining wall to platform. Goods shed – substantial structure clad in corrugated metal sheeting, large ridge vent, stone plinth. Nissan hut nearby.	Significant
Former grain store	2-4 Hinton Street	c1884	Originally premises of A J Satchwell, saddler and harness maker. Later owned by Mr Gall, a grain and produce store, and subsequently used as dry cleaners, partly damaged by fire. Double height, face red brick building with decorative parapet/broad Dutch gable to north elevation with panelled pilasters. Gable roof clad in corrugated sheet metal as are two front openings. Additions to east side, partly mid-20th century.	Significant
Car park	28 Kirkland Avenue		Bitumen surface.	Non-contributory
Shop – Our Emporium	41-43 Railway Street	mid-20th century	Two part building – north section with low parapet and southern section with gable parapet with weatherboards.	Contributory
A P Gardiner Building	45-47b Railway Street	1900	Designed by architects Usher & Kemp Federation period, warehouse-like, red brick building with cream brick banding and a basalt plinth. The bricks have been sand-blasted. Arched windows above verandah with pilasters surmounted by orbs. The wide verandah has cast iron columns, brackets with the pre-1940 configuration City of Melbourne Coat of Arms (fleece, black bull, whale, and ship), and frieze with a shield.	Significant
Shop - supermarket	65 Railway Street	1950s	Cream brick, rendered parapet, timber verandah	Non-contributory
Euroa Hotel	67 Railway Street	1884	Designed by Tappin, Gilbert & Dennehy and replaced earlier building. Balcony probably added by K A Henderson in 1930. Two storey red brick, Queen Anne style building with bands of cream brick and tiled gable roof, originally clad in slate, and tall strapped chimneys. Rendered arches to windows with prominent key stones, porthole window, lower section of walls painted. The balcony and timber verandah are not original (the latter had been cast iron).	Significant

Name	Address	Date/Period	Description/Notable Features	Grading
Soldiers Memorial Hall	71 Railway Street	1884	Designed by Tappin, Gilbert & Dennehy and used initially as a hall/market building. Tuck-pointed red brick building with decorative cream brick banding, some of which has been painted, and prominent keystones to arches. The original verandah has been removed.	Significant
Former Colonial Bank	73 Railway Street	1889	Originally Colonial Bank of Australia and designed by George Jobbins. Tuck-pointed, red brick Italianate style building with rendered sections with elaborate detailing (including pilasters, string courses, settings for the openings, and some Queen Anne detailing – the sunflower panels adjacent to the entrance). Other elements of note are the slate roof, glazed in loggia to the west side, chamfered corner, and decorative glazing. Orbs and urns to parapet have been removed and render initially unpainted (refer UMA/1/4981).	Significant
Garage – P J Vidler	34 Railway Street	Interwar	Cladding of weatherboard and sheeting with battens. Timber-framed openings, louvred windows. Verandah possibly added/or altered in matching style circa 1950s as it is supported on steel poles.	Contributory
Garage – Frank Kloft	38 Railway Street	Interwar	Wide façade with parapet clad in weatherboard (lower) & sheeting (upper) and side walls clad in corrugated metal sheeting, new addition to rear. Some multi-paned windows.	Contributory

EUROA PUBLIC & RESIDENTIAL PRECINCT

Address	Anderson Street	5-59, 6-60, and 82-88
	Binney Street	89-125 and 90-126
	Brock Street	7-27 and 12-18
	Bury Street	1-9 and 4-10
	Clifton Street	1 and 4-14
	Dunn Street	2
	Eliza Street	1-15
	Kirkland Avenue	1-27 and 2-104
	McGuinness Street	6-22 and 7-17
	Noble Street	1-9 and 2-16
	Railway Street	5-39 and 75-77
	Scobie Street	11-25
	Slee Street	2 (-8)
	Spencer Street	2-4
	White Street	1

Construction dates   Late 19th century onwards

Building types   Mostly residences, several churches and a few other public buildings

Existing listings   Former Euroa Court House (VHR – H0960 and HO3)
Townscape and Conservation Study of Euroa (D Bick, 1985): several graded A to D

21 Brock Street (Victorian)

8 Noble Street (Federation)

100 Kirkland Street (Interwar)

117 Binney Street (1950s)

Section of brick drain, Noble Street

St Paul's Anglican Church, Clifton Street

Significance

What is Significant?

The Euroa Public and Residential Precinct as described above including mature street planting and sections of early infrastructure, brick drains and concrete culverts. The drains are particularly evident in Anderson, Binney, Brock, Clifton, and Noble Streets and Kirkland Avenue.

How is it Significant?

The Euroa Public and Residential is of historic and aesthetic significance to the Shire of Strathbogie.

Why is it Significant?

The Euroa Public and Residential is historically significant as it demonstrates the consistent development of the town from the later part of the 19th century, after the centre of town began to shift towards the new railway, through to the mid-20th century. The public buildings are of a substantial size reflecting the regional importance of Euroa during these decades as it became an administrative centre with facilities such as a courthouse and Shire offices. There are also remnants of infrastructure, such as open brick drains, which reflect the traditional design of drainage systems.

The Euroa Public and Residential Precinct is of aesthetic significance for the number of intact places dating from the 1870s through to circa 1950 within streetscapes unified by mature street plantings and wide verges. There are fine examples from the Victorian, Federation and Interwar periods. The residences range from modest cottages to substantial houses, the latter being concentrated on Anderson, Binney and Railway Streets, as well as Kirkland Avenue. The use of timber-framed openings serves to provide a consistency to the buildings from different periods.

Interspersed with the houses are some distinguished public buildings such as the Romanesque style Courthouse, churches with Gothic styling (St Paul's and St John's, St Andrew's & the former Methodist), two primary schools, a Masonic hall, and the Shire offices, the latter in the Moderne style. There are also two former commercial buildings in Kirkland Avenue – a flour mill and hotel – with the mill featuring a rare example of *Art Nouveau* detailing in the Shire.

Description

Euroa Public and Residential Precinct is a large precinct east of the railway line in central Euroa which incorporates sites in several streets surrounding the commercial zone. Most of the buildings are residential however there are several public buildings including several churches, two primary schools, the Shire Office and a Masonic Temple. Many of the streets have wide verges, mature trees and/or sections of early infrastructure.

The significant and contributory buildings date from the late 19th century through to the mid-20th century, including examples from the Victorian (circa 1850 to 1900), Federation (circa 1900 to 1920), Interwar (1920s and 1930s) periods, as well as several from the mid-20th century or immediate post-WWII period (late 1940s and 1950s).

The houses are predominantly single storey and range in size from small to substantial. The larger examples, and often most impressive buildings, are mostly located in three parallel streets - Anderson Street, Binney Street and Kirkland Avenue (west) – particularly in the area west of Clifton Street. The public buildings are also concentrated in these streets.

The palette of materials varies between the residential and public buildings though they mostly have roofs clad in corrugated sheet metal – either original sheets of iron or, in many cases, modern Colorbond. There are some tiled roofs from the mid-20th century and a few clad with slates from the 19th century. The public buildings are all constructed from brick whereas many of the earlier houses are clad in weatherboard. Original windows and doors are timber-framed though in some instances these have been replaced with modern aluminium-framed alternatives.

The Victorian period houses tend to be symmetrical with hip roofs, a central doorway and a double-hung sash window to each side. Typically they have a verandah that extends the width of the façade and returns to one or both sides. Original verandahs had a timber deck though often these have been replaced with a concrete slab. The more elaborate examples have decorative cast iron and/or timber detailing (columns and frieze) whereas the modest examples have plain timber posts to the verandahs which in some cases have been replaced with steel poles. Fine, intact weatherboard houses include those at 20 McGuinness Street and *Wayville* at 116 Binney Street. There are several notable brick examples including 23 Anderson Street, 6 Kirkland Avenue, 1 White Street, as well as *Plym* and *Vega* at 21 and 27 Railway Street respectively.

The Federation period houses are usually asymmetrical with a projecting bay and an offset or side verandah. The prominent roofs tend to be steeply pitched and include a gable end with timber battens and sheeting and possibly a finial. The chimneys are tall, red brick often with a band of rough cast render. The intact verandahs commonly have turned timber posts and possibly an ornate cast iron or geometric timber frieze. Noteworthy examples include: 90 and 113 Binney Street, 23 Brock Street, 8 Noble Street and the front part of *Wittabrenah* at 3 Noble Street.

The Interwar period is particularly well-represented in the precinct. A range of styles were popular during this period however the bungalow was dominant during the 1920s. The bungalows in the precinct mostly have gable roofs clad in corrugated metal sheeting and consisting of a main transverse gable section (with the ridge parallel to the street) with smaller gable ends facing the street, the latter being clad in timber shingles or sheeting. By comparison, houses from the 1930s tend to have a tile-clad, multi-hipped roof. There are more brick examples than with the earlier periods, including some buildings which are mostly rendered with detailing of exposed bricks. The porches may have squat columns or posts on a brick pier although there are some Georgian-influenced examples with full height columns. The doors usually have large glazed panels and the double-hung sash windows are often grouped in pairs or triples, sometimes in a projecting box frame. Notable examples of bungalows can be found at 82 Anderson Street and several in Kirkland Avenue including nos 44, 52 and 100, as well an Arts and Crafts type at no. 82. There are two fine Georgian style examples at 36 Anderson Street and 106 Binney Street.

There are also several distinctive houses from the mid-20th century or the immediate Post-WWII period. These houses generally are multi-fronted, asymmetric buildings with tile-clad, hipped roofs and walls of face cream brick with a brown brick base, often with decorative steel supports to the front porch. A low brick front fence typically complements the detailing of the house, such as those at 117 and 119 Binney Street. This type may have gained particular traction in Euroa because of its similarities to the Moderne style that was employed on the new Shire hall and offices (1939). The clearest demonstration of the Modern style in a residential building is at 5 Railway Street. There are also a few houses with gable roofs from this period and some weatherboard examples which tend to be simplified versions of Interwar types.

Houses from the 1960s onwards are predominantly non-contributory. Generally they are face brick, either salmon or brown, have tiled roofs, and large, aluminium-framed windows and are often larger than buildings from earlier periods.

The public buildings are typically substantial and face brick. The earlier examples from the Victorian and Federation periods are red brick with rendered sections, such as openings. The earlier churches display some simple Gothic styling, retain their associated residence, and possibly other buildings (hall or Sunday school). These include St Paul's Anglican Church on Clifton Street, St John's Catholic Church and the former Methodist Church on Binney Street, and the St Andrew's Presbyterian Church on Kirkland Avenue. The former Seventh Day Adventist Church in Kirkland Avenue is a good example of a Post-World War II ecclesiastical building with its prow-like form and the rotunda at St Andrew's is also unusual because of its octagonal form.

The early buildings at the Euroa Primary School no. 1706 in Clifton Street were constructed in stages but sections of different periods are united by a general Arts & Crafts styling with multi-paned windows and a varying treatment to the gable ends. St John's Primary School in Anderson Street dates from the 1920s to 1950s and has a hipped roof and skillion roof sections with banks of windows.

Of the various public buildings, it is somewhat unusual that only the former Masonic Temple in Eliza Street features some classicising detailing such as columns and pilasters however the Euroa Courthouse in Binney Street has a distinctive Romanesque treatment. Although technically not a public building, the former flour mill is one of the few commercial buildings in the precinct and is now used in a public capacity. It is a rare example of *Art Nouveau* decoration in the Shire. The former Shire offices in Binney Street were originally a two storey building and indicative of a progressive, Modernist approach however this has been partly obscured by the later single storey additions, designed in a similar style.

In part, the various streets in the Precinct are unified by the wide verges, mature trees and sections of early infrastructure. The trees include: Moreton Bay Figs (*Ficus macrophylla*) in Brock Street; London Plane trees (*Platanus x hispanica*) in Brock and Bury Streets; Elms in Eliza Street; and mainly Dutch Elms (*Ulmus* x *hollandica 'Major'*) in Anderson and Binney Streets, as well as Kirkland Avenue. Other streets have melaleucas, for example Noble Street. There are sections of drains lined with red bricks, some of which have early bricks that often have partly deteriorated and others have mid-20th century bricks with a recessed margin. There are also some concrete culverts, for instance at the north-east corner of Anderson and Brock Streets.

Refer to schedule for brief overview of individual places.

History

The Euroa area was first seen by Europeans in 1834 when Hume and Hovell passed through (a cairn near the bridge commemorates this expedition). In 1848, a wooden bridge was built over the Seven Creeks (initially known as Templeton's Creek) at a resting place near a bend where a hotel, blacksmith's forge, general store and some cottages had previously been erected.

The township of Euroa was surveyed a year later in 1849 and, from the outset, prospects for the town were hopeful. A mail run between Melbourne and Albury began about 1849 and the first post office opened in 1854.[1] Euroa's convenient location along the route between Sydney and Melbourne was a major impetus for its development.

By the time gold was discovered near the Ovens River in the early 1850s, Euroa was established as a settlement and its population began to increase considerably. In 1851, the demand for allotments was steady and prices competed favourably with prices from sales in Violet Town, Benalla and Wangaratta. Twenty-five allotments were sold during the first half of 1851, including some in the precinct in Kirkland Avenue East (between Clifton and Aitkins Street). The town was also en route to the goldfields at Bendigo, Mount Alexander and Beechworth. As was typical, early buildings were constructed of timber slab with stringy-bark roofs. In 1854, a new bridge was built to replace the first bridge which had been washed away by floods in 1852, improving transportation along the road to the goldfields and Sydney. Initially the town grew mostly to the north of the creek as the south side was prone to flooding.[2]

The need to provide religious ministry from the early 1850s is indicative of the town's growing status. The earliest Anglican services were held at Euroa from 1854, though it was 30 years before a dedicated church was constructed. A bark hut was built at the rear of John de Boos' house on the corner of Tarcombe and Foy Streets as a Sunday School soon after a government grant was procured in 1857 for a Church of England School as part of the Denominational system. The brick school with an earthen floor was constructed in Scobie Street about where the Anglican vicarage is located.[3] The school was used for services for about a decade until the Union Hall was constructed opposite de Boos' house. Other temporary arrangements were made, including accommodation for the resident minister, first appointed in 1877.

Land was set aside in Kirkland Avenue for the Roman Catholic Church in 1853.[4] Catholic services were first held about this time though it was not until 1866 that the dedicated church in Euroa was constructed - St Michael's. It was replaced by the current building, which was named St John's and was designed in 1887 by the architects Tappin, Gilbert & Dennehy (who were also responsible for three buildings in Railway Street). The second church was constructed by Lawrence Hanlon from Benalla. A timber picket fence and stables were built about this time and the presbytery on Binney Street was completed in 1907.[5]

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[1]   C W Halsall, *100 Years of Local Government 1880-1980: The History of the Euroa Shire*, p15
[2]   C De Boos, *Original Euroa History*, 2004 [1908], pp3-8. In 1860, a toll house was erected on the north side of the bridge; Euroa Township Plan, E 81 (3)
[3]   C W Halsall, *100 Years of Local Government 1880-1980: A General History of the Euroa and District*, p295
[4]   *Victoria Government Gazette*, 1967, no 8, p146
[5]   C W Halsall, *100 Years of Local Government 1880-1980: A General History of the Euroa and District*, pp273-83; Public Building Files, PROV, VPRS 7882/P1/Unit 662, file 4964

In 1872, the land west of Brock Street (including the east end of Anderson/McGuiness Streets) was surveyed and offered for sale in Benalla. In the following years (mid-1870s), land on the north side (west end) of Kirkland Avenue near the bridge was sold. With the North-Eastern railway reaching Euroa in 1873, business continued to develop in the vicinity of the bridge though gradually moved westwards towards the station. For instance during the mid-1870s, three businesses opened at the west end of Kirkland Avenue: a flour mill and National Bank in 1874, and the Farmers' Arms Hotel (now the Historical Museum) in 1876.[6] The house adjacent to the mill was probably constructed at this stage for the manager and the mill was extended to the front by Usher and Kemp in 1903.[7] The additions to the house at 3 Noble Street, owned by the mill manager, were probably undertaken at the same time by these architects.[8] The flour mill closed in 1917.

In 1873, land extending between Kirkland Avenue and Binney Street (two allotments in section 12) was set aside for police purposes.[9]

By 1875, the number of pupils was 52 at the State School. In that year the Department of Education spent £504 building a school that would accommodate 72 students. The original Anglican school was closed on 29 February 1876 and the Euroa State School opened the next day. The school was extended further in 1921.[10]

The Euroa Shire Council was formed in January 1880. Meetings were initially held at the original North-Eastern Hotel in Railway Street before land in Kirkland Avenue opposite the Historical Museum was acquired and offices were constructed.[11] The original single storey building was a symmetrical, classically influenced design. Among the beautification works known to have occurred was the engagement of D A Casement to plant 50 elm trees in Binney and Kirkland Streets, some of which are likely to be standing.[12]

Methodist services were held from 1874 and the first church was opened in 1881 with a small residence constructed during the following year. The original church was replaced with the current brick church in Binney Street, constructed by G Whyte during 1897, whilst the adjacent presbytery was constructed in 1904. The adjacent Wesley Hall in Bury Street was opened in 1957.[13] The church has been sold but the Uniting Church (formerly Methodist Church) has retained the hall.

In 1877, the original Anglican school (1857) was enlarged and two rooms were added to function as a parsonage. The building was extended and repaired in 1892. St Paul's Church of England was opened in 1884, situated on Clifton Street adjacent to the Euroa State School. The first stage – nave, porch and timber chancel to the north - was designed by Percy & Oakden. The nearby hall was built in 1907, designed by the architects Butler and Bradshaw. The current brick north end of the church, including the tower, was added in 1929 according to a design by architect Louis Williams. A kindergarten was erected next to the hall in the 1957. The west and east chapels were added to the church in 1962 and 1978 respectively.[14]

During the late 19th century, groups related to the Temperance Movement were also prominent and in Euroa, a Rechabite Hall was erected in Kirkland Avenue near the police station. It was still standing in 1922 but later removed.[15]

St Andrews Presbyterian Church in Kirkland Avenue was built in 1889, though an earlier church and manse had been built in Foy Street. The hall was constructed in 1911, the manse in 1927, and rotunda attached to the church was designed by Edward Jensen in 1962. Additions to the front and side of the hall were completed in 1973.[16]

[6] C De Boos, *Original Euroa History*, 2004 [1908], p18;
[7] Bick, David, 1985, *Townscape and Conservation Study of Euroa Township*, pp86,89
[8] The *Argus*, 31 January 1903, p13. An advertisement for alteration to the flour mill and additions to a residence are advertised adjacently.
[9] *Victoria Government Gazette*, 1973, no 14, p350
[10] Blake, L J, (ed.) *Vision and Realisation: A Centenary history of State education in Victoria,* 1973, pp674-5; Euroa Township Plan, E 81 (3)
[11] C W Halsall, *100 Years of Local Government 1880-1980: The History of the Euroa Shire*, p12. Refer image.
[12] C W Halsall, *100 Years of Local Government 1880-1980: A General History of the Euroa and District*, p19
[13] C W Halsall, *100 Years of Local Government 1880-1980: A General History of the Euroa and District*, pp198-99; Public Building Files, PROV, VPRS 7882/P1/Unit 662, file 4962
[14] Public Building Files, PROV, VPRS 7882/P1/Unit 662, file 4961 (church) and Public Building Files, PROV, VPRS 7882/P1/Unit 323, file 1743 (hall); Foundation stones; C W Halsall, *100 Years of Local Government 1880-1980: A General History of the Euroa and District*, pp295-307
[15] Public Building Files, PROV, VPRS 7882/P1/Unit 323, file 1744
[16] Public Building Files, PROV, VPRS 7882/P1/unit 927, file 7889; C W Halsall, *100 Years of Local Government 1880-1980 :A General History of the Euroa and District*, pp251-55

Much of the land in the precinct was made available from the 1880s through to the early 20th century. Land in the vicinity of Anderson Street was sold during the 1880s: the west end, and nearby in Brock Street, during 1882; in Anderson Street between Brock and Bury Streets in 1883 (the north side) and 1884 (the south side); and the section between Bury and Clifton Streets (various dates in 1880s). Land at the north-east end of the precinct (including Dunn, Eliza, north end of Railway, Slee, Spencer Streets) was purchased in August 1887. Subsequently the land at the east of the precinct was sold: east end of Kirkland Avenue (1880s and 1890s) and about Scobie Street (first decade of the 20[h] century).[17] In all these areas, house construction followed soon after the land was originally purchased. Some of the key houses constructed at the north-western corner of the precinct were *Plym* and *Vega* at 23 and 27 Railway Street respectively.

The substantial Euroa Court House in Binney Street was constructed in 1892, by George Diggle. It was designed by a PWD architect T W Kelleher or A J McDonald, and confirmed Euroa as the administrative centre of the region. It was, however, closed in 1989 and sold for private use.[18] The former Salvation Army Barracks in McGuiness Street was also constructed in 1892. It was later used as an Orange Lodge by the Orangemen Protestant group, and now is in private hands.[19] A timber fire brigade hall was constructed on the adjacent CFA site in 1897. It was extended to the rear in 1934 but replaced with the extant building in 1856.[20]

Fire was a constant threat especially without a reticulated water system. An urban fire brigade formed in 1890 and a station was erected in Railway Street near the Kirkland Avenue (then street) soon after.[21] The doctor's house opposite St Johns in Binney Street was lost to fire in 1911.

By 1905, Euroa's population was approximately 1300 residents and it was said to be 'a prosperous place' that was 'steadily forging ahead'.[22] The quality of the architecture was noted including the courthouse and churches within the precinct.[23]

A smaller Masonic Lodge (no 185) was built in 1906, about six years after the lodge was established. Initially it was set back further from the street but it was extended to the front and a new façade was created in about 1914. During the early 1920s, attempts were made to enlarge the hall.[24] For twenty years during the mid-20th century (1945-64), it was used as the Euroa Kindergarten.[25]

The Interwar period continued to be a prosperous period for the town as some substantial residences were constructed during the 1920s and 1930s. In addition, the Miller Memorial Home retirement village at 6-10 Clifton Street was built at this stage, being funded by the Alexander Miller Philanthropic Trust. It is the only one of its type in the Shire. The present Shire Offices and Hall in Binney Street were completed in 1939 to the design of the architects A C Leith & Bartlett, who were responsible for several such buildings across the State.[26] The single storey corner sections are later additions.

Further south on Anderson Street, St John's School and Convent were established during the 1920s, designed by architect J N Kelly and built by George Diggle, who was responsible for several significant public buildings throughout the Strathbogie Shire.[27] Plans to extend the school westwards were prepared in 1943 but were not realised for another 17 years, when a new scheme was designed. Further additions were constructed in 1968.[28]

Through the 1950s to 1970s several public facilities were built for the Euroa Shire in Bury Street and Kirkland Avenue, including the William Pearson Memorial Hall (rear part c1950s, front part 1977), Euroa Kindergarten

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17   Euroa Township Plan, E 81 (3)
18   Challinger, Michael, 2001, *Historic Courthouses of Victoria*, Melbourne, p84. The cost was £1354.
19   Public Building Files, PROV, VPRS 7882/P1/Unit 662, file 4963; D Bick, *Townscape and Conservation Study of Euroa Township*, pp94-5
20   Public Building Files, PROV, VPRS 7882/P1/Unit 323, file 1745
21   C W Halsall, *100 Years of Local Government 1880-1980 :A General History of the Euroa and District*, p189
22   J Smith, *Cyclopedia of Victoria*, vol 3, pp443-4
23   J Smith, *Cyclopedia of Victoria*, vol 3, p442
24   B A P Ludeke, *A Century of Freemasonry in Euroa 1900-2000*, Euroa 2000, pp26-28. Some work was undertaken but details are not clear.
25   B Siede, Citation in 'Buildings of Euroa' [Coursework], p16
26   Public Building Files, PROV, VPRS 7882/P1/Unit 1023, file 8714
27   Foundation Stone
28   Public Building Files, PROV, VPRS 7882/P1/Unit 661, file 4951

(1963), Senior Citizens Club (1964), and SES offices.[29] Also in Kirkland Avenue, the distinctive Seventh Day Adventist Church was constructed about this time to the design of the architect Ian Rooney (1965).[30]

Thematic context	**Sub-themes**
Settlement	Early Towns along the Hume - Euroa

Recommendations

It is recommended that the Euroa Public and Residential Precinct be included in the Schedule to the Heritage Overlay.

Extent of Designation

Refer to map.

Conservation Recommendations

Maintain and conserve significant and contributory places and their setting.

Encourage the reinstatement of original features, for instance:

- Openings, especially windows, should remain timber-framed and those that have been replaced with aluminium-framed windows should preferably be returned to the original type.

- Verandah decks to early period buildings – Victorian and Federation periods especially – were traditionally timber, not concrete, and these should be retained/replaced or their reinstatement encouraged.

- Drains – retain brick and repair with matching brick types, preferably second-hand bricks.

Alterations should be sympathetic in terms of scale, height, form, materials and detailing. It is not necessary to reproduce original detailing, rather a simplified, interpretive approach is recommended. In some circumstances, a bolder contemporary approach could also be sympathetic.

Non-contributory places could be retained or replaced with built fabric that is sympathetic to the precinct.

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[29] C W Halsall, *100 Years of Local Government 1880-1980 :The History of the Euroa Shire*, p151 ; Public Building Files, PROV, VPRS 7882/P1/unit 1998, file16,529 [William Pearson Hall]

[30] Public Building Files, PROV, VPRS 7882/P1/Unit 1687, file 14,173; C W Halsall, *100 Years of Local Government 1880-1980 :A General History of the Euroa and District*, pp200

Name	Address	Date/Period	Description/Notable Features	Grading
Street planting, brick drains, early concrete culverts	Anderson Street		Dutch Elms (*Ulmus* x *hollandica 'Major'*)	Contributory
Vacant	5 Anderson Street	-		Non-contributory
Shed/Garage	6 Anderson Street	Circa Mid-20th century	Rear of site, clad in corrugated sheet metal.	Non-contributory
Bellreen	7 Anderson Street	Interwar	Weatherboard with paired windows, modern timber verandah.	Contributory
House	8 Anderson Street	Interwar	Intact red brick bungalow with tiled roof. Central porch with squat Tuscan columns on piers, box-framed windows with distinctive brackets.	Contributory
House	9 Anderson Street	1960s	Bi-chrome brick with aluminium windows, original fence.	Non-contributory
House	10-12 Anderson Street	1960s	Bi-chrome brick with aluminium windows, matching fence.	Non-contributory
House	11 Anderson Street	Late 20th century	Gable roof and walls of timber logs.	Non-contributory
Kashmir	13 Anderson Street	c1920s	Unusual bungalow with sections of shingle weatherboards, composite supports to porch with middle section of battered pebble dash, bay window and decorative glazing.	Contributory
Clovelly	14 Anderson Street	1910s/Late Federation	Gambrel roof with lattice vents and finials to gablets, sheeting to walls with battens, geometric timber brackets to verandah, some alterations, high hedge.	Contributory
House	Units 1-3/15 Anderson Street	Late 20th century	Concrete brick and aluminium windows.	Non-contributory
House	16 Anderson Street	Interwar	Ship lapped boards, original windows to recessed porch but altered windows to projecting section.	Contributory
House	17 Anderson Street	Late Victorian	Weatherboard residence, eaves brackets, possibly original cast iron brackets and columns to altered veranda – concrete deck, some altered windows.	Contributory
Noosa	18 Anderson Street	1960s	Bi-chrome brick with gable roof.	Non-contributory
House	19 Anderson Street	c1900	Red brick with paired timber brackets to cornice, modern concrete deck to wraparound verandah, modern paired windows.	Contributory

Name	Address	Date/Period	Description/Notable Features	Grading
House	20 Anderson Street	1920s	Bungalow with rendered walls, porch with squat Tuscan fluted columns to piers. Original door and box-framed windows but later awnings.	Contributory
House	21 Anderson Street	c1930s	Weatherboard residence, corner verandah with rendered bases and squat Tuscan columns above, window hood and paired windows	Contributory
House	22 Anderson Street	c1915, late Federation	Distinct weatherboard residence, tall red brick chimneys with rendered cap, shingle boards and finials to gable, geometric frieze and turned timber posts to return verandah.	Significant
House	23 Anderson Street	Late 19th century	Tuck pointed red brick residence, cast iron frieze and timber posts to verandah, basalt sills, side lights to entry door. Paired brackets to eaves.	Significant
Emoh Ruo	24 Anderson Street	c1920s	Unusual weatherboard bungalow, shingle gable, porch with rendered piers and timber brackets and posts, side bay window with projecting brackets to canopy. Hedge to street frontages.	Significant
House	25 Anderson Street	c1900	Rendered, heavily altered.	Non-contributory
House	26 Anderson Street	Late 19th century	Rendered, original central entry with sidelight and transom, altered verandah, which has also been filled in at west end.	Contributory
St John's School & Convent	27-39 Anderson Street	School – 1920 & 1950s Convent - 1920s	School – Architect JN Kelly, builder George Diggle. Red brick with rendered lintels, cross to apex of roof. Convent – Part tuck pointed, red brick building with glazed tiled roof. Verandah with decorative timber brackets, turned posts and modern concrete deck, full length windows and some smaller windows with decorative glazing.	Significant
House	28 Anderson Street	Late 19th century	Possibly rendered cement sheet, altered verandah. Interwar period fence and large camellia to front yard.	Contributory
Narweeta	30 Anderson Street	Late 20th century	Brick.	Non-contributory
House	32 Anderson Street	Late 19th century	Clad in wide modern boards, original etched glass to entry, altered windows and porch.	Contributory
House	34 Anderson Street	c1900	Rendered and painted brick with timber frieze to wraparound verandah. Alterations (circa mid-20th century) include masonry porch and paired windows.	Contributory
House	36 Anderson Street	Interwar	Distinctive brick residence with tiled roof and rendered façade with textured brick	Significant

Name	Address	Date/Period	Description/Notable Features	Grading
			detailing, also to front fence. The Georgian style porch has paired fluted columns on pedestals and original glass doors.	
Marengo	38 Anderson Street	1920s	Red brick bungalow, shingle boards and vent to gable, tapered brackets to verandah, decorative glazing.	Contributory
Units x 4	40 Anderson Street	1980s	Brown brick.	Non-contributory
House	41 Anderson Street	1950s	Cream brick with timber-framed windows and tiled roof.	Contributory
House	42 Anderson Street	c1940s	Brick and render with clinker brick detailing, prominent chimney and cement tiles to the roof, original matching brick fence. Reminiscent of Wangaratta builders, J Law & Son.	Significant
House	43 Anderson Street	Late 20th century	Red brick with traditional detailing.	Non-contributory
House	44 Anderson Street	1960s	Brown brick colonnade to porch.	Non-contributory
House	45 Anderson Street	1970s	Brown brick with colonnade.	Non-contributory
Units x 2	46 Anderson Street	Late 20th century	Brown brick.	Non-contributory
Vacant	48 Anderson Street	-	-	Non-contributory
House	49 Anderson Street	c1900	Altered light-weight wall cladding, and aluminium windows and verandah.	Contributory
House	50 Anderson Street	Mid-20th century	Orange brick with tiled roof, Tuscan columns and concrete deck to porch, brick fence.	Contributory
House	51 Anderson Street	Interwar	Rendered façade with tapestry decorative brick work, tiled roof, central porch, original fence - rendered brick and metal railing.	Contributory
House	52 Anderson Street	c1900	Weatherboard, central entry with sidelights, altered verandah with some timber brackets and concrete deck.	Contributory
House	53 Anderson Street	c1900	Weatherboard, entry with sidelights, timber deck to verandah with filled-in section to the east.	Contributory
House	54 Anderson Street	1960s	Orange and brown brick with aluminium windows.	Non-contributory

Name	Address	Date/Period	Description/Notable Features	Grading
Units x 4	56 Anderson Street	1980s	Brown brick with multi-paned windows.	Non-contributory
House/former hospital	58 Anderson Street	Federation	Weatherboard Indian bungalow with tall chimneys. Verandah with timber brackets, railing and deck and full length windows.	Contributory
Euroa Primary School No 1706	59-77 Anderson Street	1875 (north) 1921 (south)	Red brick buildings with rendered lintels and multi-paned windows including sash and hopper types. The northern building was constructed in stages to create a U-shaped footprint. The gable ends are lined with weatherboards and the tall chimneys have rendered cappings whereas the gable end of the 1921 building has a rendered gable end and exposed rafter ends.	Significant
House	60 Anderson Street	c1900	Weatherboard, timber deck to verandah with modern steel poles, largely obscured.	Contributory
House	79 Anderson Street	1920s	Red brick bungalow with altered tiled roof, sheeting to gable ends with corbelled box windows, 1950s fence.	Contributory
House	82 Anderson Street	1920s	Red brick bungalow with decorative clinker brick banding, sheeting to gable ends, exposed rafter ends to eaves, short timber posts on brick piers to porch.	Significant
House	84 Anderson Street	Early 20th century	Altered, rendered walls.	Non-contributory
House	86 Anderson Street	1920s	Red brick bungalow with sheeting to gable ends, fluted piers with brick and rendered base to porch. Box-framed windows.	Contributory
House	88 Anderson Street	1920s	Weatherboard bungalow with tapered brackets, pebble dash sheeting to gable ends, timber posts and rendered brick piers to porch. Additions to east.	Contributory
Street plantings and infrastructure	Binney Street		Dutch Elms (*Ulmus* x *hollandica 'Major'*) Open brick drains, some early (south side) and later (north).	
St John's Church and Presbytery	89-95 Binney Street (also 32-36 Kirkland Ave)	Church - 1887 Presbytery – 1907 Garage – mid-20th century Stables – late 19th century	Catholic Church – architect: Tappin, Gilbert & Dennehy, Melbourne. Built by Lawrence Hanlon. Slate roof, red brick with cream banding, has been extended. Presbytery – Red brick, Queen Anne style building with tiled roof and terracotta crestings. Verandah with timber deck, posts, brackets. Garage – red brick with three, panelled metal original doors. Former stables – to east boundary. Red brick, altered and extended.	Significant
Surgery and residence	90 Binney Street	c1912	Red brick building with prominent roof with metal finials and tall chimneys, pebble dash render to upper section of walls, timber frieze to porch, and window hoods. Largely obscured by fence and planting. 1950s alterations to the east.	Significant

Name	Address	Date/Period	Description/Notable Features	Grading
House & business	92 Binney Street	c1920s	Formerly *Noorama,* a dentist's surgery and residence. Altered brick bungalow with rendered lintels and two entries. Projecting front room and verandah are recent additions in same manner as original.	Contributory
House & business	94 Binney Street	Mid-20th century	Probably architect designed. Substantial, two storey, brick building with tiled roof with Arts & Crafts butterfly plan. Original fence and currently painted but originally unpainted.	Contributory
Pair of maisonettes	96 (A & B) Binney Street	-	Rendered walls with box-framed windows, distinctive fence	Contributory
Former Euroa Court House	99 Binney Street	1892	Designed by J T Kelleher of the PWD and built by George Diggle. Distinctive two storey, red brick building. Notable elements include the Romanesque arched porch and its gates, strips of painted (terracotta) decoration above, and the treatment of the gable end with timber elements that frame a round window.	Significant
St Johns School	98-102 Binney Street	-	Sports fields.	Non-contributory
House	101 Binney Street	c1960	Cream and brown brick, tiled roof with aluminium windows.	Non-contributory
House	103 Binney Street	c1920s	Painted brick bungalow, sheeting and shingles to gable end, porch with paired timber posts on brick wall. Original fence.	Contributory
House, dental clinic	104 Binney Street	Interwar	Symmetrical weatherboard, Indian bungalow with pair of bay windows and ater carport.	Contributory
House	105 Binney Street	Interwar	Rendered, porch with wall.	Contributory
House	106 Binney Street	c1930s	Rendered with clinker brick sills, tiled roof, bay windows, and verandah with timber deck. Georgian influence to central porch with fluted, Ionic columns. Original fence.	Significant
former Methodist Church (now Funeral Director) and Parsonage	107-109 Binney Street	House - 1896 Church - 1897	House - Red brick, tall Federation style chimneys, return verandah with timber frieze and turned posts, full length windows and side light to front door. Former Church - Red brick, simple Gothic style with cream painted render to openings and plinths, and decorative windows. Built by J Whyte.	Significant Significant
House	108 Binney Street	c1915	Weatherboard bungalow, sheeting to gable, decorative glazing, and boxed frame windows. Timber verandah possibly not original.	Contributory
Euroa Shire Offices and Hall	109A Binney Street	1939	Original two storey section designed by architects Leith & Bartlett. Cream brick	Significant

Name	Address	Date/Period	Description/Notable Features	Grading
			with brown brick to openings. Single storey additions with similar detailing but salmon brick.	
House	110 Binney Street	c1950s	Cream brick with tiled, gable roof, chimney to front, timber-framed windows and original brick fence.	Contributory
Tara	111 Binney Street	c1900	Weatherboard, shingled cornice, wraparound verandah with distinctive timber frieze and modern concrete deck.	Contributory
House	112 Binney Street	1950s	Brick, painted white, central bay window, multi-paned windows.	Contributory
House	113 Binney Street	Federation	Prominent roof with metal finials. Weatherboard with serrated detailing to cornice and bargeboards, horseshoe entry porch and bowed arch frieze to verandahs, decorative glazing.	Significant
House	114 Binney Street	1970s	Brown brick.	Non-contributory
Graclyn	115 Binney Street	20th century	Rendered, highly altered, cast iron columns.	Non-contributory
Wayville	116 Binney Street	Late Victorian	Weatherboard with central decorative gablet, wraparound verandah with cast iron frieze, turned timber posts and timber deck.	Significant
House	117 Binney Street	1950s	Distinctive cream brick house with tiled roof, symmetrical pavilion bays about prominent central chimney. Timber-framed windows and original fence.	Contributory
Delatite Court	118 Binney Street	1970s	Garden area with Canary Island Palm Tree, some cottages at rear.	Non-contributory
House	119 Binney Street	1950s	Cream brick residence with tiled roof and glazed tiled sills, porch with steel detailing, also used on fence. Timber-framed windows.	Contributory
Bedale	120 Binney Street	c1915	Weatherboard, exposed rafter ends to eaves and bay window canopy, large central, gabled porch. Large, Canary Island Date Palm to front yard.	Contributory
House	121 Binney Street	1920s	Brick bungalow, subsequently rendered. Verandah possibly altered as full height piers.	Contributory
House	122 Binney Street	c1950s	Cream brick triple-fronted residence with tiled roof and timber-framed windows. Original fence.	Contributory
House	123 Binney Street	Federation	Weatherboard residence in poor condition, metal finials, battens to gable, timber	Contributory

Name	Address	Date/Period	Description/Notable Features	Grading
			brackets to verandah, hood to window.	
House	124 Binney Street	c1915	Weatherboard, Federation bungalow with original entry. Verandah is altered with later metal poles and railing.	Contributory
House	125 Binney Street	c1915	Weatherboard, pebble dash sheeting to gable, timber frieze to porch, casement windows with leadlight. Tall hedge to the street boundary.	Significant
House	126 Binney Street	c1920s	Weatherboard bungalow, pebble dash sheeting to gable, exposed rafter ends to eaves, painted brick piers and wall to porch.	Contributory
Street planting & Drains	Brock Street		4 x Moreton Bay Fig trees (*Ficus macrophylla*), 2 x London Plane trees (*Platanus x hispanica*). Brick drain (west side).	Contributory
Halsall Court – Units x 9	7-9 Brock Street	1960s	Salmon brick.	Non-contributory
Units	11 Brock Street	Late 20th century	Red brick, set back from street.	Non-contributory
House	12 Brock Street	c1900	Weatherboard residence with lattice to verandah either side to central pedimented entry, timber deck.	Contributory
Uralla	13 Brock Street	c1920s	Weatherboard bungalow with pebble dash sheeting to gable end, exposed rafter ends to eaves, and altered verandah.	Contributory
House	14 Brock Street	c1900	Wide ship lap boards, finial, decorative bargeboards & bay window to projecting bay, etched glass to side lights at front door.	Contributory
House	15 Brock Street	c1915	Weatherboard with symmetrical façade, pebble dash sheeting to gable end, and timber brackets to verandah posts. Altered windows and verandah deck.	Contributory
House	16 Brock Street	1920s	Symmetrical, weatherboard bungalow with paired gablets, which has been filled in at north end. Verandah with squat, fluted Tuscan posts and pebble dash wall with scalloped upper edge.	Contributory
Shop/Garage	17 Brock Street	Early 20th century	Painted handmade brick with rebuilt façade.	Contributory

Name	Address	Date/Period	Description/Notable Features	Grading
House	18 Brock Street	1920s	Rendered bungalow though probably not so originally, tapered rafter ends to porch.	Contributory
Durness	19 Brock Street	Late 19th century	Plain symmetrical weatherboard residence with altered windows and verandah.	Contributory
House	21 Brock Street	Late 19th century	Weatherboard residence with brackets & panelling to cornice, symmetrical wrap around verandah with altered posts and modern concrete deck.	Contributory
House	23 Brock Street	Federation	Weatherboard residence with finials to prominent roof, timber screen to gable end, and later dormer. Return verandah with timber geometric frieze, brackets, posts and deck. Some alterations and additions. Similar to 22 Anderson St.	Contributory
House	25 Brock Street	Interwar	Red brick with rendered piers to verandah, altered windows.	Contributory
House	27 Brock Street	c1900	Weatherboard with modern verandah detailing.	Contributory
Street Planting & Drains	Bury Street	Various	London Plane trees (*Platanus x hispanica*) to the east side, north end. Sections of open brick-lined drains.	Contributory
SES Community Services	1-1A Bury Street	1970s	Light brown brick, flat roof. Brown brick, flat roof.	Non-contributory
Euroa Kindergarten	2 Bury Street (46A Kirkland Ave)	1963	Brown brick with low gable roof.	Non-contributory
House	3 Bury Street	1920s	Red brick bungalow, lozenge-shaped shingles and sheeting to gable ends, tapered brackets, squat fluted Tuscan piers to porch, tall hedge to street frontage.	Contributory
Wesley Hall (Uniting Church)	4 Bury Street	1957	Cream brick, gable roof, large banks of timber-framed openings.	Contributory
House	5 Bury Street	c1910s	Original entry, bargeboards and red brick chimneys, however a 1920s porch and exterior with later 20th century brick cladding and some aluminium windows.	Contributory
House	6 Bury Street	Interwar	Weatherboard bungalow, tiled roof, verandah with rendered piers and paired timber posts.	Contributory
House	7 Bury Street	c1950	Red brick, tiled roof and later, flat roof addition to front.	Contributory
Delatite Court	7A Bury Street		Garden area.	Non-contributory
House	8 Bury Street	c1950	Bi-chrome, rare example of steel-framed windows, matching detailing to fence.	Contributory

Name	Address	Date/Period	Description/Notable Features	Grading
House	9 Bury Street	1960s	Bi-chrome, aluminium windows.	Non-contributory
House	10 Bury Street	Federation	Weatherboard with large gable roof, obscured by hedge.	Contributory
St John's Primary School	12 Bury Street	-		Non-contributory
Street Planting	Clifton Street		A few London Plane trees (*Platanus x hispanica*), probably part of 1930s Avenue of Honor. The avenue extends further south-west.	Contributory
Memorial Cairn	Clifton Street (cnr Kirkland Ave)	1924	Hume & Hovell centenary memorial, stone with marble plaque.	Significant
St Paul's Church, Hall & Vicarage	1A & 1B Clifton Street	Church 1884, 1929 Hall -1907 Kindergarten - 1957 Vicarage – late 19th century Memorial Fence - 1953	All the buildings are red brick. Church – Gothic style, built in stages. The first stage was designed by Percy & Oakden, when initially the altar area was timber. Chancel including square, crenellated tower was designed in 1929 by architect Louis Williams. It has a notable organ manufactured in 1958-9 by Stephen Laurie (National Trust, B7385). West chapel built in 1962 and east chapel in 1978 according to design of L Williams. Hall – Butler & Bradshaw architects. Arts and Crafts style building. Gable end has rough cast render and battened sheeting. Kindergarten – banks of timber-framed windows, designed by Kenneth McDonald & Associates. Vicarage – front hip section and rear gable (hall-like) section. Front section with tall chimneys, return verandah with timber posts and concrete deck, and full length windows. Fence - stone, from a local parishioner's property, with metal railing and memorial gates.	Significant
Shop & residence	4 Clifton Street	1920s	Weatherboard bungalow and shop. Porch to residence with brick piers and timber posts, non-original cast iron brackets introduced to both verandahs, original wire mesh fence and dilapidated weatherboard garage. Shop - simple gable with mid-20th century shopfront.	Contributory
Retirement Village (Millers Memorial Homes)	6-10 Clifton Street	1920s	Four pairs of units staggered about central courtyard; red brick with tiled roofs, canopies and brackets to banks of windows, side porches with cross pattern to brick half wall.	Significant
House	12 Clifton Street	c1900	Weatherboard, shingle above verandah, cast iron frieze and timber posts to wraparound verandah, modern stained glass to sidelights at entry, tall hedge.	Significant
Glenmar Cottage	2 Dunn Street (cnr	1940s	Red brick, horizontal glazing bars, porch with corbelling motif to parapet.	Contributory

Name	Address	Date/Period	Description/Notable Features	Grading
	Slee St)			
Street Planting & Drains	Eliza Street	Various	Elm trees, some affected by beetle. Sections of open brick-lined drains.	Contributory
Euroa Masonic Lodge	1 Eliza Street (Templeton Street)	1906	Constructed in 1906 but re-modelled in 1913 with later additions to east side. Tuck pointed, red brick, Free Classical style building with rendered elements (columns to entry, Tuscan pilasters with vermiculated panel, and frames of lunette windows) and extant early signage.	Significant
House	3 Eliza Street (Templeton Street)	1950s	Cream brick, aluminium windows.	Non-contributory
House	5 Eliza Street (Templeton Street)	Late 19th century	Rendered building with wraparound verandah, full length windows, verandah with timber deck and cast iron frieze.	Significant
House	7 Eliza Street (Templeton Street)		Cream brick, aluminium windows.	Non-contributory
Units x 3	9 Eliza Street (Templeton Street)		Red brick with cream brick banding.	Non-contributory
House	11 Eliza Street (Templeton Street)	c1900	Plain weatherboard house, altered verandah with steel poles.	Contributory
House	13 Eliza Street (Templeton Street)	1920s	Weatherboard bungalow, concrete roof tiles, altered windows, non-original steel poles to verandah.	Contributory
House	15 Eliza Street (Templeton Street)	Early 20th century	Rendered, heavily altered, largely obscured.	Non-contributory
Street planting and drains	Kirkland Avenue		Dutch Elms (*Ulmus* x *hollandica 'Major')* and brick drain.	Contributory
Trevallyn	1 Kirkland Avenue	1990s	Block work, sandstone colour.	Non-contributory
House	2 Kirkland Avenue	1940s	Weatherboard and sheeting clad, corner window, curved porch canopy with steel pole.	Contributory

Name	Address	Date/Period	Description/Notable Features	Grading
St Andrew's Uniting Church, hall, manse and rotunda	3-9 Kirkland Avenue	Church 1889 Hall 1911 Manse 1927 Rotunda 1962	Church - painted brick with stained glass windows. Hall - red brick (FH Parsons) with additions timber gable frieze and finial. Additions to front and side completed in 1973. Manse – unusual, red brick symmetrical bungalow with exposed rafter ends to eaves and central porch with part, battered piers. Rotunda – designed by E Jensen, is a small, octagonal red brick structure with a roof composed of small gable sections and surmounted by a central spire.	Significant
House	4 Kirkland Avenue	1950s	Bichrome brick with matching fence, tiled roof, timber-framed windows.	Contributory
House	6-8 Kirkland Avenue	Late 19th century	Red brick residence with tuck pointing, orange projecting band and timber brackets to cornice, cast iron brackets and chamfered timber posts to verandah.	Significant
House	11 Kirkland Avenue	1970s	Concrete brick with Mansard roof.	Non-contributory
House	12 Kirkland Avenue	1970s	Brown brick.	Non-contributory
Kirkland Gallery	13-15 Kirkland Avenue	c1870	Red brick with slate roof, paired brackets to eaves, cast iron frieze and timber posts with modern concrete deck to the verandah. Windows have two pane sashes. Tall hedge and extensive garden setting.	Significant
Cushloe	14 Kirkland Avenue	1950s	Bi-chrome brick with complementary fence, tiled roof, timber-framed windows, porch with decorative steel support.	Contributory
House	16 Kirkland Avenue	1970s	Cream brick with flat roof, largely obscured.	Non-contributory
Former Flour Mill	17 Kirkland Avenue	1873	The mill was built for Jared Graham in 1873 and the extant façade was designed by Usher and Kemp in 1903. The mill closed in 1917. The façade is red brick, which has been sand-blasted, with cream brick segmental arched lintels. Central arched entry with Corinthian columns, timber doors, later balcony, and thermal window. Rendered band (now painted) with shield displaying wheat, *Art Nouveau* decoration, and signage. Also tourelles (corbelled turrets), basalt sills and exposed timber trusses internally.	Significant
House	18 Kirkland Avenue	Late 19th century	Plain weatherboard residence, verandah with chamfered posts and later concrete deck.	Contributory
Euroa Third Age Club (Seniors Citizens Clubrooms)	19-21 Kirkland Avenue	1964	Hall - Cream brick with brown bricks to main entry and aluminium doors and windows. Gable roof extending as verandah supported on steel poles. A 1920s memorial granite arch at the west end, relocated from the former RSL hall in Railway St.	Non-contributory Contributory

Name	Address	Date/Period	Description/Notable Features	Grading
RSL Memorial Park with cairn, 3 x Victoria Cross commemorative trees William Pearson Memorial Hall		c1950s (rear), 1977 (front)	Park - Three eucalypts planted to commemorate, moved from Clifton Street, three men awarded the Victoria Cross in the district (Burton, Maygar and Tubb). An Aleppo pine is said to be a descendant of original Gallipoli lone pine. Also an historic military gun. Cairn commemorating the site of James Kirkland's Euroa Station, the first homestead in the area. Memorial hall, front section is broad, concrete block with timber-framed windows and the rear section is cream brick with aluminium windows. Distinctive low fence of river stones.	Contributory Contributory Non-contributory
Vacant	20 Kirkland Avenue	-		Non-contributory
Seventh Day Adventist Church	22 Kirkland Avenue	1965	Designed by Ian Rooney. Bi-chrome brick prow-shaped building with ridge vent, stained glass windows, and complementary brick fence.	Significant
House	24 Kirkland Avenue	Victorian	Weatherboard residence with long windows. The gable end to the verandah and steel supports are mid-20th century alterations.	Contributory
House	26 Kirkland Avenue	1970s	Brown brick with arched openings.	Non-contributory
Former Farmers Arms Hotel (now Euroa Historical Society Museum)	27 Kirkland Avenue	1876	Museum opened in 1974. A red brick building, whose walls have been sand-blasted, and whose verandah has been altered. Also on site is the former National Bank from Longwood, a single room weatherboard structure with a verandah.	Significant
Eliza Forlonge Cottage (Formerly Seven Creeks Park Lodge)	Kirkland Avenue (east of 27)	1940	Painted, though originally probably face brick, with tiled roof and corbelled gable. Nearby section of low brick and rendered fence to east possibly related to cottage.	Contributory
House	38 Kirkland Avenue	1950s	Orange brick, tiled gable roof, timber-framed windows.	Non-contributory
Police Station	40 Kirkland Avenue	1970s	Brown brick and aluminium windows.	Non-contributory
Possum Cottage	42 Kirkland Avenue	1885	Weatherboard residence with decorative timber bargeboard, finials, and scalloped brackets to the verandah. Possibly some alterations.	Contributory
House	44 Kirkland Avenue	1920s	Distinctive red brick bungalow with clinker brick detailing, shingles to gable, porch with bowed frieze and rendered sections.	Significant

Name	Address	Date/Period	Description/Notable Features	Grading
Car park	46 Kirkland Avenue	-	Bitumen.	Non-contributory
House	48 Kirkland Avenue	Federation?	Weatherboard residence with altered windows, porch with cast iron brackets.	Contributory
House	50 Kirkland Avenue	1940s	Brick and weatherboard, porch has been enclosed.	Contributory
House	52 Kirkland Avenue	1920s	Fine red brick bungalow, gable end with shingled skirt and louvred vents, lead lighting to upper window sashes, and mature pine tree.	Contributory
House	54 Kirkland Avenue	Late 1940s	Trowel rendered residence with clinker brick to corbels and tall chimneys and complementary fence.	Contributory
House	56 Kirkland Avenue	1920s	Large, red brick house with sheeting to gable ends, decorative glazing. Red brick grille fence and extensive garden with succulents.	Contributory
Dulwich	58 Kirkland Avenue	c1900	Weatherboard with recent green cement tiled roof, wraparound verandah with decorative timber brackets and frieze. 1920s porch with brick piers and squat columns.	Contributory
House	60 Kirkland Avenue	2010	Brown brick with earlier stone wall.	Non-contributory
House	62 Kirkland Avenue	Mid-20th century	Rendered, heavily altered.	Non-contributory
Karramar	64 Kirkland Avenue	1920s	Red brick bungalow with shingle gable end, brick piers to porch.	Contributory
House	66 Kirkland Avenue	1950s	Red brick.	Non-contributory
Units x 3	68 Kirkland Avenue	1960s	Brown brick and aluminium-framed windows.	Non-contributory
House	72 Kirkland Avenue	1920s	Weatherboard bungalow, exposed rafter ends to eaves, timber posts and rendered base to return verandah.	Contributory
House	74 Kirkland Avenue	1923	Weatherboard bungalow, sheeting to gable, exposed rafter ends to eaves, paired timber posts on brick pier to porch, window hood and decorative glazing to upper sashes.	Contributory
House	76 Kirkland Avenue	1950s	Brown brick and aluminium-framed windows.	Non-contributory
House	80 Kirkland Avenue	1960s	Concrete brick, multi-paned windows.	Non-contributory

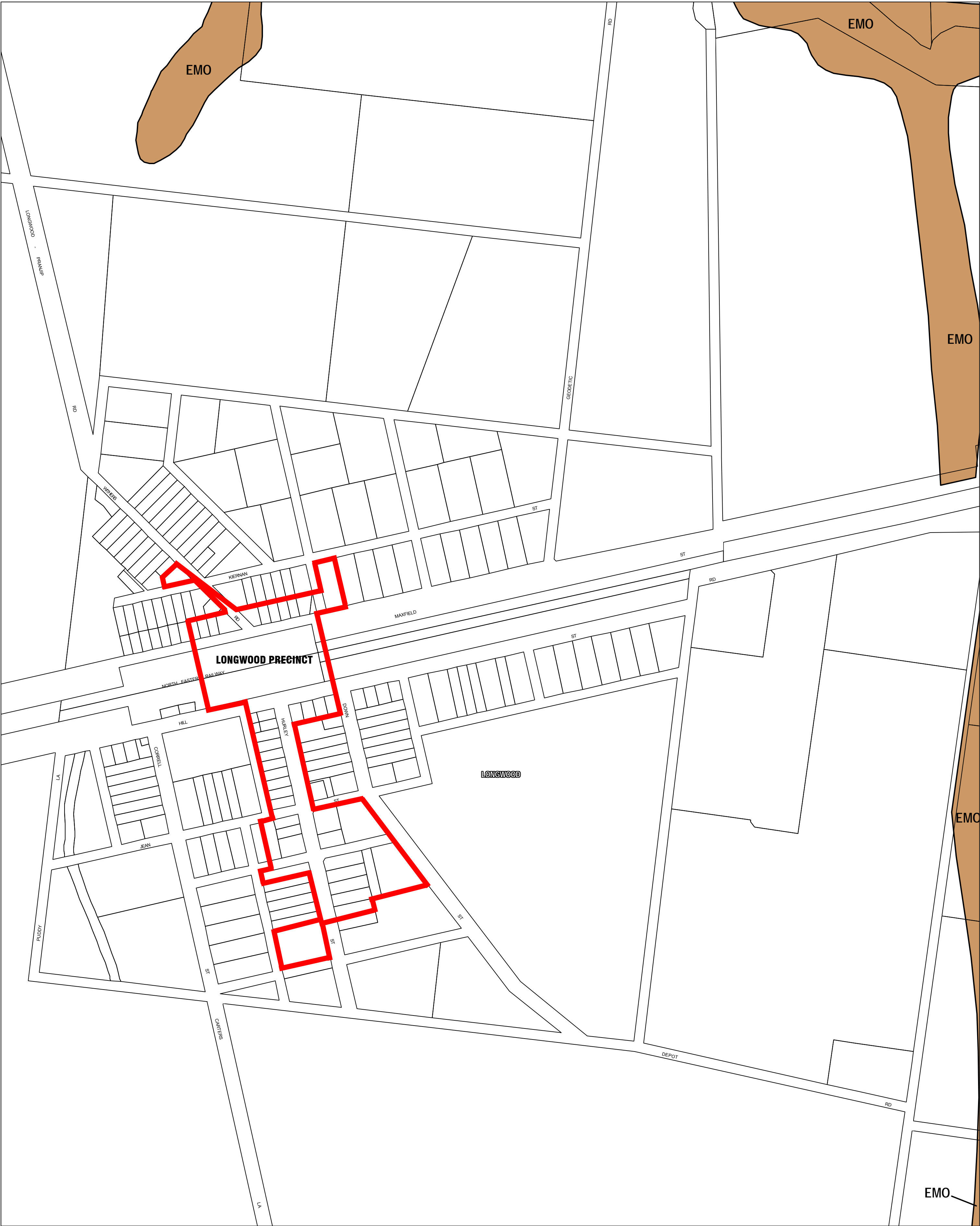| Name	Address	Date/Period	Description/Notable Features	Grading
House	82 Kirkland Avenue	1920s	Arts & Crafts bungalow with rendered walls brick and red brick detailing, lozenge shaped shingle boards to gable ends, semi-circular opening to porch with timber brackets, window hood and decorative glazing.	Contributory
House	84 Kirkland Avenue	Early 20th century	Weatherboard with turned timber posts to return verandah, altered windows, and large pine tree.	Contributory
House	88 Kirkland Avenue	1940s	Symmetrical weatherboard Indian bungalow with central recessed porch.	Contributory
Vacant	92 Kirkland Avenue	-	-	Non-contributory
House	94 Kirkland Avenue	1940s	Weatherboard, waterfall brick chimney and corner windows.	Contributory
House	96 Kirkland Avenue	1970s	Brown brick with arched openings.	Non-contributory
House	100 Kirkland Avenue	1920s	Red brick, shingles and sheeting to gable ends, brackets, fluted Tuscan posts on brick piers to porch, and box-framed windows.	Contributory
House	102 Kirkland Avenue	Mid-20th century	Weatherboard residence with tapered brackets to verandah, tiled roof.	Contributory
Creek Cottage	104 Kirkland Avenue	Mid-20th century	Weatherboard residence with tiled roof and recessed porch.	Contributory
House	6 McGuinness Street	Late 19th century	Symmetrical weatherboard residence with a return verandah with metal poles and partly filled-in at west end.	Contributory
Former Salvation Army Barracks	7 McGuinness Street	1892	Substantial red brick building with gable, rendered quoining and multi-paned windows, constructed on site of old saleyards, closed in 1959. Kindergarten operated at site between 1945 and 1964. Foundation stone laid by W Booth.	Significant
Units x 2	8-10 McGuinness Street	1990s	Red brick, with some mock Federation detailing.	Non-contributory
CFA	9 McGuinness Street	1956	Gable roof, cream brick with rendered façade.	Contributory
House	11-13 McGuinness Street	Late Federation	Weatherboard cladding with timber brackets to verandah posts and pebble dash to large gable end.	Significant
House	12 McGuinness Street	2010	Brick, under construction.	Non-contributory

Name	Address	Date/Period	Description/Notable Features	Grading
House	14 McGuinness Street	c1900	Weatherboard with projecting bay, timber eave brackets, sashes with vertical glazing bars; c1920s brick piers to verandah, early wire mesh fence.	Contributory
Shed	15 McGuinness Street	Late 20th century	Brick and metal sheeting, flat roof.	Non-contributory
Kenmore	16 McGuinness Street	c1890s	Red brick (sandblasted) residence, return verandah with bowed timber frieze and turned timber posts. Sympathetic mid-20th fence.	Significant
House	17 McGuinness Street	c1920s	Painted brick Bungalow, squat columns to porch, shingles & sheeting to gable ends & corbelled box windows, extended to west.	Contributory
Units x 3	18 McGuinness Street	Late 20th century	Cement bricks.	Non-contributory
House	20 McGuinness Street	Late 19th century	Weatherboard with decorative cornice and central pediment with cresting. Red brick chimneys with rendered capping. Wraparound verandah with cast iron frieze, brackets & capitals. Modern fence.	Significant
House	22 McGuinness Street	c1900	Weatherboard with band of shingle boards, decorative brackets to eaves, wraparound verandah with altered posts and concrete deck.	Contributory
Drains	Noble Street	-	Open brick drains - section on south side.	Contributory
House	1 Noble Street (Hunter Street)	1920s	Weatherboard bungalow, rough cast sheeting to gable end, tapered brackets to verandah.	Contributory
House	2 Noble Street (Hunter Street)	Late 19th century	Good example of asymmetrical Victorian type. Weatherboard, return verandah with cast iron frieze and concrete deck, tripartite window to projecting bay, Canary Island Date Palm to rear.	Contributory
Wittabrenah	3 Noble Street (Hunter Street)	Late 1880s, additions c 1903	The original section is to the rear and the later Noble St (south) façade was probably designed by Usher & Kemp. Weatherboard and rough cast sheeting, tuck-pointed chimney, decorative glazing, built for Mr Palmer associated with flour mill, possibly original fence.	Significant
House	4 Noble Street (Hunter Street)	1970s	Textured white brick.	Non-contributory
House	5 Noble Street (Hunter Street)	Late 19th century	Weatherboard, projecting bay with tripartite window and window hood, some remnant cast iron frieze and concrete deck to return verandah.	Contributory

Name	Address	Date/Period	Description/Notable Features	Grading
House	6 Noble Street (Hunter Street)	Late 19th century	Symmetrical weatherboard residence, timber cornice brackets, verandah with timber deck and plain posts.	Significant
House	7 Noble Street (Hunter Street)	Federation	Altered walls, 1920s porch and tiled roof.	Contributory
House	8 Noble Street (Hunter Street)	Federation	Asymmetrical weatherboard with band of shingle boards, metal finial to roof, pebble dash to gable end and to tall chimneys, decorative bargeboards, geometric pattern to cast iron verandah detailing, and scalloped valance to window hood, decorative glazing.	Significant
House	9 Noble Street (Hunter Street)	c1900	Weatherboard with distinct window frames. Partly altered, 1920s porch with piers and squat, fluted posts.	Contributory
House	10 Noble Street (Hunter Street)	1920s	Unusual weatherboard bungalow, louvred vent and pebble-dash sheeting to gable, box framed windows and decorative glazing. Verandah with decorative brackets, double posts and timber deck.	Contributory
House	11 Noble Street (Hunter Street)		Cream brick with brown plinth matching fence and timber-framed windows.	Contributory
House	12 Noble Street (Hunter Street)	1940s	Weatherboard, tiled roof, altered eaves and verandah.	Contributory
House	14 Noble Street (Hunter Street)	1940s	Substantial weatherboard house with tiled roof.	Contributory
House	16 Noble Street (Hunter Street)	Late 19th century	Symmetrical weatherboard, altered façade – aluminium windows and modern front door.	Contributory
Drain	Railway Street		Brick drain south of Slee Street.	Contributory
House	5 Railway Street	1940s	Bi-chrome brick, Moderne style, porch with curved wall, steel windows with horizontal glazing bars, broad chimneys.	Significant
House	7 Railway Street	1940s	Weatherboard, groups of windows, tiled roof.	Contributory
House	9 Railway Street	1950s	Cream brick and complementary fence, ribbed glass to entry.	Contributory
The Pines	11 Railway Street	Late Victorian	Weatherboard extended to north, bi-chrome chimney with pots, paired brackets to	Contributory

Name	Address	Date/Period	Description/Notable Features	Grading
			eaves, return verandah, full length windows.	
House	13 Railway Street	1960s	Fibro-cement boards and gable roof.	Non-contributory
House	15 Railway Street	1930s	Red brick bungalow with soldier courses of clinker brick to sills, canopies with tapered brackets to pair of bay windows.	Contributory
House	17 Railway Street	1930s	Red brick Indian bungalow with clinker brick detailing, squat Tuscan columns to porch, window hoods, pyramidal roof.	Contributory
House	19 Railway Street	Circa 1920s	Weatherboard, gable roof with exposed rafter ends and groups of windows. Victorian style alterations to verandah – cast iron brackets and columns.	Non-contributory
Plym	21-23 Railway Street	1890s	Tuck pointed red brick residence built for Harold Whyte. Patterned slate roof, cornice brackets, cast iron detailing to wrap-around verandah. Large pine tree and obscured by established garden.	Significant
House	25 Railway Street	1920s	Ship lapped weatherboard bungalow with tiled roof, exposed rafter ends to eave. Battered and rendered squat columns to porch, tapered brackets, decorative glazing.	Contributory
Vega	27 Railway Street	1890s	Splendid Victorian villa. Tuck pointed red brick with rendered quoining, dormer vents, arched openings, cast iron frieze and tiled deck to return verandah. Cast iron fence on brick plinth.	Significant
Units 1-10	31-35 Railway Street	1970s	Cream brick.	Non-contributory
House	37 Railway Street	1950s	Cream brick on brown brick plinth, fence with railing, timber-framed windows.	Contributory
Wisteria Cottage	39 Railway Street	c1920s	Weatherboard residence, shingle boards to gable, rendered battered piers to porch and casement windows.	Contributory
House	75 Railway Street	c1900	Rendered and painted brick, gabled entry with metal finial, partly altered verandah as posts truncated with c1920s piers, *Art Nouveau* style timber frieze, timber deck.	Contributory
Vacant	77 Railway Street	-	-	Non-contributory
House	11 Scobie Street	1920s	Red brick bungalow with squat fluted Tuscan piers and rendered wall to porch, boxed frame windows.	Contributory
House	13 Scobie Street	1940s	Brick cladding, altered.	Contributory

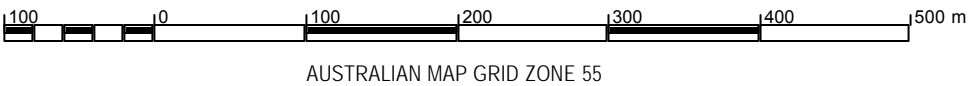| Name	Address	Date/Period	Description/Notable Features	Grading
House	15 Scobie Street	1950s	Rendered, cement tiles, fence.	Non-contributory
House	17 Scobie Street	1950s	Fibro-cement, altered, transverse gable, tiled, bank of windows.	Non-contributory
Vacant	19 Scobie Street	-	-	Non-contributory
House	21 Scobie Street	Late Federation	Weatherboard, projecting bay, paired windows, porch with concrete deck.	Contributory
Willows	23 Scobie Street	Interwar	Altered brick cladding, porch with squat barley twist columns.	Contributory
House	25 Scobie Street	1920s	Weatherboard bungalow with shingled section, exposed rafter ends to eaves, verandah with timber posts on brick piers, casement windows.	Contributory
House	2 Slee Street	1950s	Cream brick with brown brick detailing, porch with metal support, and matching front fence, tiled roof.	Contributory
House	2 Spencer Street	c1920	Weatherboard bungalow with large gable roof, shingles and sheeting to gable end, porch with brick piers and timber posts.	Contributory
House	4 Spencer Street	c1900	Originally symmetrical weatherboard, façade altered 1920s – paired windows and gable roof porch.	Contributory
Rosebank	1 White Street	Late 19th century	Red brick residence with rendered chimneys, decorative metal element to corner of roof, cast iron frieze to wraparound verandah, additions to rear.	Significant

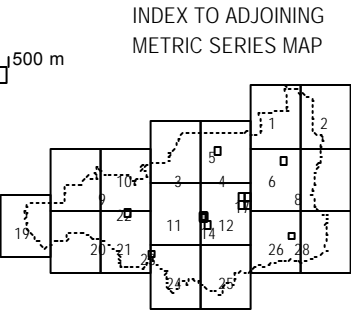# STRATHBOGIE PLANNING SCHEME - LOCAL PROVISION

EMO

EMO

EMO

EMO

EMO

LONGWOOD PRECINCT

LONGWOOD

EMO

EMO

This map should be read in conjunction with additional Planning Overlay Maps (if applicable) as indicated on the INDEX TO MAPS.

INDEX TO ADJOINING METRIC SERIES MAP

Overlays

EMO   Erosion Management Overlay

100   0   100   200   300   400   500 m

AUSTRALIAN MAP GRID ZONE 55

N

Victoria
The Place To Be

Printed: 12/6/2007

EROSION MANAGEMENT OVERLAY

MAP No 13EMO

LONGWOOD PRECINCT

Address

Down Street   23-41
Hill Street   Memorial, and former Fire Station, 63-73
Hurley Street   1-47 and 16-24
Jean Street   5-7
Lyddy Street   7
Maxfield Street   50-66
Withers Street   9-11

Construction dates   1872 onwards

Building types   Residential, public, and commercial.

Existing listings   National Trust of Australia [Victoria]:
- Boer War Memorial, B2943 (file only, image of East Longwood Memorial instead),
- House at cnr of Withers and Maxfield Streets, B5191 (listed as demolished but largely survives),
- National Bank, B5189 (listed as demolished but moved to Euroa).

White Hart Hotel - 83 Hill Street

St Andrews - 5 Jean Street

House - 29 Hurley Street

House - 41 Hurley Street

Significance

What is Significant?
The Longwood Precinct as defined above.

How is it Significant?
The Longwood Precinct is of historic and aesthetic significance to the Shire of Strathbogie.

Why is it Significant?
The Longwood Precinct is historically significant as it reflects the principal evolution of the township from the early 1870s through to the first decade of the 20th century, following the North-Eastern Railway being extended to the township in 1872. During these years, the timber industry flourished providing the economic basis for the development of the township. The remnant commercial buildings, clustered in the vicinity of the railway line, are representative of the pattern of development that occurred, though during the heyday of Longwood there had been many more such buildings in the precinct. The importance of the local timber industry is reflected in the preponderance of timber houses, some of which were transported from Old Longwood and elsewhere in the vicinity.

The Longwood Precinct is of aesthetic significance for the high proportion of early sites, which have remained largely intact, and their evocative setting in part due to the generous setbacks. There is a preponderance of vernacular timber buildings, which are generally of a modest scale with limited adornment. Notable examples include several houses (*Liddy; Blue Vallee;* 23, 29, 41 & 43 Hurley Street; 36 & 56 Maxfield Street) and the two churches. There also a few other contributory houses from the first half of the 20th century. The former shop at 47 Hurley Street is a significant element as remnant of a once, more common type in the township. The principal brick buildings are the primary school, two hotels (White Hart and former Commercial) and former police station and the Boer War memorial is another notable element.

Description
The Longwood Precinct includes places in the central, historic part of the small township either side of the railway line, more so the south side than the north. A variety of building types are represented such as residences, commercial and public buildings and there is often a considerable distance between the neighbouring buildings.

Many of the significant and contributory buildings are indicative of a vernacular tradition and date to the late 19th century or Victorian period (circa 1850 to 1900), though there are a few examples from the first half of the 20th century – the Federation (circa 1900 to 1920), the Interwar period (1920s and 1930s), and immediate Post-World War II period.

The houses are exclusively single storey and generally modest in scale. The roofs are predominantly clad in original corrugated roof sheeting, though some have been replaced with modern continuous sheeting (Colorbond) and the walls are predominantly clad in weatherboards. Original openings, windows and doors, are generally timber-framed though in some instances these have been replaced with modern aluminium-framed types.

The Victorian period houses tend to be symmetrical with a hip or gable roof, a central doorway and a flanking double-hung sash window to each side. Some retain their original verandahs with timber decks, some with cast iron decoration, though often the original detailing has been replaced with a concrete deck and plain timber posts. Good, intact timber examples include a modest miner's cottage at 29 Hurley Street and a more ornate house, *Liddy,* at 23 Down Street. There is a combined residence and former shop at 47 Hurley Street (corner of Hill Street) and the only brick house is the former police quarters at 9 Withers Street.

The two extant churches – St Andrew's and St Patrick's - are similar, modest weatherboard buildings with some limited Gothic styling. Several of the other Victorian period buildings are constructed in brick and are more substantial. These include the Longwood Primary School and the two hotels – the White Hart, the only two storey building in the precinct, and the Commercial, at either end of the same block in Hill Street. There are also two commercial buildings on the opposite side of the railway, Maxfield Street, however only one is in use – the Longwood garage – as the blacksmith's has been closed for some years.

The Federation period is primarily represented by the house at 54 Maxfield Street, which is relatively large for the township. It has asymmetric form typical of the period with a decorative timber frieze to the verandah. There are a few Interwar period and immediate Post-World War II period houses, which tend to have similar characteristics. They are generally more substantial buildings than their Victorian period counterparts, have hipped roofs and groups of windows as typified by the houses at 22 Jean Street and *Kirrie* at 44 Maxfield Street. There is also a bungalow style residence at 18

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Hurley Street, a type common in other towns in the Strathbogie Shire but not in Longwood. The more recent, non-contributory houses tend to be brown brick.

Other elements of note in the precinct include the Boer War Memorial and a few mature, exotic trees (in front of the Commercial Hotel, the White Hart Hotel and the garage).

Refer to the schedule for a brief description of the individual sites.

History

The original settlement of Longwood - now Old or East Longwood – began as a settlement called Winding Creek, near Nine Mile Creek. In the 1840s, it was also known as Middlemiss, after Hugh Middlemiss, proprietor of the inn and general store. The original township emerged as the hub of the central north-east as it became a local service centre and a resting point for road traffic between Melbourne and Sydney; between 1857 and 1865 it served as a centre for Cobb and Co coaches. The public houses had large stockyards to accommodate overland grazing stock. The township was officially surveyed in 1860, when the name 'Longwood' was adopted.[1]

After the North-Eastern railway line reached the area in 1872 and a station was established about two miles north of the original settlement, the latter began to decline as a new Longwood emerged in the vicinity of the railway station. Here, the first allotments were acquired in 1873, mostly opposite the railway line in Hill and Maxfield Streets.[2] Several sawmills were established in these streets and firewood became an important local industry.[3]

Two hotels on Hill Street - the White Hart and Commercial – were among the earliest businesses established in the town, though both the original buildings burnt down during the early 1890s. The White Hart Hotel was destroyed by fire in 1894 and was reputedly rebuilt using materials from the original Longwood Hotel that had been built in Old Longwood during the 1860s.[4] The Commercial Hotel was rebuilt in 1893, designed by David A Gowenlock, a Melbourne-based architect.[5] It subsequently has been used as a coffee palace, shop, and two private residences.[6]
It was a two storey building by the 1920s and later the upper storey was demolished.

Several shops were also established near the station and were typically weatherboard buildings with gable roofs. For instance in Maxfield Street, on the northern side of the railway line, there was a blacksmith (established 1884), saddler, grocer's, bakery and the Railway Hotel, which was relocated from Old Longwood. Flanking the corner of Withers Street and Maxfield Street were larger enterprises - a creamery to the east corner, opened in 1891 but closed after 1905 as home separators became popular – and a timber mill to the west. When the creamery was sold, a two part house was erected which for years had a corner infill section that accommodated the post office.[7]

A passenger station was erected by W Marshall & Co in 1878.[8] The post office was moved to the station in 1879, though it was relocated subsequently on several occasions, (to Hill Street, houses in Maxfield Street and later Hurley Street and, and currently a shop Down Street).[9] Cattle yards were established adjacent to the station in 1890 and there had been gates and a goods shed.[10] In 1981, the Longwood Railway Station was closed to passenger traffic and the building removed. It was, however, still standing in 1984, and a contemporary photograph suggests that the weatherboard building may have been rebuilt or enlarged as it had some features common to the Federation period, such as exposed rafter ends and curvilinear brackets.[11]

The 1880s was a period of considerable development in the new township. Among the most ornate buildings constructed was the Longwood Mechanics Institute and Free Library on the east side of Withers Street. Opened in

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[1] Houston, Ildie, *Just Longwood*, Kilmore 1975, p1;C Halsall, *100 Years of Local Government 1880 – 1980, The History of the Euroa Shire*, pp22-24
[2] Longwood Township Plan L96 (6), 1930
[3] I Houtson, *Just Longwood*, p10. Mill owners included Dunning Brothers, Brook Brothers, Withers, Burke and Berry.
[4] I Houtson, *Just Longwood*, pp3,44
[5] *Australasian Builder and Contractor's News*, 9.12.1893. p1 (Source: *Australian Architectural Index*, record no 17,076)
[6] I Houtson, *Just Longwood*, p43. An image opposite in *Just Longwood* p16 shows a two storey building with a decorative verandah and balcony, however it seems unlikely that it relates to the subject Commercial Hotel.
[7] I Houtson, *Just Longwood*, pp27,45-47
[8] The *Argus* 23.08.1878, p7 (Source: *Australian Architectural Index*, record no 35,444). The tender was £573.
[9] A small post office was created at 56 Maxfield Street (image B5191, Register of the National Trust of Australia [Victoria] and the house at 43 Hurley St (NAA 9515318, 1968 image).
[10] I Houtson, *Just Longwood*, pp3, 8-9
[11] Refer image in State Library of Victoria, jc011338

December 1884, it was erected by Hawkins and Robins and was used for a variety of social purposes by local sporting clubs and religious groups as well as for public entertainments. It was demolished post-1975.[12]

Longwood was proclaimed a town on 24 April 1885 at a ceremony that was held at the railway station. From July of that year, a permanent police presence was established in the new township, after the community campaigned for suitable protection. Initially an existing residence was used for this purpose until a house with stables was constructed in Withers Street and was leased by the government.[13] The adjoining land (nearly 3 acres) had been reserved in 1883 for police purposes.[14] There had also been another police reserve within the precinct opposite the State School in Hurley Street (nos 18-24).[15]

Initially the only opportunity for a local education was to attend a private school in the township. The residents petitioned for some years to have the state school transferred from Old Longwood and for a period of about three years, beginning in July 1885, classes were held in the Mechanics Institute. In June 1888, the tender of Duggy and Lister of Seymour was accepted by the Education Department and State School no. 2707 was opened on 8 October 1888 as a single room building. A teacher's residence was acquired in 1906 and another class room was added in 1908.[16] Initially a two acre site was reserved and was doubled in area with an extension in 1902.[17]

On 19 July 1887, robust prices were paid for land in the town at a sale held in the Mechanics Institute.[18] This included the allotments on the west side of Hurley Street at the northern end (between Hill and Jean Streets) and on Withers Street.[19] Subsequently a bakery, lost to fire, and a butchers were constructed at the north end of Hurley Street. Several timber houses were erected including residences for the doctor and teacher, some of which remain including that at no. 43 which housed the post office during the mid-20th century.[20]

The western end of Hill Street was developed about this time also, where the only timber shop to have survived, is located. Formerly the town's main store (Stephen's Cash Store) on the corner of Hill and Hurley Streets may initially have been a bark structure but was extended and improved to cater for local demand. Next door was the post office (now removed), after it was transferred from the station in 1890, and the smaller Colonial Bank, built in 1887 later the National Bank, which has been relocated to the grounds of the Euroa Historical Society.[21]

The main developments during the 1890s included the town becoming officially known as West Longwood in 1890.[22] In 1892, street lighting was installed and the streets named after prominent early pioneers of the district.[23] The land for a Catholic Church was acquired at the corner of Hurley and Jean Streets in 1894.[24] St Patrick's was constructed during the following year by Patrick Lyddy with the assistance of Jack Rennie.[25]

It is known that several timber buildings were transported to the new township during the late 19th century including two associated with the notable Kong Meng family. They came to Melbourne from Penang, Malaysia in 1851 and are reputed to have brought the first shipments of tea to Australia. Their house at 23 Down Street (*Liddy*) may have been brought to the site. The Kong Mengs also lived in another house known to have been transferred to the town – at 29 Hurley Street. One of the earliest houses, of bark, said to have been built in the town was adjacent to this on the south side. The trend of moving houses continued into the 20th century as the prefabricated house at 35 Hurley St was brought to site for railway workers.[26]

During the early 20th century, development was less dramatic as the timber industry began to decrease. On Black Thursday 1900, bushfires threatened to destroy the township, prompting local residents to form Victoria's first Bush Fire

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[12] I Houtson, *Just Longwood*, p20
[13] I Houtson, *Just Longwood*, p4
[14] *Victoria Government Gazette*, 1883, no 37, p600
[15] Longwood Township Plan L96 (6). There also had been another further north of a police station in Whithers Street, outside the precinct.
[16] L Blake(ed), *Vision and Realisation*, vol 3, p710, I Houtson, *Just Longwood*, p7
[17] V*ictoria Government Gazette*, 1887, no 60, p1957 and 1902, no 74, p2815
[18] I Houtson, *Just Longwood*, pp15-16
[19] Longwood Township Plan L96 (6)
[20] I Houtson, *Just Longwood*, pp41-2
[21] I Houtson, *Just Longwood*, p41
[22] *Victoria Government Gazette*, 1890, no 17, p765
[23] I Houtson, *Just Longwood*, p16
[24] Longwood Township Plan L96 (6)
[25] Public Building Files, PROV, VPRS 7882/P1/Unit 696, file 5467; C W Halsall, *100 Years of Local Government 1880-1980 :A General History of the Euroa and District*, p281
[26] I Houtson, *Just Longwood*, pp42+49; I Houston, Ildie, *From the Old Days of Longwood*, 2006, p57

Brigade. Many of Longwood's original buildings were destroyed, and seven lives were lost, on Black Saturday in January 1965 when bushfires again raced through the area. The corrugated shed that was 'Longwood Fire Station 1952-1975' stands on the railway reserve in Hill Street near the Boer War Memorial. The later monument - to soldiers lost in the Boer War - was erected in 1903 and a large gun was added; a flagstaff was added in 1919.[27]

Although Anglican services were first held in 1885 at the Mechanics Institute, it took another fifteen years before a dedicated building was constructed due to the intense debate regarding the appropriate location for such a building – in either the old or new town.[28] A one and a half acre site for the Anglican Church was eventually acquired in 1901.[29] St Andrew's Church, designed by W A Dalton from Melbourne, was built soon after. The adjacent Sunday School was designed by the Shire Engineer, E McGrath, in 1960.[30] There had been a rectory east of the church, which was transported from a site on Maxfield Street, but this was removed after Longwood became part of another parish.[31]

Thematic context
Settlement

Sub-themes
Early Towns along the Hume - Longwood

Recommendations
It is recommended that the Longwood Precinct be included in the Schedule to the Heritage Overlay.

Extent of Designation
Refer to map

Conservation Recommendations
Maintain and conserve significant and contributory places and their setting.

Encourage the reinstatement of original features to significant and contributory places.

Alterations should be sympathetic in terms of scale, height, form, materials and detailing. It is not necessary to reproduce original detailing, rather a simplified, interpretive approach is recommended. In some circumstances, a bolder contemporary approach could also be sympathetic.

In terms of materials, timber is generally recommended for residences as it has generally been the most common type employed in the precinct.

Non-contributory places could be retained or replaced with built fabric that is sympathetic to the precinct.

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[27] I Houtson, *Just Longwood*, pp31-2; I Houston, *From the Old Days of Longwood*, p23
[28] I Houtson, *Just Longwood*, p22
[29] Longwood Township Plan L96 (6)
[30] Public Building Files, PROV, VRS 7882/P1/Unit 696, file 5468; Tender notice in *Building Engineering and Mining Journal* 19.10.1901, sp (Source: *Australian Architectural Index*, record no 9405)
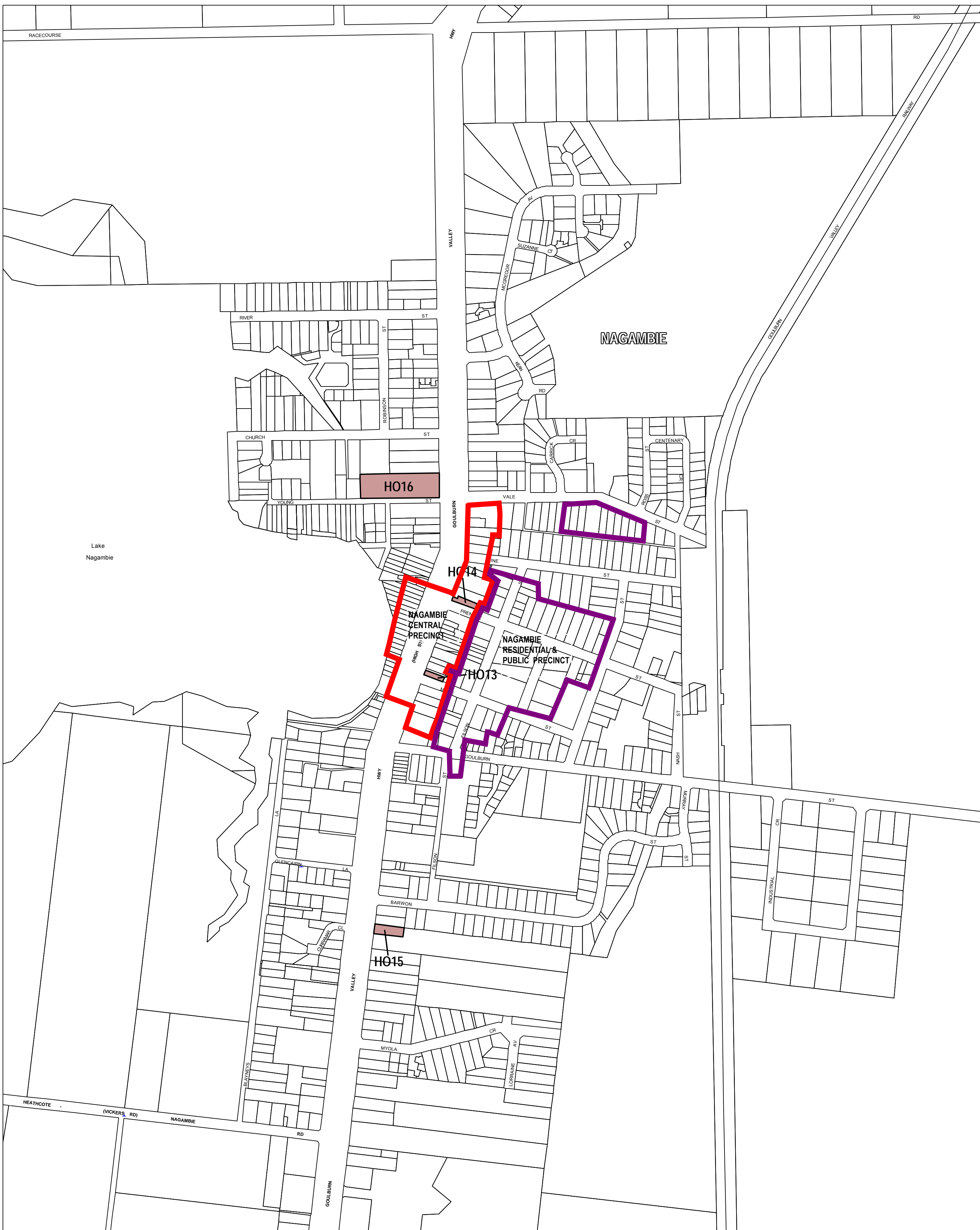[31] I Houtson, *Just Longwood*, pp23, 45

Name	Address	Date/Period	Description/Notable Features	Grading
Liddy	23-41 Down Street	Late 19th century	Originally home of notable local, Kong Meng, from Malaysia. Weatherboard residence, paired timber cornice brackets, full-height windows, wrap-around verandah with cast iron frieze & brackets and timber posts with capitals.	Significant
Boer War Memorial	Hill Street (Railway Reserve)	1903	Memorial commemorating the Boer War '1899-1902' with canon. Obelisk of Belgian green polished granite on a base of grey granite. Enclosure with grey granite 'obelisk' posts and metal chain.	Significant
Longwood Fire Station	Hill Street (Railway Reserve)	1950s	Operational between 1952 and1975, and the first registered Bush Fire Brigade in Victoria. Gable roof, vertically orientated, corrugated metal sheeting to walls.	Contributory
White Hart Hotel	63-65 Hill Street	c1900	Second hotel on site. Painted two storey brick building, originally face brick. Balcony with geometric timber balustrade (altered). Verandah partly filled in (possibly originally so) but timber posts and brackets removed. Tall pine tree to Down Street frontage.	Significant
Commercial Hotel	67-69 Hill Street	c1900	Red brick 'L' shaped building with rendered parapet and sills, chamfered posts to return verandahs, truncated corner entry. It has multiple entries and is currently unused. Reportedly third building on site. Three mature trees to Hill Street planted about 1900 by Mrs Welch.	Significant
Longwood Primary School, no. 2707	1-21 Hurley Street	1888	Polychrome brick building, mostly red with cream and brown banding. Metal finials and dormer windows with decorative brackets to roof, pebble-dash finish to southern gable end, decorative brackets, multi-pane windows with basalt sills. Skillion additions to west and sports fields to north. Originally there had been a flèche (small spire) to the roof and an arched window high to the north elevation. To the verandah, there had been a timber screen at the north-west corner and to the posts, capitals and brackets.	Significant
Blue Vallee	16 Hurley Street	Late 19th century	Weatherboard residence, hip roof, pairs of cornice brackets, verandah with concrete deck. Cast iron brackets with partial frieze. Two capitals remain to posts. Unusual double hung sash windows.	Significant
House	18 Hurley Street	1920s	Weatherboard bungalow with turned timber posts to central porch, recessed entry with side lights, and box framed windows.	Contributory
House	20 Hurley Street		Brown brick with gable roof.	Non-contributory
House	22 Hurley Street	1970s	Brown brick with tiled, hip roof.	Non-contributory

Name	Address	Date/Period	Description/Notable Features	Grading
House	23 Hurley Street	Late 19th century	Former teacher's residence. Weatherboard residence with decorative cornice, simple timber posts and timber deck to return verandah.	Significant
Vacant	24 Hurley Street	-	-	Non-contributory
House	25-27 Hurley Street	1920s	Weatherboard, porch to east, pyramidal roof, multi-paned upper sashes.	Contributory
House	28 Hurley Street	1970s	Brown brick with hip roof.	Non-contributory
House	29-31 Hurley Street	Late 19th century	Moved to site by Mr Connell. Miner's cottage with two gable and skillion sections, multi-paned sashes, central door, verandah with timber posts and concrete deck.	Significant
St Patrick's Church	33 Hurley Street	1895	Weatherboard, Catholic church with decorative bargeboards and Gothic arched windows. Initially a smaller porch to the front section.	Significant
House	35 Hurley Street	Mid-20th century	Prefabricated house for railway workers. Weatherboard, prefabricated with low hip roof and red brick chimney to front.	Contributory
House	37 Hurley Street	Mid-20th century	Weatherboard, large obscured but appears to be comprised of separate skillion sections.	Contributory
House	39 Hurley Street	Mid-20th century	Stained weatherboard, gable roof, obscured.	Non-contributory
House	41 Hurley Street	Late 19th century	Weatherboard residence with two gables to the street frontage, plain timber posts and timber deck to the verandah.	Significant
House	43 Hurley Street	Late 19th century	Weatherboard residence, unusual serrated timber valance to verandah which has a concrete deck and modern timber posts. Skillion section to south was formerly a post office.	Significant
House	45 Hurley Street	1950s	Had been the site of a bakery and a butcher. Gable roof, walls clad in fibro-cement sheeting, aluminium windows.	Non-contributory
Former shop and house	47 Hurley Street	Late 19th century	Weatherboard, French doors with 'Bushells' signage to chamfered corner and flanked by large four-paned windows. Verandah with timber posts and scalloped ends. Known as Stephen's Cash Store c1910.	Significant
St Andrew's Church &	5 Jean Street	Church – 1901	Designed by W A Dalton, Melbourne-based architect.	Significant

Name	Address	Date/Period	Description/Notable Features	Grading
Sunday School		Sunday School - 1960 Fence - Interwar	Anglican church – weatherboard building with modern ridge vents, ovoid timber louvred vent to gable, textured glazing to the Gothic arch windows. Sunday School – weatherboard with low pitched gable roof. Fence – timber posts, mesh, decorative metal gates	
House	7 Jean Street	c1900	Weatherboard, hip roof, timber chamfered posts and deck to verandah, and stained glazing to side lights of entry.	Contributory
House	11 Jean Street	Late 19th century	Weatherboard, return verandah with modern timber posts and concrete deck, stained glazing to side lights of entry. Air-conditioning unit to roof	Contributory
House	22 Jean Street	1940s	Weatherboard, hip roof, windows with bowed central sash, recessed porch.	Contributory
Vacant block	7 Lyddy Street	-		Non-contributory
House	36 Maxfield Street	Late 19th century	Plain weatherboard with hip roof, multi-paned windows and verandah with modern timber posts and concrete deck.	Contributory
Kirrie	44 Maxfield Street	1940s	Weatherboard with projecting bay, hip roof, groups of windows.	Contributory
Former blacksmith's shed	48 Maxfield Street	Probably early 20th century	A blacksmith's business was established on the site in 1884. Substantial building with gable roof surrounded by skillion sections, walls clad in vertically orientated, corrugated metal sheeting.	Contributory
Lockwood Garage	50 Maxfield Street	Interwar	Fibro-cement sheeting, including parapet, mature elm tree to front.	Contributory
House	54 Maxfield Street	Federation	Weatherboard, shingle boards to gable end, wrap-around timber verandah with geometric frieze and decorative brackets. Possibly built in stages. Part of this building may have been as a store.	Significant
House	56 Maxfield Street	Late Victorian	Two buildings, both weatherboard both timber finials and star-burst decoration to gable ends and window hoods. Miner's cottage with scalloped valance to verandah. Earlier corner section removed, and adjacent sections may have been altered.	Significant
House	58-62 Maxfield Street	1950s	Gable roof, fibro-cement boards.	Non-contributory
Villa Costa Lotta	64 Maxfield Street	Late 19th century	Miner's cottage, partly stained and painted weatherboards, verandah with plain timber posts.	Contributory
House	66 Maxfield Street	Late 19th century	Hip roof, bagged brick, multi-paned windows, and verandah with concrete deck and steel polls.	Contributory

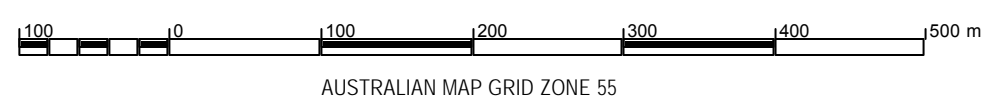| Name	Address	Date/Period	Description/Notable Features	Grading
House	68 Maxfield Street	Late 19th century	Weatherboard, hip roof, altered windows, obscured by verandah enclosed with flywire.	Contributory
House	7 Withers Street	Federation	Projecting bay with gable roof, weatherboard, aluminium windows, modern verandah. May include part of the earlier Railway Hotel.	Contributory
House (former police station)	9-11 Withers Street	c1890	Hip roof, painted brick, multi-paned windows, altered verandah with steel poles.	Significant

STRATHBOGIE PLANNING SCHEME - LOCAL PROVISION

RACECOURSE

RIVER ST

ROBINSON ST

CHURCH ST

YOUNG ST

Lake
Nagambie

HWY

VALLEY

HWY

GLENCAIRN LA

GLENCAIRN CL

BLAYNEYS

VALLEY

NAGAMBIE

HEATHCOTE
(VICKERS RD)

NAGAMBIE RD

GOULBURN

SUZANNE CT

MCGREGOR AV

KERN RD

RD

NAGAMBIE

CARBICK CR

CENTENARY

ROSS ST

VALE

ST

GOULBURN ST

PRE...

NAGAMBIE
CENTRAL
PRECINCT

HIGH ST

HO14

HO13

NAGAMBIE
RESIDENTIAL &
PUBLIC PRECINCT

ST

ST

ST

ST

GOULBURN

NASH ST

MURRAY ST

ST

INDUSTRIAL CR

MYOLA

LORRAINE AV

CR

BARWON

HO16

HO15

RAILWAY

GOULBURN VALLEY

RD

Overlays
HO — Heritage Overlay

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This map should be read in conjunction with additional Planning Overlay
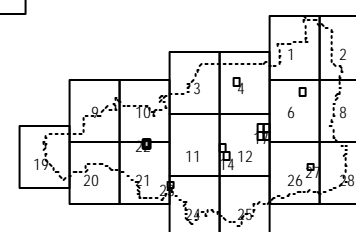Maps (if applicable) as indicated on the INDEX TO MAPS.

INDEX TO ADJOINING
METRIC SERIES MAP

100   0   100   200   300   400   500 m

AUSTRALIAN MAP GRID ZONE 55

N

Victoria
The Place To Be

Printed: 12/6/2007

HERITAGE OVERLAY

MAP No 22HO

NAGAMBIE CENTRAL PRECINCT

Address	295A – 323 and 284-350 High Street
Construction dates	1870 onwards
Building types	Largely commercial and some memorials
Existing Listings	Heritage Overlays - 3 sites: HO13-15 (no. 300 [RSL Hall/Former Bank], no. 326 [Former Flour Mill], no. 344 [Former Shire Hall]). National Trust of Australia [Victoria] - 5 sites identified (aforementioned 3 sites [B1719, B2758 and B1167] as well as Mechanics Institute, B1830 and the former Police Station, B2756). RNE - The former Shire hall (Place ID: 15,425)

350 High St- Royal Mail Hotel

336-8 High St - Group of early shops

302 High Street – Nagambie Post Office

Central Reserve – War Memorials

Significance

What is Significant?
The addresses to the Nagambie Central Precinct as outlined above. In addition the central reserve generally and specifically the concrete water tower, war memorials and commemorative cairn.

How is it Significant?
The Nagambie Central Precinct is of historic and aesthetic significance to the Shire of Strathbogie.

Why is it Significant?
The Nagambie Central Precinct is historically significant as it demonstrates the key phase in the commercial development of the township during the latter part of the 19th century. The first buildings were constructed from about 1870 and the precinct was largely developed by the turn of the 20th century. The wide, central reservation began to be used for public purposes from 1891 and continued to evolve into its current configuration until the mid-20th century.

Historically, the precinct is unusual in that it is the location purposefully chosen by the local community for the commercial centre of the township, south of that previously surveyed by the government.

The Nagambie Central Precinct is of aesthetic significance for the relatively high proportion of early notable buildings that have survived largely intact. Several date to the 1870s including the modest former police station, former Shire Hall, the ornate former Colonial Bank, Mechanics Institute (altered), and flour mill. Other substantial buildings from the following decades are the Post Office and Royal Mail Hotel, are among the most distinctive buildings in the precinct. Most of these are known to be architect designed. In addition, there are some early shops on the east side in the vicinity of Vine Street (nos 336, 338 part 346) and a pair of two storey, brick shops further south (no 316) and there is one more ornate example at the southern end of the precinct (no 284).

The precinct is also aesthetically significant for the unusually wide central reserve which provides a distinctive planning element, as is the backdrop of the adjacent Lake Nagambie. Elements of note within the reserve are the water tower, which is a local landmark, and the war memorials, good examples of their type and which provide an opportunity for contemplation in the midst of the traffic of a major highway.

Description

The extent of the Nagambie Central Precinct is less on the west side of High Street (from near the lake northwards to the vicinity of Vine Street) than on the east side (from Vale Street in the north to Goulburn Street in the South). It also incorporates the wide central reserve. Most of the elements are buildings however there also several structures to the central reserve.

A substantial amount of 19th buildings survive though there are some mid-20th century buildings and some recent substantial infill buildings at the northern end. The buildings are predominantly commercial though there are a two public buildings, the Mechanics Institute and the former Shire Offices (now museum), both examples of the Italianate Style.

The buildings are mostly single storey though there are some two storey examples, such as hotels and a former bank, and a three storey building, a former mill. There are several early timber examples, generally with weatherboard cladding though one has a façade with ashlar boards (no. 346), some of which have been altered to varying degrees. They tend to have simple parapets with sheeting. Several of the early masonry buildings are face red brick and some are rendered, although they may not have been originally.

Some shops retain original or early timber-framed windows though many have been altered to modern aluminium-framed types. Two buildings have decorative glass – the post office (no. 302) and the group of shops at no. 320. The verandahs are mostly recent fabric though some retain the general form of the original verandah, typically without the scalloped boards to the side and timber detailing to the post (capitals and chamfering). Only one hotel, the Royal Mail, retains a verandah and balcony though the original cast iron detailing has been replaced with timber. The façades of the other two hotels have undergone substantial modification.

Many of the larger brick buildings from the late 19th century are largely intact and individually significant examples include: the former police station (no. 295), the Mechanics Institute (no. 286), the former National Bank (no. 300), the post office (no. 302), the flour mill (no. 326), the former shire offices (no. 344), and the Royal Mail Hotel (no. 350). Among the most intact shops are the weatherboard examples at nos 336, 338, 340 and a masonry example at no. 294. Other fairly intact examples include the two storey pair at 316, the group at no 320, and the southern half of no 346. In the central reserve, the war memorials, water tower and cairn are also significant elements.

Refer to schedule for details of individual places.

History

The first call for a township at Nagambie was made to the government in 1865 by 84 residents, many of whom had moved into the area as selectors. This resulted in an area of 16 acres being set aside in what is the north-western part of the town in the vicinity of Church, River and Robinson Streets during September 1868.[1] Part of the land set aside was prone to flooding and so the local community took it upon themselves to survey a township to the south and engaged Ludovic Marie, the first manager of Chateau Tabilk, to undertake the task. Blocks were offered for sale in October 1868.[2]

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[1]   E Lodding, *The Way We Were*, p4
[2]   J Hammond, *Bridging the Gap, Shire of Goulburn 1871-1971*, p39

The commercial district principally developed along Three-Chain Road (later known as the Goulburn Valley Highway), being parts of two adjoining Crown allotments - allotment 10 (about 168.5 acres), which was originally acquired by J McConnell, and allotment 15 (nearly 56 acres), which was acquired by J Wilson.[3]

From about 1870, some shopkeepers came from the failed gold mining rush at Graytown.[4] By 1872, some four years after lots were offered for sale, there were several commercial enterprises established on High Street, more so on the east side. They included four stores (two of which were also hotels, the Royal Mail and Tabilk), another two hotels (Nagambie and Victoria), a sawmill, blacksmiths, a bakery, and a flour mill.[5] The first public sites were also established about this time and included the police camp to the west side, on which a police station was constructed soon after, and the shire offices, which were initially located opposite the Victoria Hotel.

Noteworthy buildings were constructed in the precinct from the outset. For example, the single storey Mechanics Hall, which was designed by Robert Morgan in 1873.[6] Also in 1873, John Flanagan designed the two storey, former Colonial Bank (later National Bank and RSL club) on the northern corner of Marie Street.[7] The scale of the latter in particular suggests much promise was held for the new township. The original post office building, which was owned by William Sheehan, a prominent local , was also constructed about this time, probably by 1874 however the location of the post office '... on the circumference, instead of in the centre, of the township ...' was controversial.[8] The building was sold to the Shire in 1889 for use as shire offices and court and for about 80 years before it was purchased by the Nagambie Historical Society in 1968.[9] In 1875, the only extant mill in the township - Kennedy's mill at the north corner of Vine Street – was constructed, though there had been another on the banks of the lagoon (later lake).[10]

The town continued to develop rapidly however its status as such was unrecognised because the development had mostly occurred south of the original village survey. As such, a memorial was submitted to the government on 11 May 1877 requesting the township boundaries be altered on the basis that the original survey area was unsuitable. By that time, only four buildings had been erected there, whereas about 80 buildings had been constructed to the south including churches, public halls, a post office, police station, flour mills, hotels, newspaper offices and stores. There was some delay before the township boundaries were duly recognised and the extant Township of Nagambie was eventually proclaimed on 2 November 1891.[11]

In the meantime, a railway station had been opened in 1880 to the east after the rail line from Mangalore to Shepparton was finished, which provided further economic stimulus as additional employment in the timber industry was facilitated as it could be readily transported.[12] Paddle steamers were also used to transport timber along the Goulburn River, however this activity ceased when the Goulburn Weir was completed in 1890, which caused the transformation of the lagoons and billabongs immediately to the west of High Street into Lake Nagambie.[13] Smaller barges however continued to bring timber to the small wharf with a crane on the west side of High Street into the 1920s.[14]

During the later decades of the 19th century, key buildings constructed included the post office in 1887 and the extant Royal Mail Hotel after the original was lost to fire in 1890.[15] At the time the Royal Mail, which was designed by A C Smart, was said to be one of the finest hotels in the State outside Melbourne.[16] In 1891, the central reserve began to be transformed, initially with ovals, which were enclosed by a timber post and rail fence to keep out the bullock teams and horses. Trees were also planted along the boundary.[17]

A water tank was installed on the banks of Lake Nagambie in 1912, from where it gravitated to all parts of the town, after the electric power plant began operation at the nearby Goulburn Weir. At the same time, electric lighting along High

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[3]   Tabilk Parish Plan, T56(3)
[4]   J Smith, *Cyclopedia of Victoria*, vol 3, p445. Others took up farming blocks, which became valuable because it was fertile, heavily forested, and there was regular rainfall.
[5]   J Hammond, *Bridging the Gap, Shire of Goulburn 1871-1971*, p40. Refer map
[6]   *Australian Architectural Index*, The *Argus*, 14.4.1873
[7]   The *Argus*, 16 July 1873, p3
[8]   There are several contemporary letters in the *Argus* about the matter including 23 December 1874, pp9-10 and 20 January 1875, p6
[9]   E Lodding, *The Way We Were*, p10
[10]   E Lodding, *The Way We Were*, p25
[11]   Souvenir of Back to Nagambie 1951, pp4-5
[12]   R Way, *History of Nagambie from 1865-1951*, p7
[13]   R Way, *History of Nagambie from 1865-1951*, pp4-7
[14]   E Lodding, *The Way We Were*, p61. Note early photographs.
[15]   E Lodding, *The Way We Were*, pp6+34
[16]   *Australian Architectural Index*, ABCN, 17.5.1890; J Hammond, *Bridging the Gap, Shire of Goulburn 1871-1971*, p56
[17]   J Hammond, *Bridging the Gap, Shire of Goulburn 1871-1971*, p37

Street was installed, replacing the earlier kerosene lamps that had to be lit every evening and snuffed the following morning.[18]

During the early decades of the 20th century, several other elements were introduced to the median reserve including, from south to north: the World War One memorial, an octagonal band rotunda (mid-1920s) with croquet club rooms below, and a cairn to commemorate Major Mitchell's journeying through the district in 1836. The trees planted to the perimeter became well-established, creating a screened enclosure. Tennis courts and a bowling green were also introduced, but were later relocated, and a World War II memorial clock with a rose garden was added.[19] At the northern end of the near Vine Street, a fire station and bell tower were constructed in 1922, which was removed to become the scout hall in Goulburn Street in 1955.[20] A concrete water tower, which was designed by John Monash in 1928, replaced the smaller metal tower that had been located nearby on the shore of Lake Nagambie.[21]

Changes to buildings within the precinct during the early 20th century included addition of the second storey to the Tabilk Hotel (1911) and alterations to the Mechanics Hall (1929).[22] Major works were undertaken to the latter by the architects Gawler & Drummond when it was extended to the rear and the façade was altered.[23] Fire regularly destroyed buildings at this time, for example, eight shops on the east side near the Tabilk Hotel were affected by a fire in 1927, though in this instance, the façades were largely saved. During the 1930s, a row of five shops in front of Lake Nagambie burnt down.[24]

A few key buildings were demolished on the east side of High Street during the second half of the 20th century including the original chemist, now a part two storey 1950s building (no. 304); one of the earliest stores (1873), and adjacent circa 1920s timber garage, were replaced by the hardware and service station during the 1960s (nos328-330); the State Savings Bank on the south corner of Marie Street was replaced in 1974 (no. 294); and the former Criterion Hotel, a two storey structure built in 1873, was demolished and is now a vacant site (no. 306).[25] In addition, many shopfronts have been altered and the original verandahs and balconies to three principal hotels (Royal Mail, Tabilk and Victoria) were either altered or removed.

In the new millennium, further losses of historic buildings include the Methodist, later Uniting, Church (1885), which was destroyed in dramatic fashion by a truck that was literally driven through the building in 2003.[26] The group of early timber shops at no 292 (near the water tower) were largely lost to fire during late 2007.

Thematic context	**Sub-themes**
Settlement	Later Service Towns - Nagambie

Recommendations

It is recommended that the Nagambie Central Precinct be included in the Schedule to the Heritage Overlay.

Extent of Designation

Refer to map

Conservation Recommendations

Maintain and conserve significant and contributory places and their setting.

Encourage the reinstatement of original features, primarily to the 19th century buildings, such as shopfronts and verandah detailing. If not, a sympathetic modern alternative could be used.

Alterations should be sympathetic in terms of scale, height, form, materials and detailing. It is not necessary to reproduce original detailing, rather a simplified, interpretive approach is recommended. In some circumstances, a bolder contemporary approach could also be sympathetic.
Non-contributory places could be retained or replaced with built fabric that is sympathetic to the precinct.

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[18]   J Hammond, *Bridging the Gap, Shire of Goulburn 1871-1971*, pp43+47
[19]   J Hammond, *Bridging the Gap, Shire of Goulburn 1871-1971*, pp37, 117
[20]   J Hammond, *Bridging the Gap, Shire of Goulburn 1871-1971*, p45
[21]   University of Melb. Archives, Reinforced Concrete and Monier Pipe Collection Construction Co. P/L collection, file no. 2137
[22]   E Lodding, *The Way We Were*, p26
[23]   Public Building Files, PROV, VPRS 7882/P1/Unit 162, file 781
[24]   E Lodding, *The Way We Were*, pp28-29, 63
[25]   E Lodding, *The Way We Were*, pp16-21, 32, 36
[26]   E Lodding, *The Way We Were*, pp36+60

RBA Architects + Conservation Consultants

Name	Address	Date/Period	Description/Notable Features	Grading
Shop – Old Lake Kitchen	295A High Street	Early 20th Century	The walls are mostly clad in weatherboards with some areas of sheeting. The original front windows are timber framed and the side are modern, aluminium framed. Non-original front verandah with central gable and cast iron brackets, however south verandah is similar to original front verandah.	Contributory
Former Police Station	295 High Street	1871	Walls of red brick with a rendered dado. There is a transverse gable with chimneys at either end and a central porch.	Significant
Shop – Lakeside Fruit Shop	297 High Street	1933	A former garage whose openings have been partly altered, originally there was a band of expressed brickwork. The walls have been rendered extending to a parapet, modern verandah to north shop.	Contributory
Lakes Hotel formerly Valley Hotel	301 High Street	1873	Façade much altered. Verandah, balcony, and parapet decoration have been removed. The front wall is rendered with bands of rough cast and the side walls are painted brick. Original double-hung sash windows to first floor. Single storey additions to the north.	Contributory
Resort Hotel - The Jetty	317 High Street	>2000	Hotel and shops. Stone facing, parapet with timber gables.	Non-contributory
Shop - Information Centre	319 High Street	Late 20th century	Modern shopfront of rendered brick and aluminium windows.	Non-contributory
Shop - Ginger's Hair	321 High Street	Mid-20th century	Ship-lapped boards, simple parapet, modern windows and verandah.	Non-contributory
Pair of shops - Nagambie Wellbeing and solicitors offices	323 High Street	Early 20th Century	Two sections, with gateway between each part. Northern more altered with modern brick gable and possibly rebuilt behind façade. Southern section has parapet with sheeting. Red brick walls with lower part clad in white tiles and some green tiles with decorative *Art Nouveau* Style motifs. Large, timber-framed windows and central recessed entries.	Contributory
Royal Mail Hotel	350 High Street	1891 - Victorian	Designed by A Christie Smart in 1890. Second hotel on site. The first building was constructed during the early 1870s but was lost to fire. Bullock teams stayed the night here as it had stabling facilities for up to 100 animals. It was also used as a resting place for Cobb & Co coaches. The façade of the two storey is largely intact and includes distinctive windows with Queen Anne sills, ornate frames and some decorative glass with birds and flowers. The parapet urns have been removed as has the cast iron verandah and balcony, which has been replaced with a smaller timber type. The single storey section to south was originally a store. The openings have been altered. The handmade brick, tuck pointed to the chimney, have been sandblasted.	Significant

Name	Address	Date/Period	Description/Notable Features	Grading
Laundrette & Nagambie Spirits, Liquor and Wines	346 High Street	Victorian, possibly 1890s	Possibly also designed by A Christie Smart in 1890. Pair of shops that was part of original Royal Mail block of buildings. Skillion roof with weatherboards to side walls. The north shop has a modern glass frontage whereas the southern part has an early (possibly original) façade of ashlar boards with multi-paned windows. The verandah has modern detailing but it reflects the original format.	Significant (southern half with timber boards) Contributory (northern half)
Nagambie Historical Society (former Shire Offices & Court House)	344 High Street	By 1874	Italianate façade with central pediment to parapet, pilasters with Tuscan capitals, arched openings (including two doorways) with keystones. The walls are rendered & tooled. Originally site of post office, sold to Shire of Goulburn in 1889. The historical society took over the site in 1968.	Significant
Shop - Goulburn Terrace	340 High Street	c1930 (possibly only southern part)	The treatment of the two parts varies, both a sheeting to the parapet. The north is clad in weatherboards with paired timber board doors and multi-paned windows, some with Bushell's signage. The side wall is clad in corrugated sheet metal. The larger southern part has an original Interwar period shopfront and weatherboards to side wall. The verandah has modern posts.	Significant
Shop - Curios and Antiques	338 High Street	Early 20th Century	Original a timber house with a gable roof on this site. The extant shop front has upper stained glass panels, modern sheeting below windows and recessed, central entry. Parapet and verandah partly altered. Painted brick additions to south.	Significant
Shop - Bric-a-Brac	336 High Street	Victorian	Paired gable roof sections behind parapet. Two central entries with large, multi-paned windows framed by timber pilasters, panelling below north window, sheeted below south window. Verandah altered.	Significant
Former Garage - Hardware	328 High Street, part	Circa 1960s	There was a circa 1920s service station with a timber façade on this site previously, which was built to the front boundary. Cream brick façade, painted, metal hoarding to parapet, setback from front boundary.	Non-contributory
Former Service Station	328-330 Hight Street	1966	A shop, built in 1873, existed on this site previously. Current building is cream brick	Non-contributory
Flour Mill	326 High Street	1875	Three storey with stone plinth and red brick walls in English garden-wall bond. Some deterioration including cracking to arched lintels, failing mortar, and missing doors.	Significant
Tabilk Tavern (formerly Tabilk Hotel)	322 High Street	Victorian	Originally single storey with second storey added in 1911. Subsequently altered - wrap around verandah and balcony removed and current porch added mid-20th century. Walls and parapet rendered, original double hung sash windows to first	Contributory

Name	Address	Date/Period	Description/Notable Features	Grading
			floor and modern windows to ground floor. Single storey section to south part of adjoining group of shops.	
Group of shops - NAB & Clothing	320 High Street	1927	Originally Taylor's shops, they were partly rebuilt after a fire in 1927. Shopfronts seem to be largely intact with panelled parapets, rendered walls, four entries, decorative glass including garlands. Verandah altered – different posts and profile to roof.	Contributory
Shop - Nagambie Fish & Chippery	318 High Street	Late 20th Century	Glass shopfront, cantilevered verandah.	Non-contributory
Pair of shops	316 High Street	c1890s	Affected by 1927 fire. Two-storey with red brick, over painted façade, parapet with mouldings, double hung sash windows to first floor, and modern shopfront.	Contributory
Shop - Tina's Takeaway	314 High Street	Late 20th Century	Painted brick.	Non-contributory
Shop - Newsagency	310 High Street	1887	Much altered façade, parapets in original configuration but with weatherboards rather than sheeting. New shopfront with brown brick and large timber-framed windows and verandah. Weatherboards to south wall.	Contributory
Vacant	306 High Street	-	Site of demolished Criterion Hotel, a two storey structure built in 1873.	Non-contributory
Office and shop	304 High Street	Circa 1950s	Two storey (office) and single storey (shop) sections with cream brick and metal windows. Possibly earlier weatherboard sections to the rear.	Non-contributory
Post Office	302 High Street	1887	Designed by PWD and tender of J Lister & Co of Seymour for £720 was accepted in January 1887. Red brick with cream banding, basalt sills, arched windows with decorative glass and bosses to the string mouldings above. Alterations include converting central doorway to a window and modified verandah.	Significant
Former Colonial Bank	300 High Street	1873	Designed by the architect, John Flanagan. Originally Colonial Bank, taken over by National Bank in 1930, and later used by RSL. Granite (from Avenel) plinth and steps, rendered walls (now painted) with channelled rustication to ground floor, and tooling to first floor. Elaborate cornice with dentillations and ornate windows settings. There had been shutters to the west elevation. Slate roof.	Significant
Shop and residence - Ray White Real Estate	294 High Street	1974	Square, brown brick building with pyramidal roof and bush poles to verandah. There is a similar building, probably a residence, set back to the south.	Non-contributory

Name	Address	Date/Period	Description/Notable Features	Grading
Vacant	292 High Street	-	A section of decorative floor tiling remains of the former group of late Victorian shops, recently demolished after a fire.	Non-contributory
Nagambie Mechanics' Institute	286 High Street	1873 1929	First stage designed by Robert Morgan and constructed by Purbrick & Ogill. Italianate façade with double hung sash windows and ornate pediment to parapet and semi-circular metal .light fixture. The hall was to the rear brick section. The architects Gawler & Drummond designed the rear extension, clad in corrugated sheet metal. They presumably also undertook the modifications to the façade - Spanish (or Roman) roof tiles to the parapet and the removal of the panelling below the windows.	Significant
Shop - Kalasin Thai Restaurant	284 High Street	Late Victorian	Early shop front, except for door. The walls are rendered and the ornate parapet has sections of, vermiculation, brackets and string mouldings. Handmade bricks in English garden wall bond evident to the side wall. New verandah and some parapet elements have been removed.	Significant
Water Tower	Central Reserve	1928	Designed by John Monash's Reinforced Concrete and Monier Pipe Co. Concrete structure, whose lower part is covered by a creeper.	Significant
Planting	Central Reserve	Various	Varied age, mixture of exotics and eucalypts.	Contributory
WWII Memorial	Central Reserve	c1950	Pillar-like memorial with clock, cream brick with brown brick detailing, as per low circular walled garden, metal gates and railing. Internal garden beds with roses.	Significant
WWI Memorial	Central Reserve	c1920	Stepped, grey granite with four squat columns surmounted by dome and light fixture.	Significant
Major Mitchell Cairn	Central Reserve	1936	Stepped basalt cairn with upper two courses of granite and rendered, pyramidal coping.	Significant

NAGAMBIE RESIDENTIAL & PUBLIC PRECINCT

Address	Filson Street	16-42 and 21-47
	Glass Street	2-10
	Goulburn Street	11
	Marie Street	2-6 and 3 to 15
	Prentice Street	2- 20, 7-17
	Vale Street	21-41

Construction dates   From the late 19th century to late-20th century

Building types   Residences and a few public facilities.

Existing listings   None

21 Filson Street

7 Marie Street

2 Marie Street

Presbyterian Church (hall in background), Glass Street

Significance

What is Significant?
The places listed above and Glass Square.

How is it Significant?
The Nagambie Residential & Public Precinct is of historic and aesthetic significance to the Shire of Strathbogie.

Why is it Significant?
The Nagambie Residential & Public Precinct is historically significant as it demonstrates the key phases of residential development in the township that is from the late 19th century through to the mid-20th century. In addition, there was the gradual development about Glass Square from 1900 to the later 20th century with a variety of public facilities – religious, sporting and health.

The Nagambie Residential & Public Precinct is of aesthetic significance as it contains some fine intact houses from the Victorian, Federation and Interwar periods. Key examples from the Victorian period are scattered throughout the precinct (18, 25, 29 & 47 Filson Street, 7 Marie Street, 4 & 15 Prentice Street and 33 Vale Street). The main Federation example is located at 11 Goulburn Street and Interwar period building at 2 Glass Street. In addition, there are notable public buildings from the first half of the 20th century, including the immediate post-WWII period (c1950s). St Andrew's Church provides a central landmark and architecturally is a handsome example of the Gothic Polychrome style. The nearby Masonic Lodge and Maternal & Child Health Centre are also notable. The planning - consists of a central public area, Glass Square, surrounded by residences - distinguishes this precinct from the norm.

Description

The Nagambie Residential & Public Precinct is comprised of two sections in the township east of High Street. The main section incorporates the streets about Glass Square and includes Filson, Glass, Goulburn, Marie and Prentice Streets. Further north, there is also another smaller section on the south side of Vale Street. The buildings in the precinct are predominantly residential though there are a few public buildings including the Presbyterian church, the Masonic Temple and the baby health centre.

The significant and contributory buildings date from the late 19th century through to the mid-20th century, including examples from the Victorian (circa 1850 to 1900), Federation (circa 1900 to 1920), Interwar (1920s and 1930s) periods, as well as a few from the mid-20th century.

The houses are exclusively single storey and their roofs are predominantly clad in corrugated metal, generally original separate sheets though a few have been replaced with modern continuous sheeting, or tiles. The walls are either weatherboards or brick and original openings, windows and doors, are timber-framed though some have been replaced with modern types, typically aluminium-framed.

The earliest houses are probably the miner's cottages with a transverse gable/s (39 Vale Street, 21 Filson Street), and the unusual house with a pair of front gable ends (7 Marie Street). Later Victorian period houses tend to have a low hip roof (15 Prentice Street, 18 Filson Street). Both house types generally have a symmetrical façade with a central doorway and a window to each side. Towards the end of the 19th century, there was a shift towards asymmetry however, and there are some examples of this type (33 Vale Street). Some buildings retain their original verandahs with timber decks and cast iron frieze or possibly a timber frieze, though often they have been replaced with a concrete deck and/or have plain timber posts.

The Federation period is the least well represented in the precinct. Houses from this period are generally asymmetrical with a projecting bay and a side (offset) verandah. The roofs tend to be prominent and include a gable end, usually with timber battens and (rough cast) sheeting. The intact verandahs typically have turned timber posts and possibly an ornate cast iron or geometric timber frieze. A noteworthy example is at 11 Goulburn St and some more generic examples include 37+ 41 Vale Street.

There is a fairly high proportion of Interwar period houses in the precinct. These houses generally have complex roofs consisting of hips and a gable end. The walls are either weatherboard (some also with sheeting) or brick, though some are also rendered. The windows are usually double-hung sashes grouped in pairs or triples, sometimes with a central

fixed pane. There is variety of types represented including a distinctive roughcast rendered house at 4 Glass Street, a good brick example at 6 Prentice Street, and an intact bungalow at 2 Marie Street.

There are a few houses designed in the mid-20th century, which are similar to the later Interwar period examples, for instance the group between 16 to 20 Prentice Street. The more recent, non-contributory houses tend to be brick.

The non-residential buildings are mostly brick, the earlier examples being red brick and those from the later 20th century are brown brick. The largest building of this group is the distinguished, Gothic style Presbyterian Church and hall at the corner of Prentice and Glass Streets. The Masonic Temple nearby in Glass Street is recognisable as such by its formal and relatively severe façade. The other notable building in this group is the mid-20th century, bi-chrome brick Maternal & Child Health Centre in Prentice Street.

Refer to schedule for brief overview of individual sites.

History

The first call for a township at Nagambie was made to the government in 1865 by 84 residents, many of whom had moved into the area as selectors. This resulted in an area of 16 acres being set aside in what is the north-western part of the town (in the vicinity of Church, River and Robinson Streets) being reserved in September 1868.[1] Part of the land set aside was prone to flooding and so the local community took it upon themselves instead to survey a township to the south and engaged Ludovic Marie, the first manager of Chateau Tabilk to undertake the task. Blocks were offered for sale in October 1868.[2] The extent of the larger township included parts of several adjoining allotments however that where the Nagambie Residential and Public Precinct is located was part of an approximately 56 acres allotment, no 15 in the Parish of Tabilk, which was officially acquired by J Wilson in 1869.[3]

A memorial was submitted to the government on 11 May 1877 requesting the township be proclaimed on the area that had developed further south of the original village survey, which was unsuitable and only four buildings had been erected there, whereas about 80 buildings had been constructed to the south including churches, public halls, a post office, police station, flour mills, hotels, newspaper offices and stores. There was some delay before the township boundaries were duly recognised for the extant Township of Nagambie was not proclaimed until 2 November 1891.[4]

The opening of the railway from Mangalore to Shepparton in 1880, immediately to the west of the precinct, provided additional employment opportunities.[5] It was a likely impetus for residential development in the precinct, that is, away from High Street. During the latter part of the 19th century, the houses constructed were modest timber buildings and from about 1900, brick came to be used more commonly. Within the precinct, residential development was initially more concentrated in Filson Street, and the adjacent sections of the cross streets (Marie and Prentice) as well as Vale Street further north. During the Interwar period, development progressed eastwards along Prentice and Marie Streets and in Glass Street. Subsequently there has been some infill development.

The first stage in the evolution of the central part of the precinct as a public zone was in 1900 with the construction of the St Andrew's Church, also the most prominent building in the precinct. The architect responsible was Evander McIver, who also designed the adjacent Sunday School hall in the following year.[6] In 1925, the Masonic Temple was erected in Glass Street though the Lodge had been established in 1891.[7]

There have been some medical facilities in the precinct including a house, *Caringa,* at 4 Prentice Street which was used as a private hospital from about 1914 to the mid-1920s. Opposite is the health care centre, which was designed by the shire engineer E M McGrath in 1954. During the late 1960s-early 1970s, consideration was also given to using the later as a pre-school centre, before one was eventually constructed in Vale Street.[8]

Glass Square was probably set aside during the late 19th century. A circa 1930s aerial photograph indicates that there were no buildings on this land and some trees to the perimeter.[9] During the mid-1950s, the croquet court, tennis courts and bowling green were relocated to Glass Square from the central reserve in High Street, when the road was widened to

1   E Lodding, *The Way We Were*, p4
2   R Way, 'History of Nagambie from 1865-1951'
3   Tabilk Parish Plan
4   Souvenir of Back to Nagambie 1951, pp4-5
5   R Way, *History of Nagambie from 1865-1951*, p7
6   Public Building Files, PROV, VPRS 7882/P1/Unit 273, files 1404 and 1405
7   Nagambie Heritage Walk [pamphlet], 2007, site no 7.
8   Public Building Files, PROV, VPRS 7882/P1/Unit 1200, file 10,267
9   State Library of Victoria, ai001629

accommodate increasing vehicular traffic.[10] New pavilions were constructed except for the original tennis pavilion, which was relocated to Glass Square.[11] The original tennis pavilion was a weatherboard building with a gable roof and large recessed porch.[12] It was however replaced with a brick building in 1969 designed by K H Godbridge, the (Goulburn) shire's engineer.[13]

Thematic context	**Sub-themes**
Settlement	Later Service Towns - Nagambie

Recommendations

It is recommended that the Nagambie Residential & Public Precinct be included in the Schedule to the Heritage Overlay.

Extent of Designation

Refer to map

Conservation Recommendations

Maintain and conserve significant and contributory places and their setting.

Encourage the reinstatement of original features to significant and contributory places.

Alterations should be sympathetic in terms of scale, height, form, materials and detailing. It is not necessary to reproduce original detailing, rather a simplified, interpretive approach is recommended. In some circumstances, a bolder contemporary approach could also be sympathetic.

Non-contributory places could be retained or replaced with built fabric that is sympathetic to the precinct.

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[10]   J Hammond, *Bridging the Gap, Shire of Goulburn 1871-1971*, p38
[11]   J Hammond, *Bridging the Gap, Shire of Goulburn 1871-1971*, p118
[12]   Elaine Lodding, *40 ALL: A History of the Nagambie Tennis Club*, Nagambie 1999, p3
[13]   Public Building Files, PROV, VPRS 7882/P1/Unit 1954, file 16,225

Name	Address	Date/Period	Description/Notable Features	Grading
House	16 Filson Street	c1980s	Brown brick.	Non-contributory
House	18 Filson Street	Late Victorian	Red brick with rendered band and eaves brackets; verandah with cast iron frieze, turned timber posts and modern concrete deck.	Significant
House	21 Filson Sreet	Victorian	Miner's cottage with two gable sections, altered verandah with concrete deck and timber posts.	Contributory
House	22 Filson Street	c2000	Red brick with prominent garage.	Non-contributory
House	25 Filson Street	Victorian	Brick (original) and weatherboard (additions), painted. Original verandah with cast iron frieze, timber capitals to posts, and timber deck.	Significant
Croquet Club	26 Filson Street	c1960s	Club formed in 1922. Red brick walls and flat roof.	Non-contributory
House	29 Filson Street	Victorian	Miner's cottage with shiplapped boards, verandah with cast iron frieze.	Significant
Units	34-38 Filson Street	c1970s	Brown brick units, includes 2 Prentice Street.	Non-contributory
House	35 Filson Street	Mid-20th century	Much altered, brick elements.	Non-contributory
House	40 Filson Street	c1920	Symmetrical, gambrel roof; walls clad in boards (lower) and sheeting (upper); altered verandah with concrete deck.	Contributory
House	41 Filson Street	Mid-20th century	Obscured, transverse gable roof, and altered verandah with reproductive brackets.	Non-contributory
House	42 Filson Street	c1920s	Obscured, walls clad in weatherboards (lower part) and sheeting (upper part), porch, and altered windows.	Contributory
House	45 Filson Street	c1915	Inset porch with timber fretwork, rough-cast sheeting to gable.	Significant
Montrose	47 Filson Street	Victorian	Ashlar boards, panelling below eaves, verandah with cast iron frieze.	Significant
House	2 Glass Street	Interwar	Arts and Crafts/Mediterranean style. Walls with rough cast, smooth render to banding and some openings.	Significant
Freemasons No. 167 Nagambie Lodge	6 Glass Street	1925	Red brick with rendered pediment, banding and lintels to the high windows. c1950s extension to south.	Significant
Tennis Courts	7 Glass Street	1969	Designed by K H Godbridge, shire engineer.	Non-contributory

Name	Address	Date/Period	Description/Notable Features	Grading
			Brick with aluminium-framed windows.	
St Andrews Presbyterian Church and Hall	10 Glass Street	1900 1901	Both church and hall designed by Evander McIver. Church – Gothic Polychrome/polytexture style, basalt plinth, red brick with rendered elements (banding, arches), slate roof though ornate ridge cresting removed, belfry with corner finials and sprocketed roof; chequerboard tiling to tympanum. Pointed arches, with elongated, possibly Saracenic arch to façade. Hall – red brick and rendered banding, gable roof and pointed arch windows. Fence - originally timber picket of alternating heights.	Significant
House	11 Goulburn Street	Federation	Red brick, tall chimneys with band of rough cast, gable end with roughcast and timber battens, offset verandah with concrete deck.	Significant
House	2 Marie Street	Interwar	Weatherboard bungalow, verandah with clinker brick piers and rough cast battered upper part.	Contributory
House	4 Marie Street	1940s	Altered, rendered walls and fence with railing.	Contributory
House	5 Marie Street	Interwar	Georgian style bungalow, bay windows, central porch with shingled wall and posts with timber lattice. Upper sash of windows is multi-paned.	Significant
Bowling Club	6 Marie Street	c1950s	Earlier section with weatherboard and timber windows, later section with sheeting and aluminium windows.	Contributory (original portion)
House	7 Marie Street	Victorian	Paired gables to street with circular, louvred vents, and decorated barge boards; verandah with cast iron frieze, concrete deck and timber posts.	Significant
House	9 Marie Street	c1950s	Fibro-cement cladding and aluminium windows.	Non-contributory
House	11 Marie Street	Victorian	Weatherboard, bay window with brackets to altered canopy roof.	Contributory
House	13 Marie Street	1940s	Obscured, weatherboard, pyramidal roof.	Contributory
Unit	2 Prentice Street	c1970s	Brown brick unit, part of group with 34-38 Filson Street.	Non-contributory
Caringa	4 Prentice Street	c1900	Used as a private hospital from 1914 for about a decade. The red brick building has paired windows, a verandah with cast iron frieze and turned timber posts, and non-original front fence.	Significant
Anuva	6 Prentice Street	Victorian	Weatherboard, multi-paned windows; Interwar verandah with clinker brick piers.	Contributory

Name	Address	Date/Period	Description/Notable Features	Grading
Maternal & Child Health Centre	7 Prentice Street	1954	Designed by E M McGrath, shire engineer. Cream brick with brown brick banding to both building and fence.	Significant
Labu	8 Prentice Street	Interwar	English Domestic Revival style, clinker brick walls and front fence, distinctive chimney profile.	Contributory
House	10 Prentice Street	1950s	Orange brick, tiled roof, timber-framed windows, matching fence with metal rail and rear garage.	Contributory
House	12 Prentice Street	c1960	Cream brick, tiled roof, aluminium-framed windows, matching fence with metal railing, carport.	Non-contributory
House	14 Prentice Street	1920s	Weatherboard, altered verandah with concrete deck and timber posts.	Contributory
House	15 Prentice Street	Victorian	Weatherboard, verandah with cast iron frieze and concrete deck.	Significant
House	16 Prentice Street	1940s	Brick walls and fence, painted white, tiled roof and timber windows.	Contributory
House	17 Prentice Street	Federation	Weatherboard, rough cast sheeting, two verandahs with brackets.	Contributory
Wroxham	18 Prentice Street	1940s	Clinker brick, with cream banding, timber windows, and tiled roof.	Contributory
House	20 Prentice Street	1940s	Rendered brick tiled roof, timber windows, with matching fence.	Contributory
House	21 Vale Street	Victorian	Weatherboard, gable roof and verandah with concrete deck.	Contributory
House	23 Vale Street	1940s	Weatherboard, pyramidal roof.	Contributory
House	25 Vale Street	Victorian	Weatherboard, projecting bay (possibly an addition), verandah with brick deck and turned timber posts.	Contributory
Vacant	27-29 Vale Street	-		Non-contributory
Gladwin's	31 Vale Street	c2000	Brown brick, gambrel roof.	Non-contributory
House	33 Vale Street	Victorian	Façade with ashlar boards and decorative frieze with brackets, window hood; verandah with turned timber posts and fretwork.	Significant
House	35 Vale Street	Victorian	Miner's cottage, much altered; filled-in verandah with gable, modern tiles.	Non-contributory

Name	Address	Date/Period	Description/Notable Features	Grading
House	37 Vale Street	Federation	Weatherboard, offset verandah, altered windows.	Contributory
House	39 Vale Street	Victorian	Miner's cottage, weatherboard, altered verandah.	Contributory
House	41 Vale Street	Federation	Weatherboard, shingle boards to gable, verandah with timber fretwork and concrete deck.	Contributory
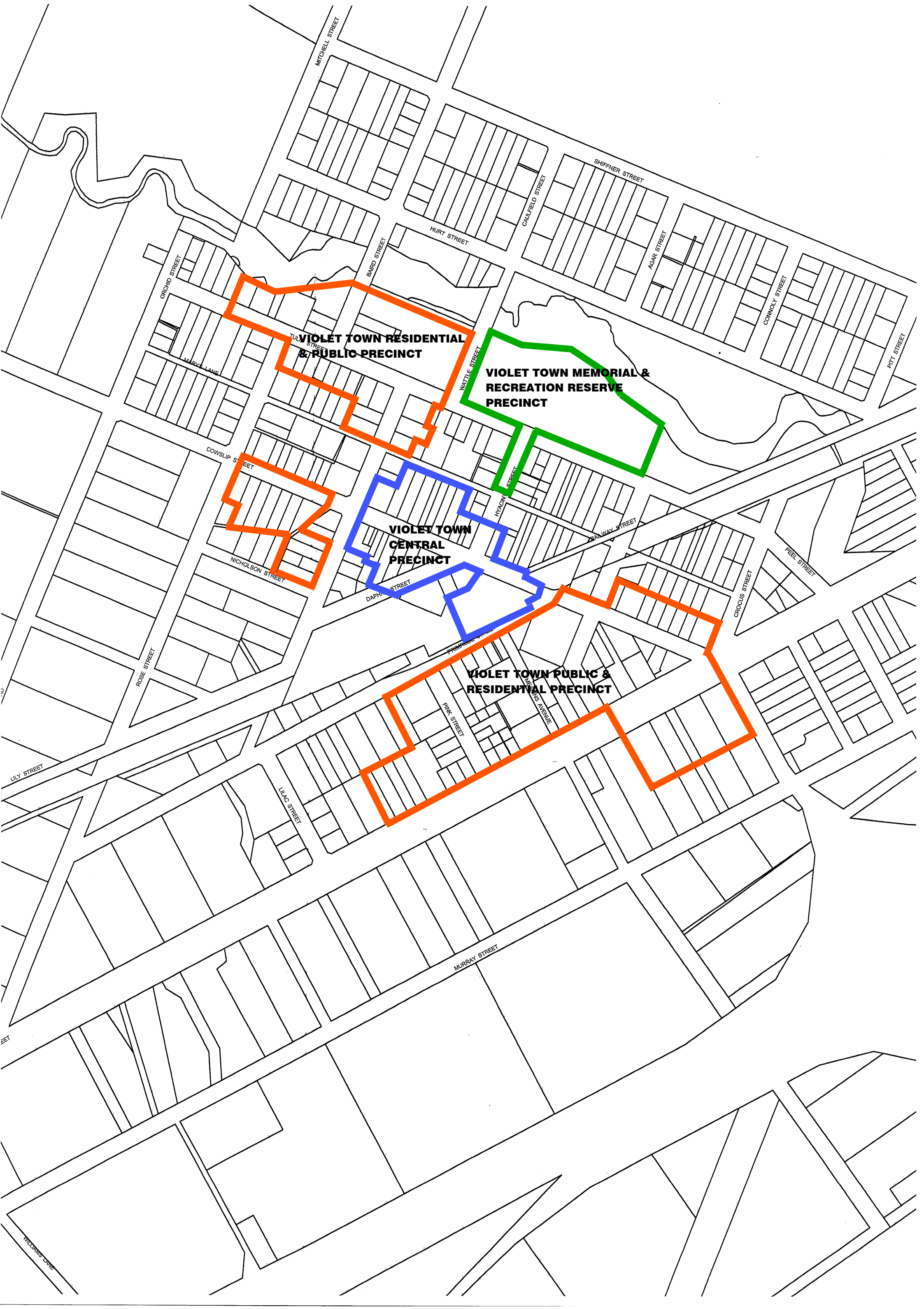
VIOLET TOWN RESIDENTIAL
& PUBLIC PRECINCT

VIOLET TOWN MEMORIAL &
RECREATION RESERVE
PRECINCT

VIOLET TOWN
CENTRAL
PRECINCT

VIOLET TOWN PUBLIC &
RESIDENTIAL PRECINCT

MITCHELL STREET

SHIFFNER STREET

HURT STREET

CAULFIELD STREET

AGAR STREET

CONNOLY STREET

PITT STREET

ORCHID STREET

BAIRD STREET

WATTLE STREET

MARYS LANE

COWSLIP STREET

HYACINTH STREET

RAILWAY STREET

CROCUS STREET

PEEL STREET

NICHOLSON STREET

DAPHNE STREET

ROSE STREET

PRIMROSE STREET

STEVENS AVENUE

PINK STREET

LILY STREET

LILAC STREET

MURRAY STREET

WILLIAMS LANE

VIOLET TOWN CENTRAL PRECINCT

Address	Cowslip Street	between Primrose and Lily Streets (nos 27-51, 16-30)
	Primrose Street	Violet Town Railway Station and goods shed (no. 2A)

Construction dates   From 1890s

Building types   Commercial

Existing listings   National Trust of Australia {Victoria}: Rose gum (*Angophora costata*), T11,204

Violet Town Hotel, 51 Cowslip Street

Group of mid-20th century shops, 41 Cowslip Street

Violet Town Railway Station, 2A Primrose Street

Pair of shops, 22 Cowslip Street

Significance

What is Significant?
The Violet Town Central Precinct as outlined above.

How is it Significant?
The Violet Town Central Precinct is of historic and aesthetic significance to the Shire of Strathbogie.

Why is it Significant?
The Violet Town Central Precinct is historically significant for it demonstrates the relocation of the commercial centre of the town with the arrival of the train services in 1873. Although it has changed over time, there is a substantial amount of fabric dating to the main phase of development being a four decade period from the early 1870s, though the most distinctive buildings date to the first decade of the 20th century (Violet Town Hotel, former National Bank and Post Office). During this phase, the key public facility in the town was established in the precinct, originally the Mechanics Institute but replaced with the current Community House complex during the latter part of the 20th century. The current street planting is also relatively recent, however it represents a continuation of the tradition to provide a landscaped setting.

The Violet Town Central Precinct is of aesthetic significance for the high proportion of notable buildings from the late 19th century to early 20th century. These include the Violet Town Hotel, the only remnant two storey building in the precinct, the former National Bank, and group of four shops on the south side (20-22 Cowslip Street). These classically influenced buildings show a level of ornateness that is barely matched in the shire and surprising for a town of its size. The train station provides a suitable entry point at the east end and the Federation period post office is a particularly fine example of its type. These buildings also complemented by some Interwar period shops at nos 24 and 28.

Description

The Violet Town Central Precinct extends along Cowslip Street between Lily Street to the west and Primrose Street to the east and consists predominantly of commercial buildings as well as the railway station and community centre. A central island has recently been planted with Liquidambar trees between sections of hard paving. The footpaths are bitumen and the channelling and kerbing, modern concrete. There is a large rose gum (Angophora *costata*) in the front of the Post Office.

There is some public space on the north side of Cowslip Street – in front of the community centre and the Lion's Park. In front of the former, is a memorial garden which includes various plaques mounted on a section of wall and the relocated granite, Boer War Memorial.

The buildings are all single storey except for the Violet Town Hotel at the west end, and mostly constructed from brick. Some of the brick buildings are also rendered, principally the pairs of Victorian era shops on the south side (nos 20 and 22). The rendered group also have elaborate parapets and some early shopfront detailing, and are among the best examples in the Shire. The face brickwork to some of the other masonry buildings has not been painted, critically the notable red brick examples opposite each other at the west end (hotel and former bank) and the post office, whereas others, which were probably face brick originally, have subsequently been painted (e.g., nos 28 + 47). Lightweight clad buildings include the railway station, the extant hardware (no. 31) and the much altered group at no. 41. The early buildings generally are substantially intact, the principal exception being the fire-damaged, Ellen Frances Hotel, and have timber-framed openings (windows and doors). The commercial buildings are not all co-joined and several have residences visible to the rear (nos 22, 24, 27 and 30).

There is a relatively high proportion of individually significant buildings, which date from the Victorian to the Federation period especially on the south side of Cowslip Street including several shops and the railway station. Of these, the former bank at no.30 is probably the most elaborate with its ornate parapet and aedicules (frames to the windows and doors). On the north side however, the significant buildings are limited to those at either end: the Violet Town Hotel with its cast iron work, Post Office with its arched Romanesque window and distinctive use of basalt detailing, and the timber shop on the opposite corner. Most of the other buildings on the north side date to the mid-20th century onwards and a fairly generic.

Refer to schedule for details of individual places.

History

In 1870 contracts were let for constructing the North-Eastern railway from Melbourne to Wodonga.[1] The railway line reached Violet Town in 1873, causing a shift of the business centre and services in the vicinity of the station in Cowslip Street. A passenger station was constructed in 1878.[2] A goods shed was constructed in Primrose Street and there had been station buildings to both sides. The platform was extended in 1886 and extensive improvements to the station were undertaken in 1936.[3]

Previously the land about Tulip Street to the north and High Street to the east had been the centre of development in the town. The former was en route between the goldfields at Bendigo and Beechworth and the latter was along the main road from Melbourne to Sydney.

The first land sales along Cowslip Street between Hyacinth and Lily Streets took place during the mid-1870s.[4] Prior to the opening of the railway, there had been some limited development in Cowslip Street further west. By 1857, there were some dwellings including those of the undertaker and carpenter, George O'Malley, cook Henry Eldridge, and William and

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1.   Harrigan, Leo, *Victorian Railways to '62*, Melbourne 1962, p88
2.   Tender notice in the *Argus,* 25.5.1878, p3. Source: *Australian Architectural Index*, record no. 35,666
3.   The *Argus* 23.11.1886, p7 and The *Argus* 26.11.1936, p14
4.   Township Plan of Violet Town V 7 4, 1946

Charles Garrod. William Rogers' 'refreshment rooms' were also located at the western end. The teacher Richard Ryan was living on Cowslip Street and teaching lessons from his premises in 1867.[5]

Local businessmen were quick to see opportunities for land around the new railway station and publicans such as Keane and Underwood were among the first purchasers. As the once lucrative businesses located on High Street began to experience decline, many of their proprietors were setting up establishments nearer the station. The Railway Hotel at the intersection of Cowslip and Railway (Daphne) Street was opened by the Underwood family in 1876. Despite competition from other publicans, who had set up business near the new station, the Railway Hotel was successful and by 1880, the proprietress Maria Underwood was planning the larger, two-storey brick building on the same site, later to be renamed the Ellen Frances Hotel.[6] The later was designed by the architect J M Brady in 1884.[7] Other hotels also prospered further west either side of the intersection of Lily and Cowslip Streets- the Farmers' Arms (two storey, now demolished) and the Kialla Hotel. The Kialla Hotel was originally a single storey timber building and was rebuilt as a two storey brick structure about 1900.[8] The name was changed to the Violet Town Hotel in 1908.[9]

By 1874, the impact of the railway on Violet Town was clear and pressure was mounted to move the post office from the coaching complex on Tulip Street to a site closer to the station. The post office was later housed in a new building constructed in 1891 on the west corner of Hyacinth Street, which was leased by the government. A post master was employed by the department until 1898 and there was local agitation for a dedicated postal premises from 1901.[10] Nearly a decade later the extant post office was constructed on the east corner of Hyacinth and Cowslip Street (1910). It was designed by the PWD and constructed by J Eadie of Richmond.[11]

One of the earliest buildings erected in the precinct was a branch of the National Bank with a manager's residence in 1878, which was designed by architects Terry and Oakden.[12] It was replaced with a larger bank and residence designed by Gibbs and Finlay in 1909.[13] Brick shops with Italianate detailing to their parapets, and combined with dwellings, were constructed on the south side, at 20 and 22 Cowslip Street, circa 1880s. The pair at no 20 were designed by the noted architects Twentyman & Askew in 1882.[14] What was Grogan Store at no. 22 was constructed in two stages, as the western shop was probably added after 1900.[15]

Many of the earliest buildings in the central precinct were constructed from timber, especially on the north side of Cowslip Street. These buildings typically had a parapet and verandah with simple posts and valence to the sides. The only example to survive is the hardware shop on the corner of Hyacinth and Cowslip Streets. It had been Hill's Emporium before it was taken over by the Harcourt family in 1903.

Timber construction was prone to being destroyed by fire with 19th century services (lighting, heating and cooking which relied on naked flames) and the absence of a fire brigade. For example, in January 1894 several shops in Cowslip Street was destroyed when a fire started in the shop and residence belonging to Hoskins the butcher and spread rapidly to the neighbouring, mainly timber, shops and dwellings, though the original National Bank was saved.[16] Another fire during the 1920s destroyed several buildings in Cowslip Street and the upper storey of the Ellen Francis Hotel was lost to a fire in 1993.

The Shire of Violet Town was proclaimed in 1895 and the first Council meetings were held in the hall behind the Railway Hotel.[17] Subsequently they were held in the Mechanics Institute and Free Library that was built in Cowslip Street 1887, before the Shire offices were built in 1899 in Lily Street. The Mechanics Institute and gable roofed, red brick building was designed by the noted architects Tappin, Gilbert and Dennehy, who designed three Queen Anne style buildings in

5   Chambers, Don, 1985, *Violet Town or Honeysuckle in Australia Felix 1836-1908*, Melbourne, pp118+123
6   D Chambers, *Violet Town or Honeysuckle in Australia Felix 1836-1908*, pp134-6
7   Tender notice in The *Argus*, 1.12.1884, p3. Source: *Australian Architectural Index*, record no. 18,531
8   D Chambers, *Violet Town or Honeysuckle in Australia Felix 1836-1908*, p280. Refer image opp p114 showing original timber building.
9   *Argus*, 16.01.1908, p6
10   D Chambers, *Violet Town or Honeysuckle in Australia Felix 1836-1908*, pp145, 155, 234, 277
11   *Building*, 12.01.1911. p88 (Source: *Architectural Index*, record no 35,220). The cost was £1090.
12   Violet Town Centenary Celebrations Committee, 1949, *Violet Town Centenary Celebrations Easter 1949*, Matthews Publishing, p18
13   Trethowan, Bruce, 1976, *A Study of Banks in Victoria 1851-1939*, pp11, 13
14   Tender notice in *Argus*, 18.11.1882, p11. Source: *Australian Architectural Index*, record no. 41,427. The tender of A McKnenzie of 735 was accepted a few weeks late on 5.12.1882 Source: *Australian Architectural Index*, record no. 41,428
15   D Chambers, *Violet Town or Honeysuckle in Australia Felix 1836-1908*, refer circa 1900 image opp p 242 without the western shop constructed as yet.
16   D Chambers, *Violet Town or Honeysuckle in Australia Felix 1836-1908*, pp236-7
17   D Chambers, *Violet Town or Honeysuckle in Australia Felix 1836-1908*, p138

Railway Street Euroa at this time.[18] The Mechanics Institute was also employed for court hearings, public meetings and entertainment such as moving pictures. The building was extended to the front boundary during the mid-1920s and included a bio-box for showing films. From the mid-1940s, plans were under way to replace the original building – a scheme was prepared by Harold Hanlon but after his death in 1948, another scheme was not realised until the mid-1960s. The new complex including Community Centre, Council Offices and Library was designed by Eggleston, Macdonald & Secomb.

The memorial to those who enlisted and fought in the Boer War was originally located in the centre of Cowslip Street at the junction with Daphne Street. The Boer War appealed to late 19th century patriotism and many Australian men enlisted to serve in South Africa. Charles Williams from the Violet Town Shire was one of the first Victorian casualties on 12 February 1900 and his death inspired the Williams Memorial Fund, whose purpose was to gather funds for the memorial to all those who died fighting the Boer War. It initially had a gas light to the apex and its installation coincided with the introduction of gaslight to Cowslip Street in 1901. The memorial was later re-located to the park in front of the Community House and Memorial Hall Complex.

Initially trees had been planted to the either side of the street, which matured to substantial specimens however during the latter part of the 20th century these were replaced with a planted central island.

Thematic context	**Sub-themes**
Settlement	Early Towns along the Hume- Violet Town

Recommendations
It is recommended that the Violet Town Central Precinct be included in the Schedule to the Heritage Overlay.

Extent of Designation
Refer to Map
- Nos 16-30 and 27-51Cowslip Street and the road reserve between Primrose and Lily Streets
- Part of 2A Primrose Street (Railway Station and Goods Shed) as far west as the alignment of the outer (western) boundary of 3 Daphne Street.

Conservation Recommendations
Encourage use of vacant shops.

Ellen Francis Hotel - full reconstruction is encouraged.

Boer War Memorial - consider relocating to original location or closer to it.

Maintain and conserve significant and contributory places and their setting.

Encourage the reinstatement of original features, primarily to the 19th century buildings, such as shopfronts and verandah detailing. If not, a sympathetic modern alternative could be used.

Alterations should be sympathetic in terms of scale, height, form, materials and detailing. It is not necessary to reproduce original detailing, rather a simplified, interpretive approach is recommended. In some circumstances, a bolder contemporary approach could also be sympathetic.

Non-contributory places could be retained or replaced with built fabric that is sympathetic to the precinct.

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[18]   Public Building Files, PROV, VPRS 7882/P1/Unit 186, file 912

Name	Address	Date/Period	Description/Notable Features	Grading
Ellen Frances Hotel	16 Cowslip Street	1884	Designed by J M Brady, originally two storey but upper storey lost to fire in 1993. Red brick, modern verandah.	Contributory
Pair of shops	20 Cowslip Street	1882	Probably designed by Twentyman & Askew. In poor condition, especially parapet, east window with pilasters, west window altered.	Significant
Pair of shops & Residence	22 Cowslip Street	c1890	Built in two stages, the west shop was added to match the east. Decorative parapet, the façade of the east shop is largely intact whereas that of the west shop has been altered.	Significant
Shop & Residence - butcher	24 Cowslip Street	Interwar	Rendered façade with tiling and metal-framed windows, weatherboard to rear.	Contributory
Shop	28 Cowslip Street	Interwar	Painted brickwork, including upper band of soldier course brickwork, parapet, and weatherboard to rear.	Contributory
Former Bank & Residence	30 Cowslip Street	1909	Extant building designed by Gibbs & Finlay in 1909, replacing earlier building by Terry & Oakden (1878). Flemish bond brickwork with red wash, ornate parapet with pediments, aedicules to openings, originally rendered elements have been painted, and three panelled double entry doors.	Significant
Post Office & Residence	27 Cowslip Street	1910	Slate roof and exposed rafter ends, red brick with basalt detailing, and main arched window with decorative glass. Corner porch with masonry pedestal and timber posts above and original tiling to floor. Multi-paned sashes and decorative treatment of side windows (brick mouldings above and basalt panels below). Large rose gum (*Angophora costata*) to the front. Thought to be about a century old and in excellent condition (National Trust, T11,204).	Significant Significant
Store – hardware	31 Cowslip Street	Federation	Timber including panelling below windows, verandah with square posts.	Significant
Shop – Credit Union	33 Cowslip Street	1960	Concrete brick, cantilevered flat roof. Good example of its type but not contributory to significance of precinct.	Non-contributory
Violet Town Community Centre	35 Cowslip Street	1966+1979	Designed by Eggleston, Macdonald & Secomb. Built as Shire Offices and Council Chamber with library in in two stages. U-shaped, red brick complex with flat roof.	Non-contributory
Boer War Memorial	35 Cowslip Street	c1901	Moved from location in the middle of Cowslip Street. Granite, both polished and unpolished, in contrasting colours. Surmounted by non-original light fitting.	Significant

Name	Address	Date/Period	Description/Notable Features	Grading
Shop – café	37 Cowslip Street	Interwar Late 20th century	Painted brick. Original section to west with parapet, part rendered, original window with projecting sill. Additions to east, recently fire damaged.	Contributory Non-contributory
Shops 4	41 Cowslip Street	Early to mid-20th century	Four gable roof sections, parapet with sheeting, Walls altered, new fibro-cement boards, east end may have original openings.	Contributory
Shop – café	47 Cowslip Street	Late 20th century	Painted brick.	Non-contributory
Lions Park	49 Cowslip Street	-	Large Dutch Elm. Toilet block built in 1967.	Contributory
Violet Town Hotel	51 Cowslip Street	1900	Two storey, red brick with painted banding at lower level, and cast iron detailing to verandah and balcony. The posts are not original or no longer have their timber mouldings.	Significant
Violet Town Railway Station	2A Primrose Street	Federation	Includes signal box and waiting facilities. Wall cladding is a combination of fibro-cement and weatherboard.	Significant
Violet Town (Goods) Shed	2A Primrose Street		Walls and roof clad in corrugated sheet metal, timber door.	Contributory

VIOLET TOWN MEMORIAL & RECREATION RESERVE PRECINCT

Location	Avenue of Honour, Hyacinth Street (between Tulip Street and Marys Lane)
	Recreation Reserve, 2 Tulip Street
Construction dates	20th century
Elements	Sporting facilities, trees, structures
Existing Listings	None

Avenue of Honour, Hyacinth Street

Bowling Club Pavilion

Row of Ashes at southern end of oval

Violet Town Pool

Significance

What is Significant?
The Violet Town Memorial and Recreational Precinct as described above.

How is it Significant?
The Violet Town Memorial and Recreational Precinct is of historic, social and aesthetic significance to the Shire of Strathbogie.

Why is it Significant?
The Violet Town Memorial and Recreational Precinct is historically significant as a site that has been set aside as a recreation reserve from the earliest days of the town's history, that is since the first survey in 1838. The pattern of the tree plantings around the Recreation Reserve dates from 1889 when trees were made available from the State Nursery.

The Violet Town Memorial and Recreational Precinct is of social significance as a precinct which represents the tradition of civic pride and community participation that is characteristic of Violet Town. It is also significant as a place for

community interaction and competition. The building of the swimming pool in 1956, reflect the social and economic impact of the Melbourne Olympics on the rural communities. The Memorial Gates and the Avenue of Honour, similarly, represent community pride and participation, and demonstrate the impact that both World Wars had on rural settlements.

The Violet Town Memorial and Recreational Precinct is of aesthetic significance for extensive plantings of both exotic and some native trees. The Avenue of Honour to Hyacinth Street provides a formal entry to the precinct culminating in the gateway in Tulip Street. The recreational reserve, located on the bank of the Honeysuckle Creek, contains several sporting facilities and, though utilitarian structures, are well-maintained. The most significant of these is the Violet Town Swimming Pool, dating to 1956.

Description

The Violet Town Memorial and Recreational Precinct consists of the Avenue of Honour along the northern part of Hyacinth Street (between Tulip Street and Mary's Lane) and the Recreational Reserve (between Wattle Street to the west and in line with Dahlia Street to the east).

The Avenue of Honour consists of ten trees, alternating Liquidambars and Melaleucas, on the wide grassy verge. Each tree is dedicated to a fallen WWII soldier identified by a small metal plaque at its base. At the north end, on the opposite side of Tulip Street, is a formal entry to the Recreational Reserve comprised of four brick piers, ornate steel gates (side pedestrian and a pair of wider central gates) and a flat arch above with the words, 'Lest We Forget'. On the middle piers are the dates of WWI (west pier) and WWII (east pier). Flanking the gateway are a pair of large guns, reportedly used in a Middle Eastern campaign.

The full extent of the Recreation Reserve is 33 acres (13.4 ha), divided into two sections by the meandering course of Honeysuckle Creek: - the smaller northern part and the larger southern part. The latter, on which various sporting facilities are to be found, is what is incorporated in the precinct and accounts for about half the area of the Recreation Reserve.

The principal sporting facilities, from west to east; are: the swimming pool, bowling club, large playing oval, tennis and basketball courts. The buildings and facilities date from the middle of the 20th century onwards, are generally intact to their period of construction and are competent examples of their type. The facilities are unusually commodious relative to the population of the town and are well-maintained.

The other principal elements are the various well-established plantings, a mixture of exotics and native species. The notable exotic plantings include: Irish Strawberry Tree and Cork Oak near the pool, Ash trees and a Canary Island Date Palm to the south side of the oval. Native species include: *Grevillea robusta* near the tennis and basketball courts; several large River Red Gums (*Eucalyptus camalduelensis*) near the entrance gates and along the Honeysuckle Creek; and several large Yellow Box (*Eucalyptus melliodora*), also near the creek.

Refer to schedule for brief overview of individual items.

History

The township of Violet Town was surveyed in 1838 and plans approved in 1840 show land running along the Violet Creek (later re-named Honeysuckle Creek) had been set aside as a recreation reserve; now known as the Violet Town Recreation Reserve.

In 1883, an area of 29.5 acres (about 12 ha) bordered by Tulip Street to the south, Caulfield Street on the west, Hurt Street to the north and Forman Street to the east, was designated as a public recreation reserve.[1] The Victorian Government Gazette of May 1884 records that the area reserved for public recreation was increased to 33 acres (about 13 ha).[2] The Violet Town Progress Association responded to this by rallying to arrange fencing and clear the area.[3] The community welcomed the space dedicated to sporting facilities and playing fields and, in November 1884, a meeting of the committee of the local Violet Town Cricket Club decided to build a pavilion on the reserve. At the same time, ornamental iron gates were installed at the entrance to the reserve (now removed).[4]

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1   Township Plan of Violet Town V 7 4, 1946 and *Victoria Government Gazette,* no.72, 27 July 1883, p1714
2   *Victoria Government Gazette,* no.56, 9 May 1884, p1129
3   Chambers, Don, 1985, *Violet Town or Honeysuckle in Australia Felix 1836-1908*, p152
4   Landvogt, Robin, 2007, *50 Splashing Summers: Violet Town Swimming Pool 1957-2007*, Violet Town, p1

RBA Architects + Conservation Consultants

In response to an effort in 1889 to improve Violet Town's streetscape, trees from the State Nursery were made available to the town and some of these were planted around the reserve at this time.[5]

The Violet Town District Football Club was established in 1896 after Violet Town separated from the Shire of Euroa. A large playing field accommodates cricket and football matches. New clubrooms for the football club were built in 1957 and were extended in 1972 according to the drawings by J W Prime, the shire engineer. These were replaced by the Bryan Hayes Pavilion built in 1995.[6]

After World War Two, an Avenue of Honour was established along Hyacinth Street between Mary's Lane and Tulip Street. A name plaque in front of each tree commemorates each of the ten men from Violet Town who died in WWII. The local Progress Association raised funds for the gateway, which cost about £175.[7] They have considerably altered - the piers and the archway have been replaced - to accommodate larger vehicles. Two painted, 25-pound guns, reportedly used by Australian troops in the Middle East, have been installed on either side of the memorial gates.

The 1950s were period of considerable activity at the recreation reserve and much of the construction and development of existing playing fields and amenities was undertaken from this time. The prosperity and development of Violet Town during this time is documented by its entry in the Premier Town of Victoria Quest in 1959, which focused particularly on the amenities provided at the Violet Town Recreation Reserve.[8]

The Violet Town Swimming Pool was built in 1957 largely by local volunteers with funds raised by the local community and overseen by Violet Town's Shire Engineer, Ray Bramham and Shire Secretary, Dick Hammett. Plans for a swimming pool at Violet Town had been afoot since the 1940s and a grant from the Public Works Department (PWD) of £4500 was allocated for the purpose in 1948. While the hole was dug at this time, the project did not eventuate and, when the PWD withdrew the grant in 1951, the hole was filled in. Inspired by the 1956 Olympic Games and an increasing population, the residents of Violet Town remained devoted to the idea of having their own swimming pool. In 1956, the earlier grant was made available again for the purpose of constructing a pool. Despite the grant, many ratepayers were concerned about the need for Council to raise funds and insisted that the proposal be put to a referendum which was held on Friday, 22 February 1957. Residents of the township approved the idea by a majority of 174 votes. Beginning in May the same year, working bees were held on Saturdays and Sundays drawing on all the skills and trades that were available amongst the local community.[9] When it opened on 7 December 1957, the pool complex comprised a fully-tiled, concrete, half Olympic size pool (82ft 6 in or 25 metres), a toddler's wading pool, kiosk, dressing shed and filtration plant. From its opening, the pool has been extremely popular for recreational use and swimming competitions. Prior to the pool's re-opening for the summer season of 1959-1960, a grandstand was built for spectators at regular swimming competitions. A densely-planted row of Peppercorn trees had sheltered the south-western corner of the reserve but several were removed during the construction of the pool. The original entry pavilion to the pool has been replaced in recent years.

During the late 1950s, the Shire of Violet Town also received government subsidies to build new public conveniences and establish a new bowling green.[10] Like many projects at the reserve, they were completed largely by the efforts of local volunteers. Cement bricks for the conveniences were made by 40 local men working over two weekends. When the comforts station had been completed, there were enough left over to also erect a 'small afternoon tea pavilion, for the use of sporting bodies.'[11] Lawn tennis courts were originally established in 1959, where the extant clubrooms and synthetic courts are located. The tennis pavilion was built in two stages from circa 1960s.

Plans had been prepared in 1967 for a bowling club pavilion but were revised by the shire engineer, G H W Bracher, in 1970 and the building was completed two years later.[12] Bracher had also designed a refreshment booth to be located on the eastern side of the oval in 1968, and although it was approved, it was not built.[13]

The Recreation Reserve is also the home of the Violet Town Market which has been held monthly since 1978.

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[5]   D Chambers, *Violet Town or Honeysuckle in Australia Felix 1836-1908*, p275
[6]   R Landvogt, *50 Splashing Summers*, p3; Public Building Files, PROV, VPRS 7882/P1/unit 2007, file 16,602
[7]   R Landvogt, *50 Splashing Summers*, p22
[8]   R Landvogt, *50 Splashing Summers*, p20
[9]   R Landvogt, *50 Splashing Summers*, p4
[10]   Public Building Files, PROV, VPRS 7882/P1/unit 2007, file 16,602
[11]   R Landvogt, *50 Splashing Summers*, p21
[12]   Public Building Files, PROV, VPRS 7882/P1/unit 1808, file 14,997
[13]   Public Building Files, PROV, VPRS 7882/P1/unit 2007, file 16,602

During the last decade, three turf wickets were installed on the playing oval for the Violet Town Cricket Club. Turf for these was transported from Melbourne by club members and supporters who also prepared the pitch during working bees. In addition, the bowling green was extended to accommodate four more rinks.[14]

Thematic context	**Sub-themes**
Settlement	Early Towns along the Hume - Violet Town

Recommendations

It is recommended that the Violet Town Memorial and Recreational Reserve Precinct be included in the Schedule to the Heritage Overlay.

Extent of Designation

Refer to map

- Hyacinth Street - Verge with trees between Tulip Street and Marys Lane
- Violet Town Recreation Reserve – the extent to the north is the south bank of the Honeysuckle Creek, to the west is the boundary along Wattle Street, to the south is the boundary with Tulip Street, and as far east as the alignment of the adjacent west side of Railway Street.

Conservation Recommendations

Maintain and conserve significant and contributory elements of the precinct and their setting.

Alterations should be sympathetic in terms of scale, height, form, materials and detailing. It is not necessary to reproduce original detailing, rather a simplified, interpretive approach is recommended. In some circumstances, a bolder contemporary approach could also be sympathetic.

Non-contributory places could be retained or replaced with built fabric that is sympathetic to the precinct.

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[14]   R Landvogt, *50 Splashing Summers*, p23

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Name	Location	Date	Description/Notable Features	Grading
Liquidambar Plaque – J E White	Hyacinth Street, east side	c. late 1940s	*Liquidambar sp.* Also known as Sweetgum	Contributory
Melaleuca Plaque – G Turner	Hyacinth Street, east side	c. late 1940s	*Melaleuca sp.*	Contributory
Liquidambar Plaque – A J Meldrum	Hyacinth Street, east side	c. late 1940s	*Liquidambar sp.* Also known as Sweetgum	Contributory
Melaleuca Plaque – R Joiner	Hyacinth Street, east side	c. late 1940s	*Melaleuca sp.*	Contributory
Liquidambar Plaque – P Jackson	Hyacinth Street, east side	c. late 1940s	*Liquidambar sp.* Also known as Sweetgum	Contributory
Melaleuca Plaque – T B Hoskin	Hyacinth Street, west side	c. late 1940s	*Melaleuca sp.*	Contributory
Liquidambar Plaque – B R Jensen	Hyacinth Street, west side	c. late 1940s	*Liquidambar sp.* Also known as Sweetgum	Contributory
Melaleuca Plaque – D Layton	Hyacinth Street, west side	c. late 1940s	*Melaleuca sp.*	Contributory
Liquidambar Plaque – E Palmer	Hyacinth Street, west side	c. late 1940s	*Liquidambar sp.*	Contributory
Melaleuca Plaque – S E Watkins	Hyacinth Street, west side	c. late 1940s	*Melaleuca sp.* Also known as Sweetgum	Contributory
Memorial Gates	Intersection of Tulip and Hyacinth Streets	Late 1950s	The piers have been replaced, originally they were lower and tapestry bricks were used with an upper soldier course. The metal gates and dates, relating to the two world wars on the central brick piers, are original. The superstructure is rectangular but it originally was arched.	Contributory
Guns x 2	Adjacent to Memorial Gates, 2 Tulip Street		25lb types used in the Middle East.	Contributory
Fence to oval	2 Tulip Street	Late 1950s	Cylcone fence with water reticulation through the top rail.	Contributory

Name	Location	Date	Description/Notable Features	Grading
			Replaced an earlier, probably timber fence.	
Row (10+) of Ash Trees	Southern end of oval, 2 Tulip Street	Post-1960	*Fraxinus* sp.	Contributory
Canary Island Date Palm	East end of oval, 2 Tulip Street		*Phoenix canariensis*	Contributory
Violet Town Sport Complex Bryan Hayes Pavilion	East side of oval, 2 Tulip Street	1995	Light brown brick, gable roof, timber-framed windows, replaced a concrete block 1957 building.	Non-contributory
Basketball court	East end, 2 Tulip Street		Bitumen surface	Non-contributory
Tennis courts	East end, 2 Tulip Street		Originally lawn	Non-contributory
Tennis Pavilion	East end, 2 Tulip Street	c1960	Fibro-cement (southern end) with brick additions (northern end)	Contributory (original portion) Non-contributory (additions)
Silky Oaks	East end, 2 Tulip Street		Row, also known as Southern (Australian) silky oak (*Grevillea robusta*)	Contributory
Violet Town Bowling Club Pavilion	West end, 2 Tulip Street	1972	Designed by G H W Bracher. Painted brick walls and skillion roof, mixture of timber-framed and aluminium-framed openings.	Contributory
Violet Town Bowling Club Store	West end, 2 Tulip Street	Late 20th century	Mass concrete (north end) and concrete block (south end)	Non-contributory
Conifer x 2	Near entry to Violet Town Bowling Club, 2 Tulip Street		Genus not determined, bluish foliage	Contributory
Violet Town Pool	West end, 2 Tulip Street	1957	Designed by Raymond B Bramham, shire engineer. Two pools – rectangular main 25 metre and octagonal children's' pool.	Significant
Violet Town Pool – entry pavilion and toilet block	West end, 2 Tulip Street	2000	Brick, mostly brown with cream banding	Non-contributory
Irish Strawberry Tree	Near entry to pool, 2	Early 20th century	*Arbutus unedo*	Significant

Name	Location	Date	Description/Notable Features	Grading
	Tulip Street		An unusually large and healthy specimen	
Cork Oak	Near entry to pool, 2 Tulip Street		*Quercus suber*	Contributory
River Red Gums	Along the creek, 2 Tulip Street		*Eucalyptus camalduelensis*	Contributory
Yellow Box	Near creek, 2 Tulip Street		*Eucalyptus melliodora*	Contributory
Scoreboard Pavilion & Mural	West side of oval, 2 Tulip Street	c1980s	Mural by David Broadhurst, 2006	Contributory
Concrete Bridge	Over Creek, 2 Tulip Street	Late 1970s	Pedestrian with metal railing	Non-contributory
Bridge	Over Creek, 2 Tulip Street	2005	Arched, concrete and steel	Contributory

VIOLET TOWN RESIDENTIAL & PUBLIC PRECINCT

Address	Baird Street	1-5 and 4
	Cowslip Street	1-1, 2-12, and 32A-44
	Dahlia Street	1-5
	High Street	193-203 and 204-256, street planting
	Lily Street	1-13 and 2-4
	Pink Street	1-5 and 2-6
	Primrose Street	1-19
	Tulip Street	2A-8 and 39-57

Construction dates   Mid-19th century onwards

Building types   Mostly residences and some public (churches, school, former shire offices)

Existing listings   None

36 Cowslip St

4 Baird St

254 High St

9 Lily St (former Shire offices)

Significance

What is Significant?
Violet Town Residential & Public Precinct as outlined above including the established street planting and some sections of early brick drains.

How is it Significant?
The Violet Town Residential & Public Precinct is of historic and aesthetic significance to the Shire of Strathbogie.

Why is it Significant?
The Violet Town Residential & Public Precinct is historically significant as it is illustrative of the development of the township as a whole, whose centre of activity has undergone three major shifts. There is limited fabric to reflect the earlier loci (Tulip and High Streets), though two major public buildings, both erected during the 1870s, are in these earlier centres – the State School in Tulip Street and St Dunstan's in High Street. They were however constructed as the eventual centre of town in Cowslip Street was taking shape. Subsequently the other key public buildings were erected closer to the current centre – the former Shire offices, St Attracta's and the Masonic Hall. The remnant residential fabric suggests that development was greatest during the 19th century, but nonetheless remained consistent through to the mid-20th century.

The Violet Town Residential & Public Precinct is of aesthetic significance for the array of intact buildings, mostly houses, that date from the 1870s to 1940s.

Throughout the precinct, there is a mixture of buildings from the Victorian, Federation and Interwar periods however High Street has a distinct pattern/rhythm of Victorian period cottages interspersed with Interwar/mid-20th century houses. The buildings from different periods are complementary by similarities in scale and detailing. The most distinguished houses, according to period, are:
- Victorian period: 5 Baird Street; 204 & 216 High Street; 13 Primrose Street; 8 & 39 Tulip Street
- Federation period: 4 Baird Street; 7 & 13 Lily Street; 15 Primrose Street
- Interwar period: 4, 34 & 44 Cowslip Street; 238 & 254 High Street; 6 Tulip Street

Individually notable public buildings include the primary school, former Shire offices, Masonic Temple, St Attracta's, and the distinctive complex at St Dunstan's.

The wide grassy verges and mature street plantings, both exotics and native trees, provide a complementary setting.

Description
The Violet Town Residential & Public Precinct exists in three sections across the township of Violet Town, incorporating areas of largely intact historic buildings, mostly residences with some public buildings. The latter group includes two churches, a Masonic Temple, a primary school, and the former Shire offices.

The three defined areas are in the vicinity of the primary school, including buildings on Baird, Lily and Tulip Streets; in the vicinity of the former Shire offices, incorporating buildings in Cowslip and Lily Streets; and in the streets immediately east of the railway line, including Cowslip, Dahlia, High, Pink and Primrose Streets.

The significant and contributory buildings date from the late 19th century through to the mid-20th century, including examples from the Victorian (circa 1850 to 1900), Federation (circa 1900 to 1920), Interwar (1920s and 1930s) periods, as well as a few from the mid-20th century or immediate post-WWII period.

The houses are single storey and generally modest in scale. The roofs are predominantly clad in original/early corrugated roof sheeting, so that individual panels are evident. For the walls, there is a predominance of timber cladding, usually weatherboards, or in combination with sheeting. Original openings, windows and doors, are exclusively timber-framed though in some instances these have been replaced with modern, typically aluminium-framed, types.

The Victorian period houses tend to be symmetrical with hip roofs, a central doorway and a flanking double-hung sash window to each side. Some retain their original verandahs with timber decks and cast iron frieze or possibly a timber frieze, though in many instances there is a concrete deck and either plain timber posts or steel poles. Fine, intact examples include those at 5 Baird Street and 13 Primrose Street. There are a few notable brick examples including two on High Street (nos 204 and 216) and at 8 Tulip Street.

The Federation period houses tend to be asymmetrical with a projecting bay and an offset or side verandah. The roofs include a gable end, usually with timber battens and some sheeting. The intact verandahs typically have turned timber posts and possibly an ornate cast iron or geometric timber frieze. Noteworthy examples include 4 Baird Street, 7 and 13 Lily Street, and 15 Primrose Street.

Interwar period houses tend to have a multi-hipped roof, some with a gable end clad in battens and sheeting. There are bungalows, or bungalow-like houses, some with a porch with a squat column or post on a brick pier. Many have walls clad in a combination of weatherboards to the lower half of the walls and sheeting (probably fibro-cement) to the upper half. The double-hung sash windows are often grouped in pairs or triples, sometimes in a projecting box frame. There is one example of a brick and roughcast render Arts and Crafts bungalow at 4 Cowslip Street.

There are a few houses dating to the mid-20th century. Houses from this period either display bungalow-like characteristics of the earlier Interwar period, for example 55 Tulip Street, or are good examples of the contemporary trends, circa 1950 – such as skillion roofs and vertical cladding – for example 53 Tulip Street and 5 Dahlia Street.

The more recent, non-contributory houses tend to be (brown) brick and are often larger than the earlier buildings, especially those from the Victorian period.

The public buildings are more substantial and are red brick, often with some areas of rendering, though these may have been subsequently painted. The two churches, the Anglican St Dunstan's on High Street and the Catholic St Attracta's on Cowslip Street, display some simple Gothic styling, though are good examples of their type. St Dunstan's is of particular interest for the combination of elements including the Arts and Crafts style hall, former minister's residence and fence. The primary school in Tulip Street has developed in stages but retains its general Federation period styling with prominent gable ends clad in battens and sheeting, rendered lintels and sills, and groups of multi-paned windows. The former Shire offices in Lily Street and Masonic Temple in Primrose Street both feature some classicising detailing such a pilasters and parapets, though the former dates to the late 19th century and the latter to the Interwar period. The Masonic Temple also has unusual, capital-less columns either side of the entrance.

Refer to schedule for brief overview of individual sites.

History

Violet Town was recommended for survey by Major Thomas Mitchell when his expedition passed through the area in 1836. The original survey of Violet Town was undertaken in 1838 and the earliest allotments offered for sale were along Tulip Street between Rose and Dahlia Streets.[1] The first of these were acquired in 1840 near Rose Street and subsequently others were sold during the 1850s.[2] When the first allotments were auctioned, the prices realised were inflated and speculators such as W C Wentworth from NSW paid an average of £16 per acre.[3] The main route for traffic between Melbourne and Sydney was initially through this part of town and commercial facilities catering to the needs of travellers were developed. For example, Thomas Clark built the Royal Mail Hotel at the western end of Tulip Street in 1846.[4]

At the time of the earliest survey, it was suggested that a military post with five mounted policemen, a post house and venues for public entertainment be established at Violet Town, but none of these came to fruition and the post master lived in a bark hut throughout the 1840s.[5] When gold was discovered in the 1850s around the Ovens River, Violet Town became a stopping point on the route from Melbourne to Beechworth and between Beechworth and Bendigo.[6] Most businesses grew around this thoroughfare, also the route between Melbourne and Sydney, referred to variously as the Sydney road or High Street, near a bridge over the Honeysuckle Creek. Underwood's first hotel was located at the far eastern end of High Street (before the business moved to Cowslip Street, now the Ellen Frances Hotel). At the time, Violet Town had a lock-up and was a centre for the administration of justice.[7] By the late 1860s, there was one constable at the police camp, by then located on High Street. Chambers describes it as; '… The 'town' was a village on a highway

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[1]   Chambers, Don, *Violet Town or Honeysuckle Creek in Australia Felix 1836-1908*, Melbourne 1985, p108
[2]   Township Plan of Violet Town V7(4), 1946. Land at the east end of Cowslip Street between Dahlia and Crocus Street was also sold about this time -1848 and 1850.
[3]   D Chambers, *Violet Town or Honeysuckle Creek in Australia Felix 1836-1908*, p61
[4]. Michael, Ron, *From Petition to Partition: the Shire of Violet Town 1895-1994 in Profile*, Euroa, p8
[5]   D Chambers, *Violet Town or Honeysuckle Creek in Australia Felix 1836-1908*, p58
[6]   D Chambers, *Violet Town or Honeysuckle Creek in Australia Felix 1836-1908*, p6
[7]   R Michael, *From Petition to Partition: the Shire of Violet Town 1895-1994 in Profile*, Euroa, p10

junction, combining a centre for farmers' and carriers' dwellings with a roadside commercial and transport services settlement.'[8]

Further land sales were held between 1861 and 1864 which resulted in much of the land on the west side of High Street between Cowslip and Lilac Streets being sold.[9] Of this group, the allotments between Dahlia and Pink Streets were narrower, presumably intended for commercial purposes.

Despite the imminent construction of the railway line to the west, during the 1860s and up to 1870, most of Violet Town's businesses thrived on High Street; and '... as late as 1870 the whole of the township was situated east of the present railway line'.[10] Few remnants survive from this period, an example being the building at 216 High Street on the corner of Dahlia Street, which dates from the late 1860s and was once the chemist shop. Subsequent to the arrival of the railway, commercial enterprises began to relocate to the new centre in Cowslip Street and further land was made available adjacent to the railway line in Primrose Street, where allotments were mostly sold during the 1870s and 1880s and developed as residential sites.

The original Violet Town State School no. 640 (now Peranbin Primary College Violet Town Campus) was built on the north side of Tulip Street extending between Baird and Caulfield Streets, in 1875 as a two room school to accommodate 90 students.[11] The school was enlarged in 1908, when the extant building had been largely been developed to its current configuration, though there have been further additions.[12] In 1956, the one room Earlston State School no. 2850 was moved to the east side of the site.[13] A contract to build a teacher's residence was granted in 1878.[14] It was replaced with the extant building at 4 Baird Street constructed in 1909.[15]

Perhaps because of its location near the Honeysuckle Creek, several key industrial sites were developed at the western end of Tulip Street from the 1870s to the 1890s, including flour and timber mills, and butter and cordial factories. It was noted in the 1875 Australian Handbook that two flour mills operated in Violet Town. Robert Brown established his flour mill on land at the western end of Tulip Street in 1874, seeking to make the most of Violet Town's newly-acquired access to rail transport, as well as to support emerging local wheat growers. Despite proximity to the railway, the poor quality of road transport made it difficult for local farmers to convey their grain to the mill and similarly for millers to move the flour throughout the district so that Browns' venture had failed by 1879. In 1884, the mill and its machinery were updated and restored by Alexander Robertson, a storekeeper from Benalla, who re-opened the enterprise as the Californian Flour Mill. Local grain production was not enough to adequately sustain the mill. By 1890, dairy farming had become successful in the local district and what had been built as a flour mill, was turned into a successful butter factory by Isaac Wallace, producing the Violet Butter brand.[16]

The area to the east of the railway line continued to largely develop for residential purposes though a few public buildings were established there. St Dunstan's Anglican Church was built on land at the corner of High Street and Meakin Avenue in 1879. Land had been reserved about 1861 for the Anglican Church however it was absorbed by the railway line so that a new site needed to be acquired. To this end, three adjoining half acre allotments (nos 5-7, section 19) on High Street were purchased from Henry Linard in 1878 and the Church was built a year later; a rectory was built in 1906 and a hall in 1910.[17] The hall was used during the mid-20th century for showing films when it seems the Mechanic's Institute (now Community Centre) in Cowslip Street was no longer suitable.[18] The adjacent road, Meakins Avenue, was not one of the original surveyed streets and may have created after the arrival of rail services to provide direct access to John Meakin's Hotel on the opposite side of High Street. Meakin had purchased the site in 1873 from John Kelly, who had established a store there during 1871-72.[19]

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[8]   D Chambers, *Violet Town or Honeysuckle Creek in Australia Felix 1836-1908*, p125
[9]   Township Plan of Violet Town V7(4)
[10]   William Grogan quoted in D Chambers, *Violet Town or Honeysuckle Creek in Australia Felix 1836-1908*, p127
[11]   Victorian Education Department, *Vision and Realisation: A Centenary History of State Education in Victoria*, Melbourne 1973, p639
[12]   Violet Town State School; PROV, PWD (BSA) drawings, SSO 640.3, dated 1908
[13]   Landvogt, Robin, *District Schools – Earlston, Koonda, Tamleugh and Upotipotpon South*, Violet Town 2007, pp60-61. The portable building had been erected in 1939 at Earlston and closed at its original site in 1952.
[14]   The cost for this was £230 15 shillings. *Victoria Government Gazette*, 4, 11 January 1878, p.98
[15]   The contract for £355 was awarded to George Diggle on 17 September 1909. Violet Town State School; PROV, PWD (BSA) drawings, SSO 640.2, dated 1909
[16]   D Chambers, *Violet Town or Honeysuckle Creek in Australia Felix 1836-1908*, p132
[17]   Crocker, Murley, *Saint Dunstan's Church Violet Town: A Short History*, Cobram 1979, p4; A 1910 photograph (Harold Godden, 'Back view of St Dunstan's', SLV: H2011.59/12) shows the hall without the later addition and with a smaller bell-tower, possibly timber-framed.
[18]   Public Building Files, PROV, VPRS 7882/P1/Unit 1062, file 9125
[19]   Township Plan of Violet Town V7(4); D Chambers, *Violet Town or Honeysuckle Creek in Australia Felix 1836-1908*, p134

Land was reserved for the Catholic Church in Cowslip Street in 1862, though the north-east corner was lost to the extension of Primrose Street to Cowslip Street about the time the railway was opened in 1873.[20] St Attracta's Catholic Church was designed by Kempson & Connolly, architects who were responsible for the design of several Catholic churches and schools in Melbourne and regional Victoria. St Attracta's was built by W G Ireland and opened in 1898, replacing the weatherboard church that had existed on the same site since 1880.[21] Another major building constructed about this stage was the shire offices on Lily Street, which were designed by the architects Sydney Smith & Ogg, in 1899 for the newly established Shire of Violet Town.[22]

During the early decades of the 20th century, some subdivision has occurred and residential development has continued across the precinct though more specifically along the west side of High Street during the mid-20th century. The last major public building to be constructed in the precinct was the Masonic Temple in Primrose Street. It was designed in 1930 by architect A L Henley near the station.[23]

Thematic context	**Sub-themes**
Settlement	Early Towns along the Hume - Violet Town

Recommendations

It is recommended that the Violet Town Residential & Public Precinct be included in the Schedule to the Heritage Overlay.

Extent of Designation

Refer to map

Conservation Recommendations

Maintain and conserve significant and contributory places and their setting.

Encourage the reinstatement of original features.

Alterations should be sympathetic in terms of scale, height, form, materials and detailing. It is not necessary to reproduce original detailing, rather a simplified, interpretive approach is recommended. In some circumstances, a bolder contemporary approach could also be sympathetic.

Non-contributory places could be retained or replaced with built fabric that is sympathetic to the precinct.

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[20]   *Victoria Government Gazette*, 1862, p312; Township Plan of Violet Town
[21]   D Chambers, *Violet Town or Honeysuckle Creek in Australia Felix 1836-1908*, p252
[22]   Tender notice in *Building Engineering and Mining Journal*, 28.1.1899. Source: *Australian Architectural Index*, record no. 43,728
[23]   Foundation Stone for Masonic Temple

Name	Address	Date/Period	Description/Notable Features	Grading
House	1 Baird Street	Victorian	Weatherboard with eaves brackets. Altered verandah – concrete deck and steel poles.	Contributory
House	3 Baird Street	Victorian	Weatherboard with eaves brackets. Altered verandah – concrete deck and steel poles.	Contributory
Varochel	4 Baird Street	1909	Former Headmaster's residence. It was designed by the PWD and built by George Diggle of Euroa. Weatherboard, central gable with battens and sheeting, offset verandah.	Significant
House	5 Baird Street	Victorian	Weatherboard with eaves brackets. Original verandah – timber deck and cast iron frieze.	Significant
Drain & Street Planting	Cowslip Street between Dahlia and High Streets		Brick lined drain on north side. Mostly Melaleucas. Possibly remnants of the Avenue of Honour commenced on 7 September 1917	Contributory
House	1 Cowslip Street	c1950	L-shaped weatherboard, partly obscured, tiled roof.	Contributory
Garage	2 Cowslip Street	Late 20th century	Low pitched gable roof, walls of painted brick.	Non-contributory
House	3 Cowslip Street	c1900	Much altered, weatherboard, modern multi-paned windows and verandah supported by bush poles.	Contributory
House	4 Cowslip Street	Interwar	Arts & Crafts Bungalow, brick with roughcast sections, arched porch, leadlight. Large, modern gable roof shed – Strathbogie Floats	Contributory
House	6 Cowslip Street	Interwar	Bungalow with two gable ends to street. Walls clad in weatherboards (lower) and sheeting (upper). Hoods to windows, altered porch.	Contributory
House	7 Cowslip Street	1940s	Weatherboard, modern aluminium windows.	Non-contributory
House	8 Cowslip Street	Victorian	Largely obscured, dilapidated timber building with gable roof.	Contributory
House	9 Cowslip Street	Interwar	Bungalow with two gable ends to street. Walls clad in weatherboards and gable ends with sheeting. Verandah with timber deck, brick piers and squat fluted posts.	Contributory
St Attracta's Catholic Church	12 Cowslip Street	1898	W G Ireland, builder. Gothic style, red brick with painted/rendered elements.	Significant
House	15 Cowslip Street	Interwar	Broad gable roof, rendered walls, altered detailing including windows.	Non-contributory

Name	Address	Date/Period	Description/Notable Features	Grading
House	17 Cowslip Street	Federation	Walls clad in weatherboards and ashlar boards, below the corner verandah.	Contributory
Street Planting	Cowslip Street between Lily and Rose Streets		*Brachychiton acerifolius* (Illawarra Flame Trees) x 9 - 3 trees on north side, 6 trees on south side	Contributory
Oak Trees x 2	Cowslip Street (in front of no 19)		Turkey Oak (*Quercus cerris*) and Algerian Oak (*Quercus canariensis*), left and right respectively	Contributory
House	32A Cowslip Street	1970s	Brown brick with tiled roof.	Non-contributory
House	34 Cowslip Street	Interwar	Weatherboard bungalow. Central porch with sheeting to gable end, timber frieze and brick piers.	Contributory
House	36 Cowslip Street	Victorian	Weatherboard, paired brackets to cornice, non-original verandah deck and supports.	Contributory
House	40 Cowslip Street	1950s	Weatherboard, aluminium windows.	Non-contributory
House	42 Cowslip Street	Victorian	Weatherboard, altered verandah – concrete deck. Timber garage, possibly former stables.	Contributory
House	44 Cowslip Street	Interwar	Substantial bungalow with timber shingles to gable ends, original return verandah - timber posts with brackets though roughcast piers with timber lattice above at entry.	Significant
Street Planting	Dahlia Street between Cowslip and High Streets		Mixture of Poplars (south side), alternating Melaleucas and Liquidambars (north side).	Contributory
House	1 Dahlia Street	1940s	Rendered bungalow, verandah supported by piers with squat fluted posts above	Contributory
House	3 Dahlia Street	1940s	Weatherboard with paired sash windows to corners.	Contributory
Corene	5 Dahlia Street	1950s	Vertical boards, skillion roof, V-bracing to verandah, original car port.	Contributory
Street Planting	High Street between Cowslip and Dahlia Streets		On wide east side verge, pine or cypress trees as well as lower, broader type in front of no. 203.	Contributory
House	193 High Street	Victorian	Weatherboard, altered verandah	Contributory

Name	Address	Date/Period	Description/Notable Features	Grading
			Also a pair of Nissan huts with dilapidated timber façade.	
House	197 High Street	Interwar	Bungalow, red brick piers and squat fluted posts. Modern aluminium windows.	Contributory
House	203 High Street	Late Federation	Walls clad with weatherboard though some replaced with fibro-cement boards. Multi-paned windows and concrete deck.	Contributory
House	204 High Street	Victorian	Gable roof, multi-paned windows, rendered and tooled windows, altered verandah with bush poles.	Significant
House	209 High Street	Victorian	Weatherboard, projecting gable section to south probably early 20th century addition.	Contributory
House	210 High Street	Early 20th century	Weatherboard and shingle boarding to gable end, altered windows and verandah.	Non-contributory
House	216 High Street	Victorian	Painted brick, multi-paned windows, low concrete deck to verandah. Window blocked up below verandah.	Significant
House	218 High Street	Interwar	Walls clad in weatherboards (lower) and sheeting (upper), corner verandah with timber deck. Gable end to street with timber brackets.	Contributory
House	220 High Street	Interwar	Weatherboard with vertical boards to gable end, original verandah with timber deck, some multi-paned windows, new roof tiles.	Contributory
St Dunstan's Anglican Church	226 High Street	1879 1906 1910 c1930s	Church - red brick, Gothic style with stained glass *grisaill*e windows to the altar by Ferguson & Urie. Rectory - weatherboard with an offset verandah and a projecting gable (with shingled boards and serrated bargeboards). Hall - red brick, Arts and Crafts style with sections of rough cast render, a gable roof with ridge ventilators and casement windows. Additions to west end. Perimeter fence - concrete plinth and posts with panels of wire mesh and decorative metal gates.	Significant
House	232 High Street	1940s	Walls clad in weatherboards (lower) and sheeting (upper), paired windows and verandah with timber deck.	Contributory
House	236 High Street	1950s	Walls in fibro-cement sheeting and aluminium windows.	Non-contributory
House	238 High Street	1940s	Walls clad in weatherboards (lower) and sheeting (upper), porch with piers and squat Tuscan column above. Roof clad in tiles and prominent, rendered chimney with lozenge motif in relief.	Contributory

Name	Address	Date/Period	Description/Notable Features	Grading
House	244 High Street	Victorian	Weatherboard, verandah. timber deck and non-original posts.	Contributory
House	250 High Street	Victorian	Weatherboard, altered verandah and windows.	Contributory
House	252 High Street	Victorian	Weatherboard, return verandah with non-original posts.	Contributory
House	254 High Street	Interwar	Walls clad in weatherboards (lower) and sheeting (upper), corner verandah with timber deck. Gable end to street with timber brackets.	Contributory
House	256 High Street	Victorian	Weatherboard, altered verandah.	Contributory
House	1 Lily Street	Interwar	Bungalow, symmetrical with central porch and paired sash windows. Walls clad in sheeting and weatherboards.	Contributory
House	2 Lily Street	Federation	Weatherboard, casement windows with metal hoods, offset verandah though deck missing.	Contributory
House	4 Lily Street	Interwar	Weatherboard bungalow, return verandah with brick piers and fluted, tapered pillars.	Contributory
Aingath	7 Lily Street	Federation	Shiplap boards, cast iron frieze, turned timber posts, decorative metal hood, casement windows and sheeting to gable ends.	Significant
Former Shire Offices	9 Lily Street	1899	Architects were Sydney Smith & Ogg of Melbourne. Brick with rendered elements (parapet, pilasters, and aedicule), flag pole. Storage shed at rear	Significant
House	11 Lily Street	1950s	Weatherboard, skillion roof, aluminium windows.	Non-contributory
House	13 Lily Street	Federation	Weatherboard, cast iron frieze, turned timber posts, and gable end with timber screen.	Significant
House	1 Pink Street	1940s	Walls clad in weatherboards (lower) and sheeting (upper), timber verandah.	Contributory
House	2 Pink Street	1970s	Brown brick with multi-paned windows.	Non-contributory
House	3 Pink Street	Federation	Altered, weatherboard, bay window to gable end, cast iron brackets possibly not original.	Contributory
House	3A Pink Street	Mid-20th century	Set back from street and obscured. Weatherboard with transverse gable roof.	Contributory

Name	Address	Date/Period	Description/Notable Features	Grading
House	4 Pink Street	1940s	Walls clad in weatherboards (lower) and sheeting (upper), porch with red brick wall and squat Tuscan column above. Altered windows.	Contributory
House	5 Pink Street	Victorian	Weatherboard, altered transverse gables. Verandah with bush poles and curious frieze.	Contributory
House	6 Pink Street	Interwar	Bungalow with two gable ends, shingles to smaller gable and sheeting and battens to main gable. Verandah has been extended to create carport and altered supports.	Contributory
House	1 Primrose Street	c2000	Vertical timber board cladding and panelled concrete piers to fence.	Non-contributory
House	3 Primrose Street	1940s	Weatherboard with paired windows and closed-in porch. Low, patterned concrete block fence.	Contributory
House	5 Primrose Street	1950s	Low pitched transverse gable with aluminium windows.	Non-contributory
House	7 Primrose Street	Victorian	Weatherboard with altered window.	Contributory
House	9 Primrose Street	1940s	Walls clad in weatherboards (lower) and sheeting (upper), altered verandah and windows. Prominent rendered chimney with curvilinear crown.	Contributory
Masonic Temple	11 Primrose Street	1930	Designed by architect A L Henley. Red brick with rendered elements including pilasters and columns. Fence with concrete pier and wire mesh.	Significant
House	13 Primrose Street	Victorian	Weatherboard, paired brackets to eaves, return verandah with concrete deck and cast iron frieze.	Significant
House	15 Primrose Street	Federation	Weatherboard, rough cast sheeting and decorative timber bracket to gable end, verandah timber frieze, hood to window in gable end.	Significant
House	19 Primrose Street	c1900	Weatherboard, return timber verandah (deck, brackets and frieze), filled in at south end.	Contributory
Peranbin Primary College – Violet Town Campus	2A Tulip Street	1875	Initially a two room building and current configuration mostly established in 1908. Red brick building with sheeting and battens to gable ends, rendered lintels and sills, and large multi-paned windows. Small art room at east end was former Earlston Primary School.	Significant
House	4 Tulip Street	1970s	Brown brick	Non-contributory

Name	Address	Date/Period	Description/Notable Features	Grading
Mill Cottage	6 Tulip Street	Interwar	Painted brick bungalow, central glazed porch, set back substantially from street.	Contributory
House	8 Tulip Street	Victorian	Red brick, painted white. Return verandah altered with concrete deck.	Contributory
House	39 Tulip Street	Victorian	Substantially obscured but appears to be largely intact. Weatherboard, possibly with cast iron detailing.	Significant
House	41 Tulip Street	Interwar	Weatherboard bungalow, verandah with brick piers and fluted, tapered pillars. Solar cells on roof.	Contributory
House	43 Tulip Street	Interwar	Weatherboard bungalow with altered windows and verandah.	Contributory
House	45 Tulip Street	Victorian	Heavily altered, non-original cement roof tiles and verandah detailing.	Contributory
House	47 Tulip Street	1940s	Symmetrical, weatherboard, with central chimney and tiled roof.	Contributory
House	49 Tulip Street	Interwar	Weatherboard bungalow, verandah with brick piers and fluted columns.	Contributory
House	51 Tulip Street	1970s	Brown brick and tiled roof.	Non-contributory
House	53 Tulip Street	1950s	Walls of cream brick with timber boards to the upper part, aluminium window frames, skillion roof.	Contributory
House	55 Tulip Street	1950s	Red brick bungalow with offset verandah	Contributory
House	57 Tulip Street	Victorian	Weatherboard, paired eaves brackets, and return verandah with non-original posts.	Contributory