



ALPINE SHIRE HERITAGE REVIEW (VOL. 2) APPENDIX B

JUNE 2026



**ARCHITECTS
CONSERVATION +
CONSULTANTS**

ACKNOWLEDGEMENT OF COUNTRY

RBA acknowledges the Traditional Owners and custodians of the land we now call the Alpine Shire. We recognise their continuing connection to Country and pay our respects to Elders past and present. We extend that respect to all First Nation peoples.

COVER PAGE IMAGE

MUMC Memorial Hut, Northwest Spur Track, Mt Feathertop (HO168)

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REPORT REGISTER

The following report register documents the development and issue of *Alpine Shire Heritage Review Report* as prepared by RBA Architects + Conservation Consultants in line with its quality management system.

PROJECT NO.	VERSION	ISSUED TO	DATE ISSUED
2024.04	Draft	Alpine Shire – Alex Smith	15 April 2025
2024.04	Final Draft	Alpine Shire – Alex Smith	20 June 2025
2024.04	Final	Alpine Shire – Alex Smith	19 December 2025
2024.04	Final2	Alpine Shire – Alex Smith	12 March 2026
2024.04	Final3	Alpine Shire – Alex Smith	18 May 2026
2024.04	Final4	Alpine Shire – Alex Smith	29 June 2026

APPENDIX B – PROPOSED HERITAGE OVERLAYS - CITATIONS

The following table summarises the various proposed heritage overlays and for which the citations are attached.

HO	NAME	ADDRESS
HO89	Clover Arboretum	Bogong High Plains Road, Bogong
HO104	Pine House	11A Delany Avenue, Bright
HO123	House (Former Lyndhurst Private Hospital)	13-15 Park Street and 2 Coronation Avenue, Bright
HO144	Germantown Concrete Bridge	Old Harrietville Road and Tawonga Gap Road, Germantown
HO150	Hit or Miss Dredge Hole	75, 83 Great Alpine Road (and rear Howards Lane), Harrietville
HO153	Avalon House	196 Great Alpine Road, Harrietville
HO92	Mt Bogong Summit Cairn	Mt Bogong
HO164	Echo Point Shelter	Mt Buffalo Road (off), Mt Buffalo
HO167	Horn Lookout Shelter	Mt Buffalo Road (end), Mt Buffalo
HO168	MUMC Memorial Hut	Northwest Spur Track, Mt Feathertop
HO210	Three Concrete Tobacco Kilns	36 and 39 Briggs Lane, Myrtleford
HO179	House (Former Private Hospital)	163 Myrtle Street, Myrtleford

H089: CLOVER ARBORETUM

Address	Bogong High Plains Road, Bogong	Date Inspected	March 2024
Construction Date	1941 onwards	Period	Interwar onwards



Clover Arboretum
(Source: RBA, March 2024)

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

Clover Village was built by the State Electricity Commission of Victoria (SEC) between 1942 and 1945, to house construction workers and families in association with the Clover Dam developments on the Kiewa Hydro Electric Scheme. 17 houses were built on terraces on the hillside, and the families from many parts of the world constructed the stone walls and steps, and planted gardens and trees. The village, renamed Lower Bogong in 1943, was removed in 1956, and the SEC constructed picnic facilities at the site. The Clover Arboretum was proclaimed in 1973, and the site became a familiar and valued one to tourists using the road. Maintenance on the site lapsed for a number of years but has been revitalised in recent years by a Friends group working through Parks Victoria.

The significant fabric includes:

- Rustic timber benches x 3,
- Stone retaining walls and stairs,

- Landform including terracing, three linked former roads access all parts of the site, and have been named 'Cherry-Maple Lane', 'Autumn-Ash Avenue' and 'Clover Drive',
- An array of exotic and native trees including conifers, Ginkgo tree (*Ginkgo biloba*), Flowering cherry (*Prunus serrulate*), Japanese maple (*Acer palmatum*).
- A few native species,
- Camellias, rhododendrons (with the key rhododendron replaced).

Non-significant elements include small carpark and picnic area and associated timber benches, and interpretive signage.

HOW IS IT SIGNIFICANT?

The *Clover Arboretum* at Bogong is of historical and aesthetic importance to the Alpine Shire.

WHY IS IT SIGNIFICANT?

The *Clover Arboretum* is of historical importance for its association with the Kiewa Hydro Electric Scheme, one of Victoria's major infrastructure projects of the mid-20th century, which changed the face of the Upper Kiewa Valley, socially, demographically and economically. It is also significant for the evidence left by the migrant and other workers of the Scheme, demonstrating their efforts to beautify and create a comfortable living environment for their families in a remote mountain area. (Criterion A)

The *Clover Arboretum* is of aesthetic importance for its outstanding array of exotic trees and shrubs, in combination with the stone walls and rustic timber benches across the terraced site with a native forest backdrop, which have been valued by both visitors and the community for many decades. (Criterion E)

CONTEXTUAL HISTORY

The Alpine Shire encompasses high-quality unceded Country of the Dhudhuroa, Gunai-Kurnai, Taungurung, Waywurru and Jaithmathang as the First Peoples and Traditional Custodians of the Alpine Shire.

The Alpine peaks and high plains within the Alpine Shire comprise the central location where traditional lands belonging to each of its First Peoples meet up. The Alps are traditionally of great cultural and spiritual significance to our Shire's First Peoples. The Alps marked the central point where it was believed the sky was held up by wooden pillars carefully maintained by supernatural beings.

They were also home to spiritual elders living in stone houses, who dedicated themselves to ceremonial song-making and storytelling. Each summer, the Alps were an important site for harvesting and feasting on Bogong moths. During the warmer months, groups journeyed to the cooler high country to take advantage of the seasonal abundance of the bogong moth, a highly nutritious and energy-rich food source. While harvesting the moths, they also gathered with neighbouring groups to participate in inter-tribal ceremonies, exchange goods, and strengthen social and cultural ties. These gatherings were not only vital for sustenance but also for maintaining alliances and passing down traditions.

The First Peoples of the Alpine Shire possessed a deeply held spiritual belief that the world was created by ancestral beings, the signs of which could be seen all around. They saw themselves as active participants in ongoing ancestral processes, in a world which was one interconnected whole, and in which the past, present and future were bound together.

Today, Alpine Shire Council recognises the ancient and on-going presence of its First Peoples and acknowledges their unique and continuing connection to the lands, waters and culture of the Shire.¹

¹ Alpine Shire website and Lorraine Padgham

Alpine Shire Thematic Environmental History (2008)²

3.3.8 Utilising Natural Resources: Tapping Natural Energy Sources

Water power, a natural energy source, has had major impacts on the development of the Alpine Shire. This reached its zenith with the construction of the Kiewa Hydro-Electric Scheme in the headwaters of the Kiewa Valley. The Scheme saw thousands of construction workers, many of them migrants, come to the area, the townships of Mount Beauty and Bogong Village constructed, extensive scientific research undertaken in the Alps, the beginnings of Falls Creek as a major ski resort, and upgraded road connections out of the upper Kiewa Valley.

PLACE-SPECIFIC HISTORY

Alpine Heritage Study (2008)

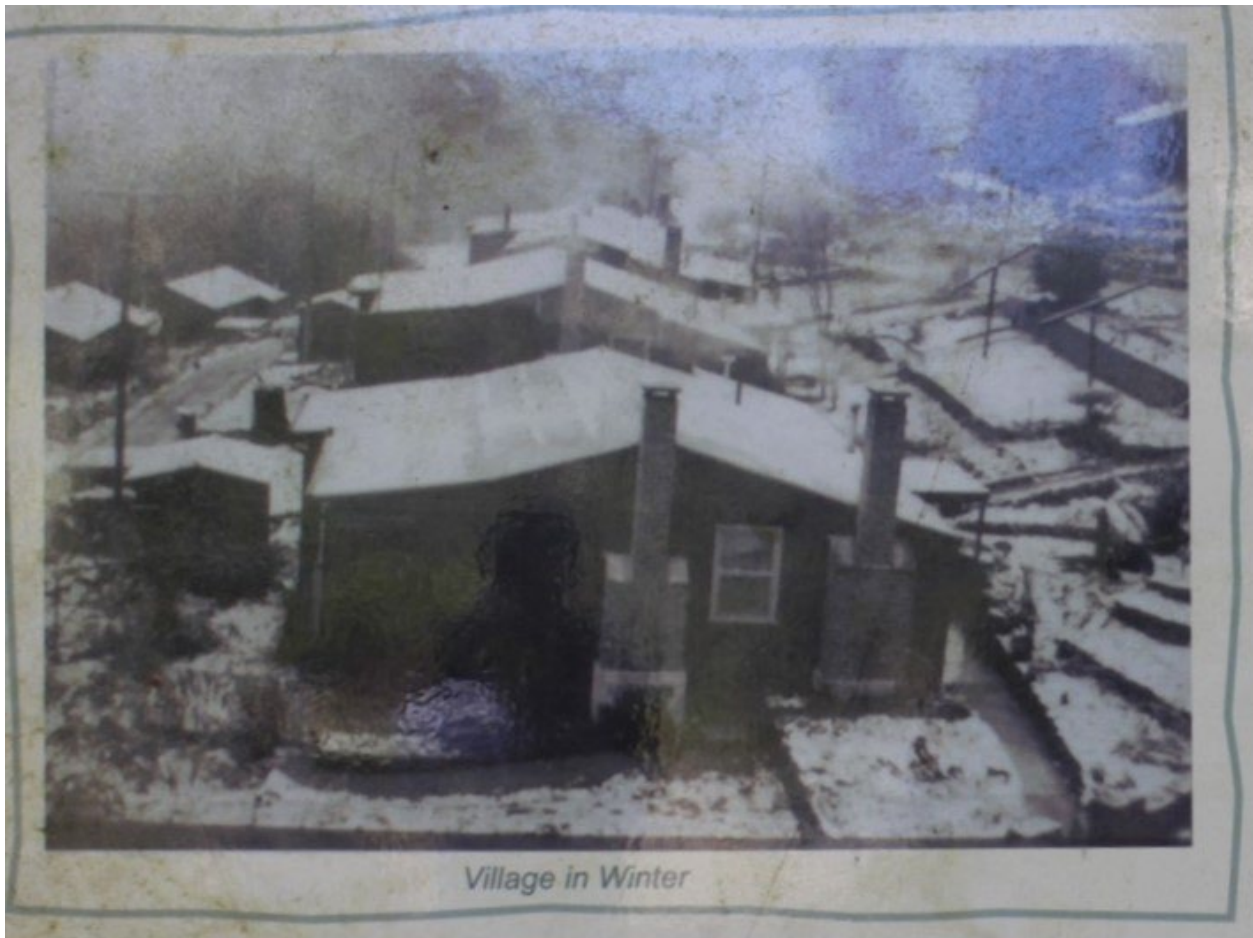
Hydro-electric scheme for the Kiewa Valley commenced in 1938. Management and construction of the scheme came under the authority of the State Electricity Commission (SEC) of Victoria. After various stoppages and delays, mainly owing to the Second World War, the project was completed in 1961. The Clover Flat Arboretum was the site of Clover Flat village which was established in 1942 by the SEC to accommodate workers constructing the Clover Flat Dam. The SEC had built 17 houses on the site by 1945, as married quarters. These houses were built as shells, and the families erected the interior walls to suit their own requirements. The families who lived at Clover Flat were from many parts of the world, and they planted gardens and trees, and built the stone walls and steps. The village was renamed Lower Bogong in 1943, and the small community lasted until the mid 1950s, when the site was condemned as a health risk due to constant dampness. The houses were auctioned off and moved away in 1956. The SEC converted the site to a picnic ground which became renowned for its terraced gardens and magnificent exotic trees. It was proclaimed an Arboretum in 1973, but was officially closed in 1988. It is now managed by Parks Victoria with help from a Friends group (since 1998).

Additional History

The subject site forms part of Crown Land parcel in the Parish of Carruno.

The houses erected on the site (all since removed) had broad, gable roofs with brick a chimney/s and double hung sash windows.

² Robert J Kaufman (LRGM – Services), *Alpine Shire Heritage Study: Thematic Environmental History* October 2008, p41



Lower Bogong/Clover Village in winter
(Source: Interpretation sign on site)

The site was affected by 2003 bush fires, during which the stonework was damaged and several trees were lost (which ones), but as of 2009, extensive regrowth was observed.³

REFERENCES

Alpine Heritage Study (2008)

Parks Victoria, Clover Village

Australian Heritage Commission, REGISTER OF NATIONAL ESTATE

Dr Ruth Lawrence, 1990, The Interaction between the Environment Land Use and Hydrology of the Bogong High Plains Area from 1850 to 1985., Unpubl, p. 571

VICTORIAN FRAMEWORK OF HISTORICAL THEMES

- 2.5 Migrating and making a home
- 4.6 Exploiting other mineral, forest and water resources
- 6.6 Marking significant phases in development of Victoria's settlements, towns and cities

³ 'Tracks, Trails, Coasts near Melbourne: Clover Arboretum and Big Hill Lookout, Mt Beauty District' webpage, accessed 01.08.24

PHYSICAL DESCRIPTION

Alpine Heritage Study (2008)

The site consists of a series of terraced platforms on the western side of Bogong High Plains Rd. Drystone walls retain the terraces, and rock and concrete steps have been added to connect the terraces. A wide variety of exotic trees and shrubs have been planted on the site. Species include Camellias, Rhododendrons, conifers and a Ginkgo tree (*Ginkgo biloba*), as well as some native species. A small carpark and picnic area have been provided. Three linked former roads access all parts of the site, and have been named 'Cherry-Maple Lane', 'Autumn-Ash Avenue' and 'Clover Drive'. Various other features are named, including 'The Promise Stone', 'Snowy Steps', 'Bogong Boulders' and 'Mary's Ramble'.

Additional

Located 13 kilometres from Mount Beauty township, and just past the Clover Dam and Power Station, the Clover Arboretum is a triangular area overlooking the Bogong High Plains Road and cut out of the native forest of the Alpine National Park. The area is about 7500 square metres and the site is steeply sloped.



Clover Arboretum, north end
(Source: RBA, March 2024)

The site is located in a secluded valley with limited sunlight such that the northern end, which would regularly be in shadow, notably has more moss over the stone walls and stairs.

In an article from 2002, before the 2003 bush fires, a detailed description of the planting was provided, however it has not been confirmed if all of these specimens survive.

The clearing of weeds has led to the reappearance of old village plantings - mint, daffodils, alstromeria, aquilegias and other garden species. Additional appropriate bulbs have been planted. The autumn crocus, flowering on my visit, was a part of a donation from a Friend.

Specimen trees include horse chestnut (*Aesculus hippocastanum*), a vigorous flowering cherry (*Prunus serrulata*), a golden rain tree (*Koelreuteria paniculata*), an impressive deodar cedar (*Cedrus deodara*), and a maidenhair tree (*Ginkgo biloba*) which doggedly survives the snowfalls. Autumn colour comes from *Fraxinus oxycarpa* 'Raywood' (Claret Ash), *Quercus coccinea* (Scarlet Oak), *Acer palmatum* (Japanese maple), *A. negundo* (Boxelder maple), *Cedrela sinensis* (Chinese cedar) and *Liriodendron tulipifera* (Tulip tree).⁴



Flowering cherry (*Prunus serrulata*)
(Source: RBA, March 2024)



Japanese maple (*Acer palmatum*)
(Source: RBA, March 2024)

The rustic seats were commissioned from a local craftsman (N Crone).

There are several sections of stone retaining wall given the steep slope of the site with concrete stairs inserted.



Retaining stone wall and rustic timber bench



Retaining wall and stair

A few of the specimen trees retain their signage.

The interpretation signage varies in condition, with some having much faded text.

COMPARATIVE ANALYSIS

Alpine Heritage Study (2008)

Numerous temporary construction camps and accommodation facilities were built by the SEC in association with the Kiewa Hydro Electric Scheme, but only Bogong Village and Mount Beauty survive relatively intact. Of the archaeological sites of former camps, Clover Village (Lower Bogong) stands out in terms of the combination of accessibility and visible fabric (including culturally significant trees, terracing and rock walling, etc).

⁴ Nina Crone, 'Clover Arboretum', *Australian Garden History*, Vol. 14, No. 1 (July/August 2002), p12

Additional Analysis

There is one arboretum included in the Schedule to Heritage Overlay which was also established during the 1970s however is located on the edge of a township and has larger open areas.

HO120 – Bright Memorial Arboretum in Mountbatten Avenue. It was established in 1978 and opened in 1984 to initially commemorate the deaths of three men in a helicopter crash whilst carrying out forestry work, it includes low basalt walls at the entry, gravel paths, a few remnants of earlier buildings, and a mixture of native and exotic trees.

HERITAGE LISTINGS

HERMES number: 105343

ALPINE SHIRE PLANNING SCHEME CONTROLS

External paint controls	No
Internal alteration controls	No
Tree controls	Yes
Solar energy system controls	Yes
Outbuilding or Fences	No
Prohibited uses permitted	No
Aboriginal heritage place	No

EXTENT OF THE HERITAGE OVERLAY

The Clover Arboretum is recommended to be included in the Schedule to the Heritage Overlay of the *Alpine Shire* as HO89. It has no defined boundaries within the Alpine National Park and so the extent of the heritage overlay should include a triangular parcel of land as nominally defined below.



The nominal extent of HO89 is outlined
(Source: Vicmap)

H0104: PINE HOUSE

Address	11A Delany Ave, Bright	Date Inspected	March 2024
Construction Date	Early to mid-1940s	Period	Postwar



Pine House
(Source: RBA, March 2024)

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The two-storey *Pine House* at 11A Delany Avenue, Bright was constructed during the early 1940s (between 1940 and 1946, but probably by early 1942) for the Manager of the Bright Pine Mill, Ernest Macarthur Munt. The house was built to prove the suitability of pine as a building material when the softwood industry was being established. In the 1950s the place became popular as the *Glen Lea Guest House*.

The significant elements of the two-storey house are its site orientation, the form with skillion roof clad in sheet metal, two rubble stone chimneys, exposed rafter ends, varied timber cladding (vertical overlapping boards to the upper level and channelled boards to the base), steel pole supporting the cantilevered bay, boxed-framed windows (double hung sashes or with diamond quarrels/leadlight), and integrated garage with double leaf board type.

The non-significant elements of the site are the addition on the east side at the rear and altered elements to the west side - slatted corner post (originally a cross-pattern) slatted screening (originally latticed).

HOW IS IT SIGNIFICANT?

The *Pine House* at 11A Delany Avenue, Bright is of historical and aesthetic significance to the Alpine Shire.

WHY IS IT SIGNIFICANT?

The *Pine House* is historically significant for its association with the early development of the softwood milling industry in the Alpine Shire, and with post-WWII tourism growth in Bright and its associations with the Munt family. (Criterion A)

The *Pine House* is of aesthetic significance as an intact and distinctive early postwar period building in the Heimatstil style in its blend of Modernism (skillion roof form, lack of ornamentation) and traditional/Arts and Crafts elements (stone chimneys, timber cladding). In particular, the varied cladding to each level and the cantilevered bay are notable elements which posit it as an early example of Modernist expression, likely unique in the municipality. Its site orientation also represents a break with the hitherto standard practice residential configuration. (Criterion E)

CONTEXTUAL HISTORY

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Alpine Shire Thematic Environmental History (2008)

3.3.7 Utilising Natural Resources: Making Forests into Saleable Resources

The pine plantings that began with a subsidised, experimental planting on dredged land at Bright in 1916 rapidly expanded, as over the next decade this became the standard rehabilitation method applied. These plantings moved seamlessly into the era of State policy-driven softwood plantings on the hillsides of the Ovens valley, and paved the way for the softwood milling and pulp production that dominates the Alpine Shire's forest industry today.²

¹ Alpine Shire website and Lorraine Padgham

² Robert J Kaufman (LRGM – Services), *Alpine Shire Heritage Study: Thematic Environmental History* October 2008, p46

PLACE-SPECIFIC HISTORY

Alpine Heritage Study (2008)

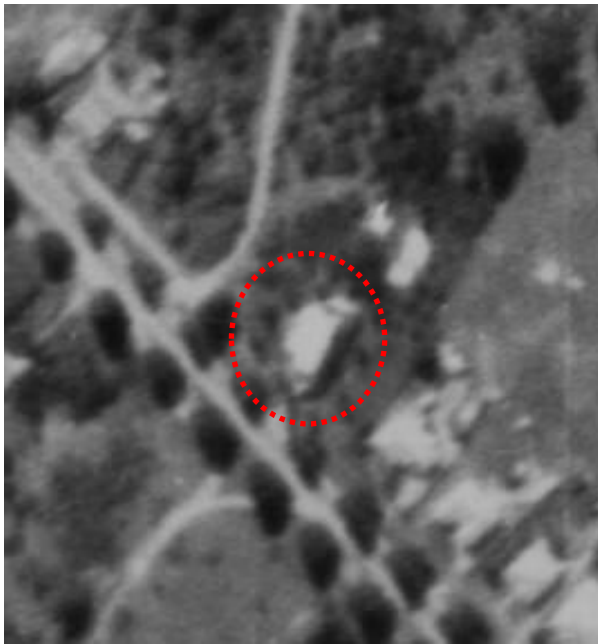
The two storey Pine House in Delany Ave was built in the 1940s by the manager of the Bright pine mill to demonstrate the suitability of pine timber in house framing. This was at a time when the pine milling industry was in its infancy in the Shire and elsewhere in Victoria, and when hardwood was universally used in house construction. Not only was the house built completely of pine, it was also built as a contemporary two storey construction in the Abstract style that demonstrated the required structural strength. The house became well known in the 1950s as the popular "Glen Lea" Guest House.

Additional Place-Specific

The subject land derives from Crown Portion 2A, Section C2, in the Township of Bright. The original holding was comprised of nearly ½ acre (1 rood, 33 perches) and was acquired by Jane Wraith of Carlton on 12 November 1906 for £5. After Jane's death in 1910, the site was inherited by a relative and retained for 25 years until a local butcher acquired it in 1935 and subsequently by a local sawmiller, Ernest Macarthur Munt, in March 1940.³ Munt held the site for nearly six years and it is presumed that the extant house was constructed during that time. It certainly had been erected by 1949 as it is evident in the following aerial.

Ernest Macarthur Munt was born at Mentone in 1909. He married Ernestine Edith Merle Maling 5 October 1940. When enlisting for military service at Bright in March 1942, he gave his address as Harrietteville Road.⁴ As such, the extant house may have been built by that time, soon after he was married, as Delany Road had previously been known as the Harrietteville Road.

Munt was a shareholder in the family company of timber merchants, E A Munt & Co P/L, which was registered in June 1937.⁵ In September of that year, they had 'completed the establishment of a large saw milling plant and drying factory at the Bright railway station.'⁶ He was a councillor for several years, commencing in 1945 (to 1951 at least).⁷



Aerial 11 April 1949, with the subject site highlighted
(Source: Military Mapping Photography, Run E.K.S Bright, Film SVY563, Geosciences)

³ Certificate of Title, vol. 3191, folio 159

⁴ NAA, B884, V372327; Birth Death Marriages Victoria, registration no. 17803/1940

⁵ Age, 11 June 1937, p6

⁶ 'Bright', Age, 28 September 1937, p16

⁷ Myrtleford Times and Ovens Valley Advertiser, 29 August 1945, p2 and 8 August 1951, p2

During the late 1940s and 1950s, the site changed hands several times.⁸ An image of the building taken probably during the 1950s, when it became known as the Glen-Lea Guesthouse, shows the building largely as it is to the front with minor modifications being the change of screening material below the cantilevered bay (originally lattice, now slatted) and the corner support at the entrance (originally with a cross pattern, now also slatted).



Glen-Lea Guest House, circa 1950s
(Source: SLV, Rose Series, P4167, H32492/5709)

The original parcel of land was first subdivided during the 1980s.⁹

Across the front boundary, there had likely been an original fence with concrete piers between which there were sections of red brick with metal railing above. This fence was evident in the following image from 2008.

⁸ Certificates of Title, vol. 3191, folio 159 and vol. 8134, folio 333

⁹ Certificate of Title, vol. 8134, folio 333



House, 2008
(Source: Hermes)

REFERENCES

Alpine Heritage Study (2008)

State Library of Victoria, On-line Picture Catalogue

Stuart Hargraves, Bright, Oral history - pers comm

Lloyd B & Nunn K, 1983, Bright Gold, Histec Publications

VICTORIAN FRAMEWORK OF HISTORICAL THEMES

4.6 Exploiting other mineral, forest and water resources

PHYSICAL DESCRIPTION

Alpine Heritage Study (2008)

The Pine House is a long, two storey weatherboard house in the Abstract style, and orientated north-south on the block. The upper storey is clad in vertical boards, while the cladding on the ground floor is horizontal. Two crazy paving stone chimneys are attached to the building, on the east and west sides. This is typical of the style. The house has corrugated iron skillion roofing, with the high side to the east. The main entry is on the east side in an enclosed portico with a flat awning roof, again typical of the style.

Additional

The Pine House is located on an irregular allotment with an area of 544m² opposite the intersection with Cherry Lane and is set back a short distance from the unfenced, front boundary so that it is readily visible from the public realm. The long east elevation has limited setback from the adjacent boundary however there are garden areas to the west side where the building has a stepped footprint. Its site configuration with recessed entry and narrow frontage to the set street is unusual and different to standard practice from previous periods.

The two-storey, timber-framed house has a skillion roof clad in sheet metal and two rubble stone chimneys project above the roofline, one to each long elevation with that to the east having chimney pots. There are exposed rafter

ends, which are longer to the west side than the east. These elements suggest the influence of the Heimatstil style, a Germanic derived blend of modernism and traditional/Arts and Crafts elements.¹⁰

The timber cladding varies across the two levels with vertical overlapping boards to the upper level and (horizontal) channelled boards to the base. The use of both types of cladding is unusual at this time as is the lack of a corner posts so that the boards wrap around/are mitred at the corners. A steel pole supports the cantilevered bay to the west side.

The entry is recessed to the central part of the west side with a slatted corner post, which originally (according to the 1950s image) included a cross-pattern. The section of wall to the nearby enclosure is slatted but initially had been latticed.

The first-floor windows are boxed-frame type with double hung sashes either single or paired. The single window near the entry is also boxed framed however with diamond quarrels/leadlight.



West elevation
(Source: RBA, March 2024)

¹⁰ Key practitioners of the Heimatstil style were the noted architects Frederick Romberg & Mary Turner Shaw, for instance their Glenunga Flats, 2 Horsburgh Grove, Armadale of 1940 and Upwey House of 1941.



East elevation
(Source: RBA, March 2024)

Another unusual aspect of the design is the prominence of the garage, which has a concrete floor, and its incorporation at the front of the house. The garage doors are two leafed board type.

The array and distinctive use of detailing suggests the house may have partly served as an advertisement of capability, or as billboard, for the timber merchant/owner.

COMPARATIVE ANALYSIS

Alpine Heritage Study (2008)

There appear to be few houses of this recognisable Abstract style in the Alpine Shire, and none with this level of architectural development. The house has important links to the development of the pine milling industry in the Shire, and to post-WWII tourism growth.

Additional Analysis

To date, no other houses from the 1940s have been included in the Schedule to the Heritage Overlay.

HERITAGE LISTINGS

HERMES number: 105138

ALPINE SHIRE PLANNING SCHEME CONTROLS

External paint controls	Yes
Internal alteration controls	No
Tree controls	No

Solar energy system controls	Yes
Outbuilding or Fences	No
Prohibited uses permitted	No
Aboriginal heritage place	No

EXTENT OF THE HERITAGE OVERLAY

The Pine House is recommended to be included in the Schedule to the Heritage Overlay of the *Alpine Shire* as HO104. The extent of the heritage overlay should include the property boundaries.



The extent of HO104 is depicted in red.
(Source: Nearmap, 10.12.2023)

H0123: FORMER LYNDHURST PRIVATE HOSPITAL

Address	13-15 Park Street, Bright (and part 2 Coronation Avenue)	Date Inspected	March 2024
Construction Date	1889	Period	Victorian



Former Lyndhurst Private Hospital
(Source: RBA, March 2024)

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The former *Lyndhurst Private Hospital* at 13-15 Park Street, Bright is a weatherboard and rendered-brick building which operated as a hospital from circa 1921 until 1940 when the new Bright Bush Nursing Hospital was opened. It was later owned by the Catholic Church and during the 1980s was used as a Neighbourhood House. It is now a private residence.

The development of the building has not been confirmed however none of the original 1880s 4-room weatherboard building survives. Presumably the rendered, western section is earlier than the weatherboard eastern section, which curiously partly extends across the adjacent parcel of land owned by the Catholic Church. Both sections likely date to the late 19th or early 20th century.

The significant elements of the house are the form of the two sections, rendered and timber, including the hipped roof clad in corrugated sheet metal, brick chimney, double hung sash windows, and surviving framing/architraves at the front entry.

HOW IS IT SIGNIFICANT?

The *former Lyndhurst Private Hospital* at 13-15 Park Street, Bright is of historical and representative significance to the Alpine Shire.

WHY IS IT SIGNIFICANT?

The *former Lyndhurst Private Hospital* is historically significant to the Alpine Shire for being an uncommon example to survive of an early private hospital, which were crucial facilities when connection to larger regional centres was more protracted. More locally to the Bright and district community, it is remembered for its role as the principal maternity clinic prior to the construction of the Bush Nursing Hospital and subsequently into the later part of the 20th century for childcare and other community facilities/uses. (Criterion A)

The *former Lyndhurst Private Hospital* is of representative significance as a largely intact, composite/evolved building, being a mixture of masonry and timber sections, that reflects typical late 19th century/early 20th century construction with a form that is indicative of its time. The openings, in particular the two-paned sashes and door to the masonry section, are evocative of Victorian era construction detailing. (Criterion D)

CONTEXTUAL HISTORY

The Alpine Shire encompasses high-quality unceded Country of the Dhudhuroa, Gunai-Kurnai, Taungurung, Waywurru and Jaithmathang as the First Peoples and Traditional Custodians of the Alpine Shire.

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Alpine Shire Thematic Environmental History (2008)²

Bright has had a number of significant phases, which have impacted on the built fabric of the town. From 1859 to the early 1860s, the early settlement was revitalised as quartz mining began. Large numbers of new commercial, residential and public buildings were erected. Town was surveyed and renamed, and the first land sales were held. The Pioneer Mine adjacent to the township was worked on large scale, drawing new residential development south-west, close to the mine and along the Wandiligong road. As Wandiligong reeving grew, it took over from Bright as the focus for development in the Upper Ovens, and was the largest township in Shire from the early 1860s to the 1870s.

In the late 1870s and early 1880s, Bright was enlarged as some people and businesses moved back due to the decline in reeving at Wandiligong, because of the better situation of Bright in the main valley.

Tourism development on an organised basis began in the 1880s, with the formation of the Alpine Club. Township beautification by the planting of avenues of trees was commenced, and new accommodation premises were

¹ Alpine Shire website and Lorraine Padgham

² Robert J Kaufman (LRGM – Services), *Alpine Shire Heritage Study: Thematic Environmental History* October 2008, pp66-67

constructed. Tourism was assisted by connection of railway to Bright, whereby visitors no longer had to rely on coach connections.

The early 1900s heralded a prosperous era for the town, as bucket dredging for gold began. High employment in dredging and associated service industries, increased population, and a boom in construction followed. Many new businesses were established. The Mt Buffalo road and the chalet were constructed. Combined with Government promotion, this expanded tourism opportunities for the community.

The 1920s to 1930s saw tourism infrastructure developments at Bright, including construction of stone pavilions, swing bridges and walking tracks. As the 1916 pine plantings matured, softwood milling was begun in Bright in the 1930s. Introduced tree plantings continued, further entrenching the character of the town.

From the 1950s onwards, Bright entered into the modern era of tourism. There have been several phases of infrastructure renewal and accommodation development, some related to large-scale commercial development of local skifields. There has also been considerable modern residential development. Bright is today the administrative headquarters of the Alpine Shire, and its second largest township, with a population of 2099 (2001)

PLACE-SPECIFIC HISTORY

Alpine Heritage Study (2008)

James McLean built a four-room weatherboard house in 1889. William Cherry purchased the house on a special application on 1 Nov 1889 and the Parish Map shows the original Grant dated 28 Dec 1889. William Cherry died in 1906 and his wife Harriet died in 1909. The exact date of the construction of Lyndhurst and its beginnings as a private hospital have not been found, but it is likely to have been between 1909 and 1914. In 1920, Sister E E Minogue took over the operation.³ Sr Minogue advertised as 'Certificated Surgical, Medical and Midwifery'.

A new Title was issued to Carrie Guest, a nurse, on the 13 August 1923. Carrie Guest ran Lyndhurst Private Hospital for over 10 years, where she cared for the sick and injured and delivered most of the babies in the district. She sold the six-bed Lyndhurst Private Hospital to Florence Atherton on 20 June 1933. Florence Atherton (nee Byrnes) was a local girl born at Rosewhite. Sr Byrnes moved to Yarrowonga in 1931 where she was at St Anne's Hospital and then in 1933 moved back to Bright with her husband and family to run the hospital. There was a large sleepout built onto the front of the building to cater for any overflow.

In May 1940, a public meeting was held to establish a district Hospital and the up-to-date, fully equipped and furnished Bright Bush Nursing Hospital was opened opposite the Catholic Church. Lyndhurst was sold to Dr Simpson in 1940, and then in 1943 it was sold to Mr and Mrs Brewer who owned it until 1950. Fr Hussey purchased the building and had ideas of opening a parish school.⁴ The plans for the school didn't proceed and the building, which was still owned by the Catholic Church, was converted into two flats and rented out. In October 1981, the building was converted and used by the community as the Bright Neighbourhood House. The Bright Neighbourhood House was used by community groups for meetings and classes. A creche was organised once a week and there was such a demand for this service that a new fully time facility was built in Hawthorn Lane. This was called 'Lyndhurst' Child Care Centre and opened on 15 June 1989. The St Vincents de Paul continued to use the original Lyndhurst building until Oct 1997 when it was sold to private owners.⁵

Additional Place-Specific

The subject land relates to two parcels of land in Section A1 in the Township of Bright (refer to the following plan).

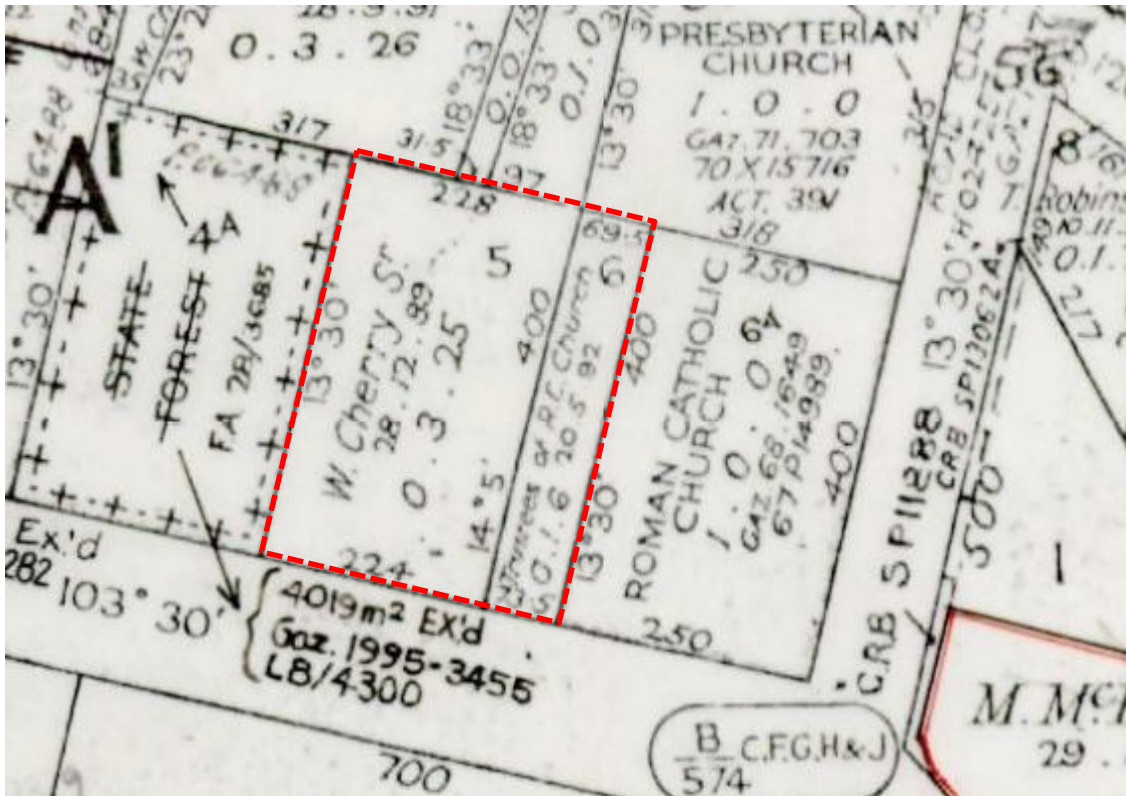
The larger, western allotment no. 5 (with an area of 3 roods, 25 perches) was acquired by William Cherry the elder of Bright, carter, on 28 December 1889 for £5.⁶ The narrow (eastern) allotment no. 6 (with an area of 1 rood, 6 perches) was acquired two and a half years later by the Trustees of the Roman Catholic Church on 20 May 1892. The Catholic Church had previously been granted the adjacent, one acre parcel in 1868.

³ Lyndhurst" Private Hospital, *Alpine Observer*, 26 November 1920

⁴ Ken Treacy, *Beyond Gold 150 years of Memories 1848-1998*, Bright 1989, pp96-97

⁵ Treacy, *Beyond Gold 150 years ...*, p139

⁶ Certificate of Title, vol. 2238, folio 569



Bright Township Plan B573(5), extract showing the two parcels of land which constitute the subject place
(Source: Landata)

Cherry initially procured a Miners Right for the site during 1886 to 1889, and when the site was transferred to him a total value of improvements was valued at £298, consisting of a four-room weatherboard building (£140), one well (£8), post and rail fencing (£120), and fruit trees (£30).⁷

Cherry owned his parcel for less than two years and during the 1890s, there were several transfers though on two occasions involving the Third Beechworth Building Society. In September 1897, a longer-term owner acquired it - Eustace Lyndon Smith, the Bright Shire engineer and secretary, who retained the land until August 1923, when a local nurse, Carrie Guest, became the proprietor.⁸ Subsequent owners were another local nurse, Florence Josephine Atherton in June 1933; then Bertha Adam Simpson, a local married woman in October 1940; Claude Henry Brewer of bright in May 1943, and the Roman Catholic Trustees of the Diocese of Sandhurst (Bendigo) in August 1950. The later retained the site for nearly 50 years before selling it in October 1997.⁹

The Lyndhurst became the second major private hospital in the township with the first being Ballara, which was established about 1910.¹⁰ There are several references in the local newspapers about Ballara during the 1910s but cease after 1918.¹¹ As previously noted, references to 'Lyndhurst private hospital' have been sourced from about 1920 when Eustace Lyndon Smith was still the owner, for instance a death notice in May 1921.¹²

During the 1930s management of the Lyndhurst Private Hospital changed several times. For instance, in September 1932, it was transferred from Sister Metcalfe to Sisters Glynne and Dixon.¹³ In late 1938, approval was granted by the

⁷ Treacy, *Beyond Gold 150 years* ..., p96

⁸ Certificate of Title, vol. 2238, folio 569

⁹ Certificate of Title, vol. 4732, folio 336

¹⁰ Treacy, *Beyond Gold 150 years* ..., p95

¹¹ Examples include the following: *Alpine Observer and North-Eastern Herald*, 13 July 1917, p3; 7 December 1917, p2; 12 April 1918, p2

¹² 'Deaths' (Boyd), *Argus*, 28 May 1921, p13

¹³ *Myrtleford Times and Ovens Valley Advertiser*, 21 September 1932, p4

Public Health Department for the transfer from F J Byrnes to Sister E F Chesterman.¹⁴ The last references to the hospital date to 1940 as in that year the new Bright Bush Nursing Hospital opened (since demolished).



Aerial, 11 April 1949, showing subject building
(Source: Military Mapping Photography, Run E.K.S Bright, Film SVY563)

By 1975 the building had been truncated to the rear, however the return verandah survived.



Aerial, 22 May 1975, with subject building highlighted
(Source: Special Project Census Photography, Run 2, Frame 5018, Geosciences)

¹⁴ *Myrtleford Times and Ovens Valley Advertiser*, 21 December 1938, p1

By the 1980s, when Lyndhurst was employed as the Bright Neighbourhood house, the front verandah had been removed and the façade was visible from the public realm. A wide range of programmes and services were offered there including singing and yoga groups, a drama club, and childcare services. During the 1990s, the building was mainly used by the St Vincent de Paul Society.¹⁵



Lyndhurst circa 1980s, when it was employed as a neighbourhood house
(Source: K Treacy, *Beyond Gold 150 years ...*, p138)

REFERENCES - ALPINE HERITAGE STUDY (2008)

Treacy K, 1998, *Beyond Gold 150 years of Memories 1848-1998, The Catholic Parish of Bright and Mt Beauty*, p. 96, 97, 138

Lloyd, B, 1987, *Bright Gold*, Histec Publications

Alpine Observer (newspaper), 1920-21, advertisements for "Lyndhurst"

VICTORIAN FRAMEWORK OF HISTORICAL THEMES

6.5 Living in country towns

8.3 Providing health and welfare services

PHYSICAL DESCRIPTION

Alpine Heritage Study (2008)

The former *Lyndhurst Private Hospital* is situated in Park Street, Bright, and is a vernacular T-shaped building consisting of two main structural components. The eastern component is a weatherboard-clad building with long axis transverse to the street. It is built-up on a substantial masonry footing as the land falls away to the north. A bay window and small projecting roof are built into the southern elevation, facing the street. The solid form, double-front of the building with bay window may borrow from the Italianate style, popular in many regional centres of Victoria.

¹⁵ K Treacy, *Beyond Gold 150 years ...*, p138



Façade in 2008
(Source: Hermes)



East end of façade in 2008
(Source: Hermes)

The western component is a painted, cement-rendered brick building with long axis parallel to the street. The render has been grooved to give the appearance of masonry. The front entry consists of a panelled door with narrow sidelights and a rectangular fanlight. The glass in the fanlight has the word "Lyndhurst" in gold leaf. The south external wall shows a connecting strip for a former verandah.

The side windows are double-hung sash windows, and the corrugated iron roof is hipped. A skillion section has been added to the north wall in stages, including a very modern extension with verandah.

Additional

The *former Lyndhurst Private Hospital* is largely concealed by a tall hedge however the east, timber section is visible from the side.

The development of the building has not been confirmed however none of the original 1880s 4-room weatherboard building survives. Presumably the rendered, western section is earlier than the weatherboard eastern section,

which curiously partly extends across the adjacent parcel of land owned by the Catholic Church. Both sections likely date to the late 19th or early 20th century. It likely had a return verandah that was removed circa 1980.

The front door has been changed from a typical Victorian four-panelled type evident in 2008 to a timber-broad type however the frame with capitals and the transom light with lettering identifying the place survive.

Windows to the masonry section are two paned sashes, whereas they are single paned to the timber section.



Former Lyndhurst Private Hospital, showing current front door
(Source: RBA, March 2024)

COMPARATIVE ANALYSIS

Alpine Heritage Study (2008)

Other former hospitals/private hospitals survive in the Shire, e.g., Myrtleford's Private Hospital (also operating from private residence).

Additional Analysis

The *former Lyndhurst Private Hospital* is one of a several Victorian period houses included in the Schedule to the Heritage Overlay with the others being:

- HO100, Former mine Managers House, 30 Coronation Avenue, Bright. Built between 1899 and 1906, this weatherboard house has probably been extensively renewed.
- HO127, House, 'Benhaven', 68 Gavan Street, Bright. Circa 1870, bichrome brick in stretcher bond and a symmetrical façade.
- HO108, Former Doctors Surgery and House, 98 Gavan Street, Bright. Another evolved medical site dating from the 19th century, comprised of centre recessed section and flanking forward bays all with hip roofs, bichrome brick.
- HO154, Former Police House, 201 Great Alpine Road, Harrietville. Built in 1873, it has a hip roof and clad in weatherboard with a symmetrical façade and brackets to cornice.
- HO156, Former Harrietville PO, 245 Great Alpine Road, Harrietville. Built in 1865, this combined shop and residence has a gable roof and is clad in weatherboards.
- HO171, Barwidgee Homestead, 1620 Myrtleford-Yackandandah Road, Mudgegonga. Built in 1882, this substantial brick house has a hipped roof.
- HO196, Happy Valley Homestead, 713 Happy Valley Road, Rosewhite. A more substantial brick house built circa 1880.
- HO198, Cottage at 1255 Great Alpine Road, Smoko. A small 19th century, weatherboard house.
- HO199, Cottage at 1464 Great Alpine Road, Smoko. A small 19th century, gable roof, timber house.

- Several houses form part of the Wandiligong Precinct (HO83), however many of these are indicative of the miner's cottage type.

HERITAGE LISTINGS

HERMES number: 105186

ALPINE SHIRE PLANNING SCHEME CONTROLS

External paint controls	Yes
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuilding or Fences	No
Prohibited uses permitted	No
Aboriginal heritage place	No

EXTENT OF THE HERITAGE OVERLAY

The former Lyndhurst Private Hospital at 13-15 Park Street, Bright and part 2 Coronation Avenue is recommended to be included in the Schedule to the Heritage Overlay of the *Alpine Shire* as HO123. The extent of the heritage overlay should include the southern/front half of the two parcels of land (about 40m in depth).

2 Coronation Avenue is currently affected by HO99 (Our Lady of the Snows Catholic Church). The church does not extend into the narrow parcel at the western end and so it could be excised from HO99 and partly included in HO123.



The recommended extent of HO123 is outlined in red, and the overlap with HO99 is shaded yellow (Source: Nearmap 10.12.2023)

H0144: GERMANTOWN CONCRETE BRIDGE

Address	Intersection of Tawonga Gap Road and Old Harrietville Road, Germantown	Date Inspected	March 2024
Construction Date	1924	Period	Interwar



Germantown Bridge
(Source: RBA, March 2024)

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The *Germantown Concrete Bridge* on the Tawonga Gap Road, extending over the Ovens River at Germantown, is significant. The concrete arch bridge was built in 1924 to replace a timber bridge which was washed away in the 1917 floods. Originally part of the Bright–Harrietville road, a modern re-alignment has left the bridge an important part of the Tawonga Gap Road.

The significant fabric is the cast-in-place, reinforced concrete structure (below the level of the deck) with its areas of contrasting smooth and rough finish.

The non-significant fabric includes the various steel components forming the introduced balustrade with mesh fencing, as well as the asphalt deck. The adjacent pedestrian bridge is also not significant.

HOW IS IT SIGNIFICANT?

The *Germantown Concrete Bridge* is of historical and aesthetic significance to the Alpine Shire.

WHY IS IT SIGNIFICANT?

The *Germantown Concrete Bridge* is historically significant to the Alpine Shire as a remnant of the bridge refurbishment programme undertaken during the early 20th century, when many pre-existing timber bridges were replaced under the auspices of the newly formed Country Roads Board (CRB). Its construction was forced by the devastating floods of 1917, when the original timber bridge was destroyed. (Criterion A)

The *Germantown Concrete Bridge* is of aesthetic significance as a fine and relatively rare example of a small concrete arch bridge of the early 20th century, and one of two in the Shire. Greater precedence was given to the design of this bridge than much of the contemporary output by the CRB due to budgetary constraints. Whilst its original balustrade has been largely removed (one panel survives, albeit is dislodged), the elegant arch and its contrasting finishes remain intact. (Criterion E)

CONTEXTUAL HISTORY

The Alpine Shire encompasses high-quality unceded Country of the Dhudhuroa, Gunai-Kurnai, Taungurung, Waywurru and Jaithmathang as the First Peoples and Traditional Custodians of the Alpine Shire.

The Alpine peaks and high plains within the Alpine Shire comprise the central location where traditional lands belonging to each of its First Peoples meet up. The Alps are traditionally of great cultural and spiritual significance to our Shire's First Peoples. The Alps marked the central point where it was believed the sky was held up by wooden pillars carefully maintained by supernatural beings.

They were also home to spiritual elders living in stone houses, who dedicated themselves to ceremonial song-making and storytelling. Each summer, the Alps were an important site for harvesting and feasting on Bogong moths. During the warmer months, groups journeyed to the cooler high country to take advantage of the seasonal abundance of the bogong moth, a highly nutritious and energy-rich food source. While harvesting the moths, they also gathered with neighbouring groups to participate in inter-tribal ceremonies, exchange goods, and strengthen social and cultural ties. These gatherings were not only vital for sustenance but also for maintaining alliances and passing down traditions.

The First Peoples of the Alpine Shire possessed a deeply held spiritual belief that the world was created by ancestral beings, the signs of which could be seen all around. They saw themselves as active participants in ongoing ancestral processes, in a world which was one interconnected whole, and in which the past, present and future were bound together.

Today, Alpine Shire Council recognises the ancient and on-going presence of its First Peoples and acknowledges their unique and continuing connection to the lands, waters and culture of the Shire.¹

Alpine Shire Thematic Environmental History (2008)²

The history of Germantown is partly interrelated with Freeburg immediately to the south.

The name Freeburgh appears to have come into currency in the mid-1860s, originally describing the lower settlement situated below the Reliance and many other rich reefs. Woolshed township is referred to until the mid-1870s, after which Freeburgh became the generic name for the area. A school was opened at Freeburgh in 1865. A number of Germans, including Holstein and Brenckmann, were active on the field, probably accounting for the name, and that of Germantown (German Town), a few miles downstream.

¹ Alpine Shire website and Lorraine Padgham

² Robert J Kaufman (LRGM – Services), *Alpine Shire Heritage Study: Thematic Environmental History* October 2008, pp55-56

Alpine Heritage Study (2008)

Germantown grew from an alluvial gold mining camp in the 1850s, and large numbers of Chinese miners were there from the late 1850s onwards.

The creek crossing originated on the original track from Bright to Harrietville, because of a steep spur which descended straight down into a strip of alluvial diggings on the Ovens River, with insufficient room for any sort of decent cart track. Hence the track crossed the river immediately before the constriction, followed along the upper edge of the diggings on the north side of the river, and recrossed at Freeburgh.

The concrete arch bridge was built in the 1920s to replace the earlier timber bridge which was washed away in the 1917 floods. Photographs of the construction show the formwork used and steel reinforcing being added. Initial investigation brought up the possibility that the bridge is a Monier construction. However, a search through company archives held at the Engineering Department of the University of Melbourne did not establish this association. The Monier Co. appears to have built four (perhaps five) bridges in the Alpine Shire. The following is quoted from Alan Holgate, ex- University of Melbourne:

"Monash's firm built three bridges for the Shire of Bright from Nov 1914 to mid-1915, but our historian concluded that they had all been replaced. They were built under difficult conditions (floods during construction and presumably shortage of trained labour due to the War) and seem have suffered further damage from floods after that. The Shire was not happy.

Just to clear them out of the way, the descriptions I was able to find were:

- Bridge over the Ovens River at Porepunkah, half a mile from Porepunkah Railway station, carried the road from Myrtleford to join the Buffalo-Bright Road (just before T-junction) 66' long x 20' wide.
- Quinns's Bridge, half a mile from Bright Railway Station, over Morse's Creek at Bright Township, just before Morse's Creek flows into the Ovens. Also 66' x 20'.
- Bridge over the Ovens River at Freeburgh, on the Bright Harrietville Road, 6 miles from Bright Railway Station. 66' x 16'. It's possible they were asked, or volunteered, to replace them."

The other bridges were the former Mt Buffalo road bridge over the Buckland River, near Porepunkah (1913), and possibly the small bridge over Snowy Ck (1928-30).

Additional History

The subject site is on Crown Land within the Parish of Bright.

In August 1923, tenders for the extant bridge were accepted by the Country Roads Board (CRB), reported as follows:

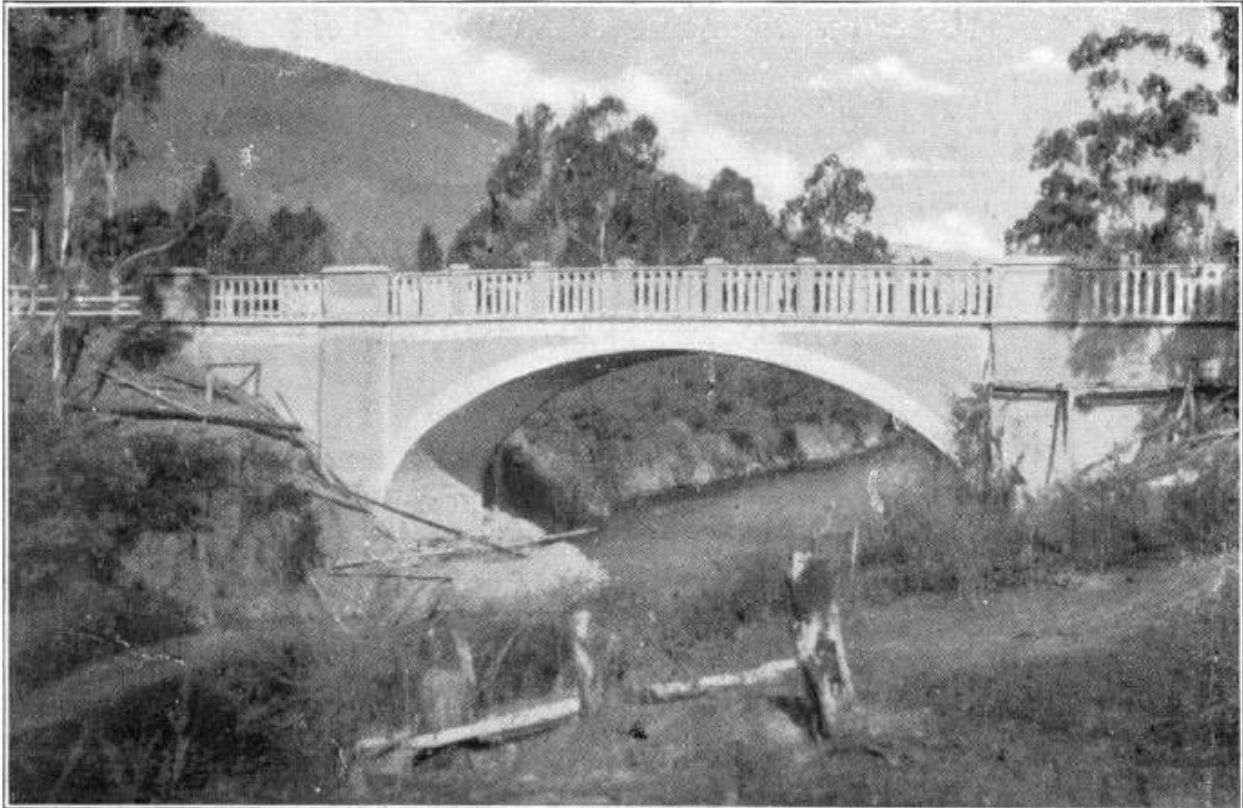
The Germantown bridge, destroyed by the floods of 1917, is to be replaced by a concrete structure, the Country Roads Board having accepted a tender for the work for £2349.³

Construction was underway on the new bridge in January 1924, and a temporary bridge was in place as noted in the following article:

Instead of turning off to the temporary Germantown bridge, they continued on the original road to the Ovens River, where a new bridge is being built.⁴

³ 'Bright', *Ovens and Murray Advertiser*, 22 August 1923, p2

⁴ 'Motorist's Narrow Escape', *Argus*, 9 January 1924, p15



Germantown Concrete Bridge with the original balustrade
(Source: 'Country Roads Board [Victoria], Eleventh Annual Report 1924', 1925, p8)

Some details of its construction and a photograph taken upon its completion were provided in the CRB's 1925 Annual Report (for the year ended 30 June 1924).⁵

In Bright Shire a reinforced concrete arch of 55-ft span has been erected over the Ovens River, on the Harrietville Road. At this site the river has cut for itself a rocky gorge among the hills, so that the arch type is both economical and also well suited to the surroundings.

The arch is 21 inches thick at the springing, and 9 inches thick at the crown, the depth of filling over these points being 16 feet and 2 feet respectively.

The spandrel walls and the wing walls are both tied through the filling with rigid reinforced concrete ties. The roadway width is 16 feet.

Greater consideration of aesthetics, and presumably cost, was afforded to Germantown bridge than to many contemporary bridges designed by the CRB as it 'was built as part of tourist road improvement, despite this type of bridge being redundant in most other applications.'⁶ As outlined by Gary Vines, this was against the norm as:

Cost considerations were paramount in the early decade of the CRB since the Board had the immense task of rehabilitating and improving the road network with limited public funds, and so could not afford 'unnecessary' embellishments.⁷

In 1935, some repairs were undertaken to the parapet or balustrade after an accident:

On 28th September, an accident occurred at Germantown bridge and several verticals of the concrete parapet were smashed. The damage has now been repaired.⁸

⁵ Country Roads Board [Victoria], *Eleventh Annual Report 1924*, 1925, p8

⁶ Gary Vines, 'National Trust Study of Victoria's Concrete Road Bridges', 2008, p38. Original reference from Country Roads Board, '1925 Annual Report', p8

⁷ G Vines, 'National Trust Study of Victoria's Concrete Road Bridges', p34

⁸ 'Engineer's Report', *Myrtleford Times and Ovens Valley Advertiser*, 13 November 1935, p3

The original concrete balustrade was removed during the late 20th century and replaced with the extant higher, steel framed sections.

REFERENCES

Alpine Heritage Study (2008)

A Kennedy, Smoko, Photographs of bridge construction, 1920s, Private Connection

Alan Holgate, Melbourne (formerly Engineering Dept, University of Melbourne), Pers comm - reference to Monier archives held at University of Melbourne, 2007

Hoy E, *Harrietville – 115 years of Continuous Gold Seeking*, 1987

Lloyd, B, 1987, *Bright Gold*

VICTORIAN FRAMEWORK OF HISTORICAL THEMES

3.4 Linking Victorians by road in the 20th century

PHYSICAL DESCRIPTION

Alpine Heritage Study (2008)

The bridge spans the Ovens River at Germantown. It is an early 1900s arched concrete, single-lane bridge, with concrete abutments. Steel barriers and mesh guards have been added at a later time.

Additional

The *Germantown Concrete Bridge* is located at a picturesque part of the Ovens River. It is mostly intact as the concrete arch survives unaltered however the original balustrade has been removed and replaced with the extant steel-framed type. One concrete panel of the original balustrade (above/continuation of the pilaster) however does survive albeit is dislodged at the north-west corner.

The external finish of the concrete part varies between smooth, to the edges and pilasters, and rough, to the spandrels, and there is an imprint of the lines of the formwork. The condition varies with some of the rusting reinforcement being exposed.

The deck is asphalt and a separate pedestrian bridge has been introduced to the north side, which affords more detailed views of the bridge than otherwise would be possible from the side.



Germantown Concrete Bridge – detail of the spandrel showing contrasting finishes
(Source: RBA, March 2024)



Germantown Concrete Bridge – detail of the pilster with exposed reinforcement, left, and remnant, dislodged panel from the balustrade, right (Source: RBA, March 2024)

COMPARATIVE ANALYSIS

Alpine Heritage Study (2008)

The Germantown Bridge is representative of bridge refurbishment in the early 1900s in the Alpine Shire, when earlier wooden bridges were replaced with more durable concrete and steel bridges. It is a concrete arch bridge, similar in style to the former bridge over the Buckland River on the old alignment of the Mt Buffalo Rd. These types of bridges of this era are relatively rare in the Shire, but not rare in Victoria.

Additional Analysis

The Germantown Bridge was identified as being of regional significance in a 2008 study undertaken by authority Gary Vines.⁹

Only two other road bridges are included in the Schedule to the Heritage Overlay were built during the mid-1910s and also (part) concrete structures, with HO189 being of a similar arched type:

- HO189, Old Buckland Bridge, Barrett's Lane, Porepunkah. Built in 1913 by the Reinforced Concrete & Monier Pipe Co, established by Sir John Monash. It is a reinforced concrete, single arched bridge with a span of 18 metres. It was decommissioned as a road bridge during the 1980s. This bridge was assessed as being of State significance by Gary Vines.¹⁰
- HO190, Old Porepunkah Bridge, Great Alpine Road, Porepunkah. Built during 1914/15 by the Reinforced Concrete & Monier Pipe Co, established by Sir John Monash, and was also damaged during the 1917 floods. It is steel girder bridge, supported on concrete abutments and one central pylon with original balustrade of concrete posts and tubular steel rails. It was decommissioned as a road bridge during the 1990s.

HERITAGE LISTINGS

HERMES number: 105212

ALPINE SHIRE PLANNING SCHEME CONTROLS

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuilding or Fences	No
Prohibited uses permitted	No
Aboriginal heritage place	No

EXTENT OF THE HERITAGE OVERLAY

The *Germantown Concrete Bridge* is recommended to be included in the Schedule to the Heritage Overlay of the *Alpine Shire* as HO144. The extent of the heritage overlay should include the bridge and a five-metre curtilage about it.

⁹ G Vines, 'National Trust Study of Victoria's Concrete Road Bridges', p110

¹⁰ G Vines, 'National Trust Study of Victoria's Concrete Road Bridges', p106



The indicative extent of HO144 is outlined in red.
(Source: Nearmap)

H0150: HIT OR MISS DREDGE HOLE

Address	Great Alpine Road, Harrietville	Date Inspected	March 2024
Construction Date	Circa 1950s	Period	Postwar



Hit or Miss Dredge Hole
(Source: RBA, March 2024)

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The gold dredging industry in the first half of the 20th Century was an important economic contributor to the Ovens Valley portion of the Alpine Shire. The Tronoh dredge which operated at Harrietville from 1942 to 1954 was the largest such plant to operate in Australia and was seen in the wider mining industry as a trial for the introduction of other mammoth dredges onto the Australian goldfields. It was Harrietville's and one of the Shire's major employers of the period and forced the extension of the electricity grid to the upper valley. The dredge, one of the largest in the world at the time, was 167 metres long, weighed 4,813 tons and was capable of dredging to a depth of 41 metres. It worked 160 acres of land and excavated 20 million cubic yards of material to an average depth of 80 feet (19m), producing 54,000 ounces of gold in 81/2 years of full-time production. Despite its high production, high running and maintenance costs, exacerbated by difficult digging conditions and design inadequacies, forced its closure in 1954, with accumulated losses. This effectively signalled the end of dredging in the Shire, although the small Freeburgh dredge did work on until 1955. The Tronoh dredge was dismantled at the site of the Hit or Miss Dredge Hole in 1955, and the dredge sent to Malaya (Malaysia) to work on the alluvial tinfields.

HOW IS IT SIGNIFICANT?

The *Hit or Miss Dredge Hole* is of historical significance to the Alpine Shire.

WHY IS IT SIGNIFICANT?

The *Hit or Miss Dredge Hole* on the Great Alpine Road, Harrietville is historically significant to the Alpine Shire as one of the most obvious visual features that convey the scale of the former Tronoh operations, and the dynamic industrial dredging era in the Shire. It is an important site relating to the end of the Tronoh dredge operations, and the symbolic end of over half a century of gold dredging in the Shire. The ultimate failure of the dredge under Australian conditions also signalled the end of hopes of introducing fleets of these mechanical giants to suitable dredging areas elsewhere. (Criterion A).

CONTEXTUAL HISTORY

The Alpine Shire encompasses high-quality unceded Country of the Dhudhuroa, Gunai-Kurnai, Taungurung, Waywurru and Jaithmathang as the First Peoples and Traditional Custodians of the Alpine Shire.

The Alpine peaks and high plains within the Alpine Shire comprise the central location where traditional lands belonging to each of its First Peoples meet up. The Alps are traditionally of great cultural and spiritual significance to our Shire's First Peoples. The Alps marked the central point where it was believed the sky was held up by wooden pillars carefully maintained by supernatural beings.

They were also home to spiritual elders living in stone houses, who dedicated themselves to ceremonial song-making and storytelling. Each summer, the Alps were an important site for harvesting and feasting on Bogong moths. During the warmer months, groups journeyed to the cooler high country to take advantage of the seasonal abundance of the bogong moth, a highly nutritious and energy-rich food source. While harvesting the moths, they also gathered with neighbouring groups to participate in inter-tribal ceremonies, exchange goods, and strengthen social and cultural ties. These gatherings were not only vital for sustenance but also for maintaining alliances and passing down traditions.

The First Peoples of the Alpine Shire possessed a deeply held spiritual belief that the world was created by ancestral beings, the signs of which could be seen all around. They saw themselves as active participants in ongoing ancestral processes, in a world which was one interconnected whole, and in which the past, present and future were bound together.

Today, Alpine Shire Council recognises the ancient and on-going presence of its First Peoples and acknowledges their unique and continuing connection to the lands, waters and culture of the Shire.¹

Alpine Shire Thematic Environmental History (2008)

3.3. Utilising Natural Resources

Bucket Dredging

The Alpine Shire contains the most heavily dredged areas in Victoria, and Australia. The Ovens valley dredging industry in the period 1900 to 1920 was unparalleled in the nation, and for a short time enabled the annual gold production from the Bright district to rise to second in Victoria, behind Bendigo. Nearly 60 bucket dredges worked the valley floors of the Shire between 1900 and 1955, producing more than half a million ounces of gold. The largest dredge by far ever to work in Australia, and one of the largest in the world at the time, was constructed at Harrietville in 1942. The Tronoh or Mammoth Dredge weighed over 5000 tons, and had a design digging depth of 130 feet. It worked until 1954, producing about 54,000 ounces of gold ...

The first bucket dredging operation was begun by the Ovens & Buckland Co at Eurobin in May 1900, and many others quickly followed. While most dredges operated upstream of Eurobin on the Ovens River, Buckland River and Morses Creek, several early dredges operated near Myrtleford, and one at

¹ Alpine Shire website and Lorraine Padgham

Running Creek. The last of the early dredges finished operations in 1921, and all later dredging occurred in areas upstream of Bright.

A small dredge operated at Wandiligong in the 1920s, and two larger, more modern steel dredges were launched on the Ovens in the 1930s, one at Bright and one at Smoko. The Freeburgh Dredge was launched in 1940, and the largest of all, the Tronoh at Harrietville, in 1942. The Tronoh operations were a test case for the industry, and hopes were held that its success would herald a new age of giant, deep-digging dredges in the State. It failed, as did the dredging industry in Victoria.²

PLACE-SPECIFIC HISTORY

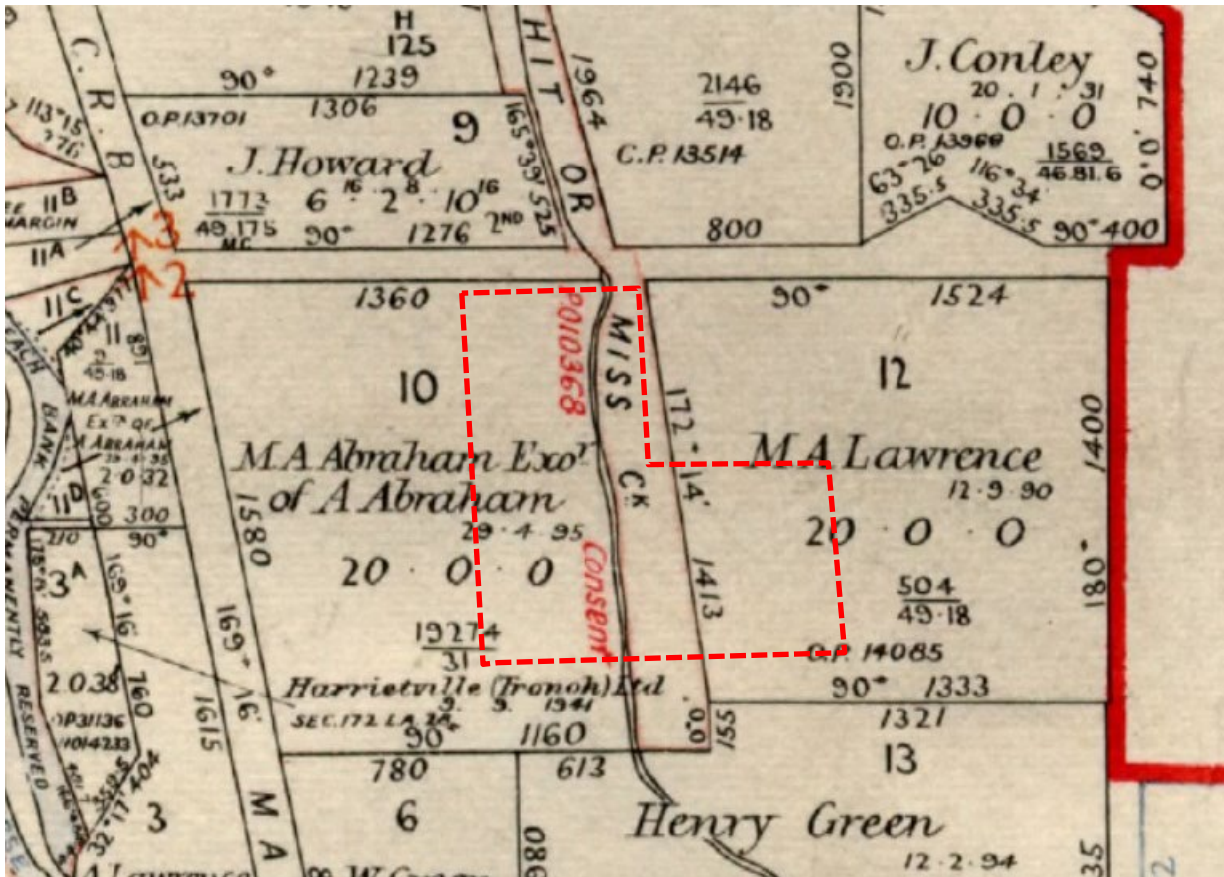
Alpine Heritage Study (2008)

The bucket dredges dominated the Upper Ovens goldfields during the early decades of the 20th Century; and about 50 were to operate on the ideally suited alluvial river flats. The returns from these "ships of gold" put the Upper Ovens goldfield amongst the states highest gold producers. Three dredges were constructed at Harrietville between 1906 and 1908; the Harrietville Estate Deep Lead Dredge, Harrietville Star and the Bright Star. Of these only the Harrietville Star was relatively successful. In 1914, after seven year's production the last of these dredges closed. In 1919 the Junction Dredge was constructed, but this operation was closed after only two years. The small bucket dredges of Harrietville were to make only a meagre contribution to the district's gold returns. The Tronoh Dredge was to be the largest bucket dredge in the Southern Hemisphere, and its operation was eagerly anticipated by the wider mining industry, which saw it as a trial for the suitability of these mechanical giants in Australian conditions. These huge dredges had already proved their usefulness in many other parts of the world. The Tronoh was 550 feet long and weighed 4,890 tons; the bucket band was comprised of 122 buckets each of 20 cubic feet, and cost of the dredge was £380,000, designed by an English firm and constructed by Thompson's of Castlemaine. Construction commenced in 1939. The electrically-powered dredge forced connection of the upper valley to the State's electricity grid. By mid 1942 the dredge had been completed and had commenced operations, but after only a few months work the dredge was forced to close because of wartime manpower restrictions. The dredge recommenced work in 1946 and continued operations up to 1954, when poor returns combined with the low gold price and the high cost of labour forced operations to close. Despite its ultimate failure, the Tronoh was Harrietville's and one of the Shire's biggest employers during its period of operation. The dredge was sold, dismantled and sent to Malaya. The Tronoh worked about 160 acres of land at Harrietville and excavated 20 million cubic yards of material to an average depth of 80 feet, producing 54,000 ounces of gold in 8 1/2 years of full-time production. The final three acres worked by the dredge were worked to a depth of 18ft to provide a laying up dock for the dismantling of the dredge. This formed the Hit or Miss Dredge Hole. The Hit or Miss Dredge Hole is named after the Hit or Miss Creek which flows through the pond. This hole is also referred to as the North dredge hole. Public access to part of the pond is gained at the north end via Howard's Lane and the Hit or Miss Creek Tronoh Reserve.

² Robert J Kaufman (LRGM – Services), *Alpine Shire Heritage Study: Thematic Environmental History* October 2008, pp43-44

Additional Place-Specific

The subject land derives from Crown Allotments 10 and 12, Section 8 in the Parish of Harrierville. Both allotments consisted of 20 acres with no. 10 being acquired in 1895 by the executors of A Abraham and no. 12 by M A Lawrence in 1890.



Parish of Harrierville Plan H125(8), with approximate location of the subject site dashed
(Source: Landata)

Below are two images of the Tronoh Dredge during the 1950s, the precise location along the Hit and Miss Creek is not confirmed.

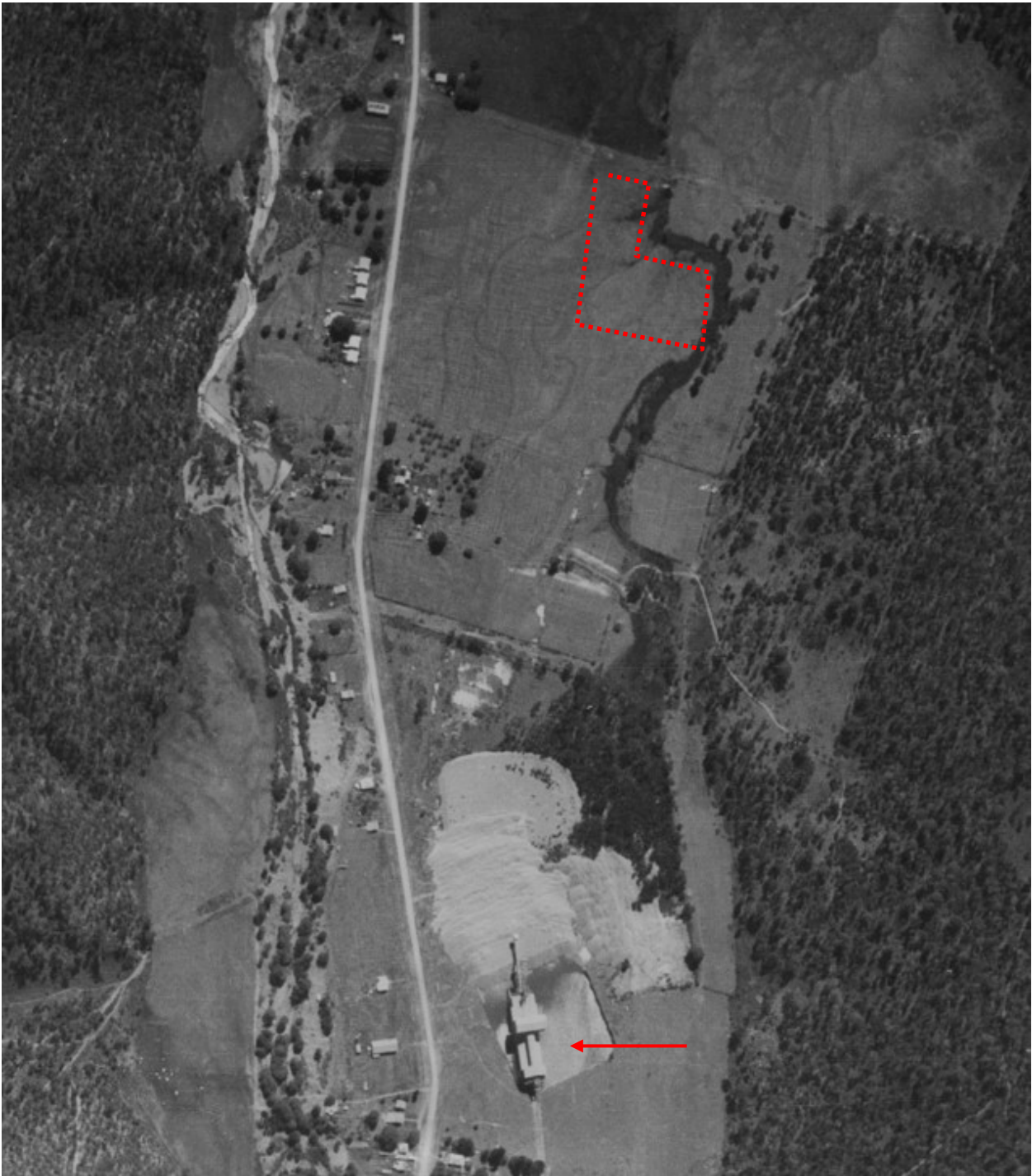


September 1950 (Victorian Railways Photographer)
(Source: H91.330/2967, SLV)



'Gold dredge, Harrietville' in 1953, shortly prior to ceasing operations (Lexie Luly)
(Source: H2018.592/46, SLV)

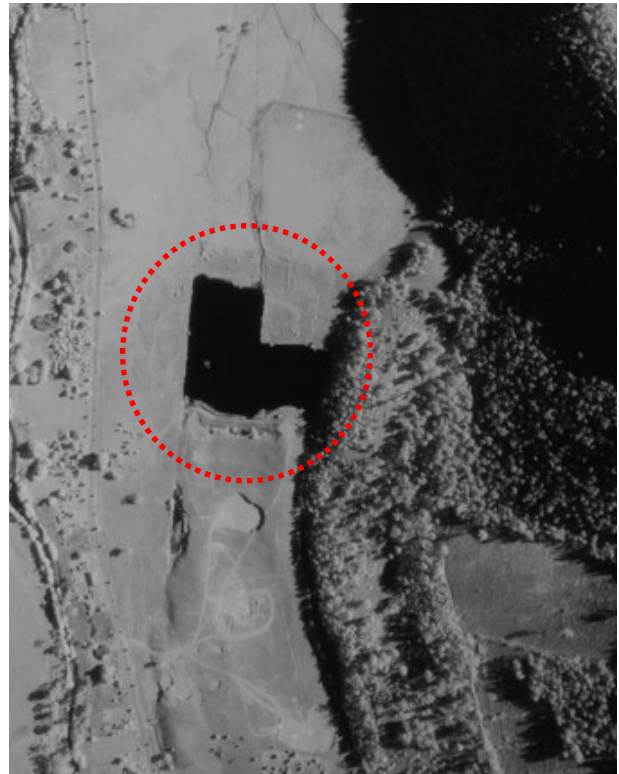
The following sequence of aerals from 1945 to provide some detail of the size and path of the Tronoh Dredge and the associated destruction left in its wake, as well as the establishment of the subject site at the end of its journey along the Hit and Miss Creek.



Aerial, 2 March 1945. The Tronoh dredge (arrow) when it was further south, about 800m, of the subject site (approximate, dashed)
(Source: MAP677, run 4, frame 19457, Geosciences)



Aerial 19 December 1963, Standard Mapping Photography, Run 8, Frame 78. Subject site highlighted
(Source: Geosciences)



Aerial, 1 March 1978, CAD8754, run11, frame14
Subject site highlighted
(Source: Geosciences)

REFERENCES

Alpine Heritage Study (2008)

Bannear D, 1995, 'Victorian Goldfields Project, Historical Gold Mining Sites in the North East Region of Victoria', (not pub.) Dept of Natural Resources and Environment

Hoy E, 1967, *115 Years Of Continuous Mining*, Harrietville Historical Society

Lloyd B, 1982, *Gold at Harrietville*, Shoestring Press

VICTORIAN FRAMEWORK OF HISTORICAL THEMES

4.5 Gold mining

4.6 Exploiting other mineral, forest and water resources

PHYSICAL DESCRIPTION

Alpine Heritage Study (2008)

The Hit or Miss Dredge hole is the largest of three holes left by the Tronoh dredge. The pond is full of water at all times. The western freehold banks have been landscaped to various degrees. High banks are situated along the eastern (hill) side of the pond, varying in height up to about 4 metres.

Additional

The Hit or Miss Dredge Hole on the Great Alpine Road, Harrietville has an area of about 40,000 square metres and is accessed from Howards Lane. It has an L-shaped configuration (comprised of a longer western arm and shorter eastern arm) with the northern edge bordered by a small public reserve where there is some interpretation signage about the place.

Residential properties border the dredge hole to the west and bushland to the east. It is also visible along Newmans Lane to the south across the open land, currently used as a nursery.



Hit or Miss Dredge Hole, at northern junction with the creek
(Source: RBA, March 2024)

COMPARATIVE ANALYSIS

Alpine Heritage Study (2008)

The Hit or Miss Dredge hole is the largest of three main ponds left at Harrietville from the Tronoh dredge. The south pond, situated at the southern end of the tailings is where the dredge was turned back by bedrock. Today this area is a recreation reserve and a jetty, pontoon and picnic facilities have been erected in recent years. It is included in the Victorian Heritage Register. The 'Turning Pond' is a narrow crescent shaped pond where the dredge turned in 1949 to work northwards, and is adjacent to the south pond. Several small dredge ponds from the early era of dredging (1900 - 1920s) remain in the Shire - none however compare with the large and spectacular scale of the Tronoh dredge holes. Some examples of smaller ponds from the earlier dredging era are those in the East Branch of the Ovens River (further upstream from the Tronoh holes, and left by the Bright Star dredge), the 'Blue Hole' at Morockdong, Wandiligong, and the Growler's Creek dredge hole excavation and dredge remains at Wandiligong.

Additional Analysis

Two other key sites related to dredge mining in municipality have been included in the Schedule to the Heritage Overlay, and both are also included on the Victorian Heritage Register (VHR).

- HO15 (VHR, H756), Tronoh Gold Dredging Ponds, Dredge Hole Lane and Mt Feathertop Track, Harrietville. The Tronoh leases extended southwards for a distance of 7 km from a point halfway between Stoney and Smoko creeks. The Tronoh Gold Dredging Ponds are a striking visual monument to the largest bucket dredge built in Australia with the southern-most pond reflecting the vessel's enormous dimensions. It consists of two ponds and surrounding land, which is partly forested.
- HO82 (VHR, H1303), Growlers Gold Bucket Dredge Site, Williams Road, Wandiligong. It operated between 1924 and 1930 after which it was stripped and parts used in the construction of the Freeburgh dredge. The consists of a largely buried timber pontoon. The skeletal remains of the pontoon is very

overgrown by trees, ferns and blackberries, but appears to measure approximately 25 metres x 10 metres.

The Tronoh Gold Dredging Ponds are remnants of the same system as the subject site being located about 1.5km south of it but relate to an earlier phase of the dredging along Hit or Miss Creek whereas the subject site relates to its final location, that is, before it was dismantled for shipment to Malaysia.

HERITAGE LISTINGS

HERMES number: 105,656

ALPINE SHIRE PLANNING SCHEME CONTROLS

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	No
Outbuilding or Fences	No
Prohibited uses permitted	No
Aboriginal heritage place	No

EXTENT OF THE HERITAGE OVERLAY

The Hit or Miss Dredge Hole on the Great Alpine Road, Harrietville is recommended to be included in the Schedule to the Heritage Overlay of the *Alpine Shire* as HO150.

The extent of the heritage overlay should include the dredge hole and a nominal five-metre curtilage about it, though excluding the public reserve to north side, accessed from Howards Lane.



The extent of HO150 is depicted in red.
(Source: Vicplan)

H0153: AVALON HOUSE

Address	196 Great Alpine Road, Harrietville	Date Inspected	March 2024
Construction Date	Circa 1930s	Period	Interwar



Avalon House
(Source: RBA, March 2024)

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

Avalon House at 196 Great Alpine Road, Harrietville, formerly the Mountain View Guest House and the Bon Accord Hospice, was erected during the 1930s for Ada Banks and later taken over by the Hoy family. During the late 19th century it had been the site of a house built for Thomas Davey (which may in part survive to the rear), manager of the Harrietville Gold Mining Co Ltd, who was an eminent resident (serving on the Bright Shire Council) and had a major impact on the mining industry at Harrietville.

The significant elements of the building are the massing comprised of a prominent elongated gable form with small, symmetrical flanking hipped section, weatherboard cladding, gable end with louvred vent, porch supported on masonry plinths surmounted by pair timber posts, original windows with horizontal glazing bars, and multi-paned entry (door and sidelights).

The planting and skillion at the north-east corner, skillion wing to the southwest, and the timber front fence are not significant. The contribution of the rear hipped wings to the south is not clear.

HOW IS IT SIGNIFICANT?

Avalon House at 196 Great Alpine Road, Harrietville is of historical and representative significance to the Alpine Shire.

WHY IS IT SIGNIFICANT?

Avalon House is historically significant as a surviving example of a longstanding guest house supporting tourists to the nearby alps associated with long term owners/managers Robert Beveridge, Ada Banks, and the Hoy Family. The site also has longer term associations with the local gold mining industry as the manager of the Harrietville Gold Mining Co, Thomas Davey, built an earlier house there during the late 19th century. (Criterion A).

Avalon House is of representative significance as a largely intact Interwar period example of the bungalow mode, which is rare in the municipality. It is distinguished by its scale; extruded, broad gable roof encompassing a prominent verandah/porch supported on brick piers surmounted by paired timber posts; and relatively restrained detailing indicative of the later phase of the Interwar period in conjunction with the horizontal glazing bars. (Criterion D)

CONTEXTUAL HISTORY

The Alpine Shire encompasses high-quality unceded Country of the Dhudhuroa, Gunai-Kurnai, Taungurung, Waywurru and Jaithmathang as the First Peoples and Traditional Custodians of the Alpine Shire.

The Alpine peaks and high plains within the Alpine Shire comprise the central location where traditional lands belonging to each of its First Peoples meet up. The Alps are traditionally of great cultural and spiritual significance to our Shire's First Peoples. The Alps marked the central point where it was believed the sky was held up by wooden pillars carefully maintained by supernatural beings.

They were also home to spiritual elders living in stone houses, who dedicated themselves to ceremonial song-making and storytelling. Each summer, the Alps were an important site for harvesting and feasting on Bogong moths. During the warmer months, groups journeyed to the cooler high country to take advantage of the seasonal abundance of the bogong moth, a highly nutritious and energy-rich food source. While harvesting the moths, they also gathered with neighbouring groups to participate in inter-tribal ceremonies, exchange goods, and strengthen social and cultural ties. These gatherings were not only vital for sustenance but also for maintaining alliances and passing down traditions.

The First Peoples of the Alpine Shire possessed a deeply held spiritual belief that the world was created by ancestral beings, the signs of which could be seen all around. They saw themselves as active participants in ongoing ancestral processes, in a world which was one interconnected whole, and in which the past, present and future were bound together.

Today, Alpine Shire Council recognises the ancient and on-going presence of its First Peoples and acknowledges their unique and continuing connection to the lands, waters and culture of the Shire.¹

Alpine Shire Thematic Environmental History (October 2008):

Harrietville

Oral tradition has it that Harrietville began as early as 1853, as the New Rush alluvial mining settlement. The population was small, with about 50 people by 1857, but was augmented by an influx of about 500 Chinese miners after the Buckland Riots of that year. Many of these stayed on.

The first significant phase in the town's development came with the opening of rich quartz reefs in 1860. These attracted much attention, and the growing township christened itself Harrietville in May 1860. By the middle of 1861 the town boasted butchers shops and a number of stores, and a school was opened in 1866. Several major reefs were opened in 1860, including the Rose, Thistle & Shamrock which went on to produce the highest recorded gold yield in the Shire. Harrietville also became an important

¹ Alpine Shire website and Lorraine Padgham

staging point on the Omeo road, and in connection with the Upper Dargo, Grant and Crooked River fields.²

PLACE-SPECIFIC HISTORY

Alpine Heritage Study (2008)

This house was the former home of an eminent local citizen, Thomas Davey and a small memorial stone was erected in the grounds.

"In memory of Thomas Garby Davey who lived in this house as Manager of the Harrietville Gold Mining Co 1889-1899. Founded Harrietville School of Mines 1890. Was President of the Shire of Bright 1896. Died London 1923."

In 1889, the new owner of the Mons Meg, Tiddle de Addle de and Jonson mines was the Harrietville Gold Mining Co Ltd registered in London and Mr Thomas Davey was appointed as manager, the impact he had on the depressed mining town was enormous. The Company built a nine-room house complete with stables, and buggy and horses and a groom to go with them.

He immediately built the 'big mill' crushing plant which was 25-head battery driven 40-foot diameter and five feet wide water wheel at the end of Mill Rd. He put about a 100 men to work in the mines, and in the last nine months of 1899 they produced 3373 ounces of gold from 2499 tons of ore.

Davey's principal interests were in mineralogy and metallurgy, and in 1890 he founded the Harrietville School of Mines. This was the only School of Mines opened on the local goldfields. Davey left the district 1899.

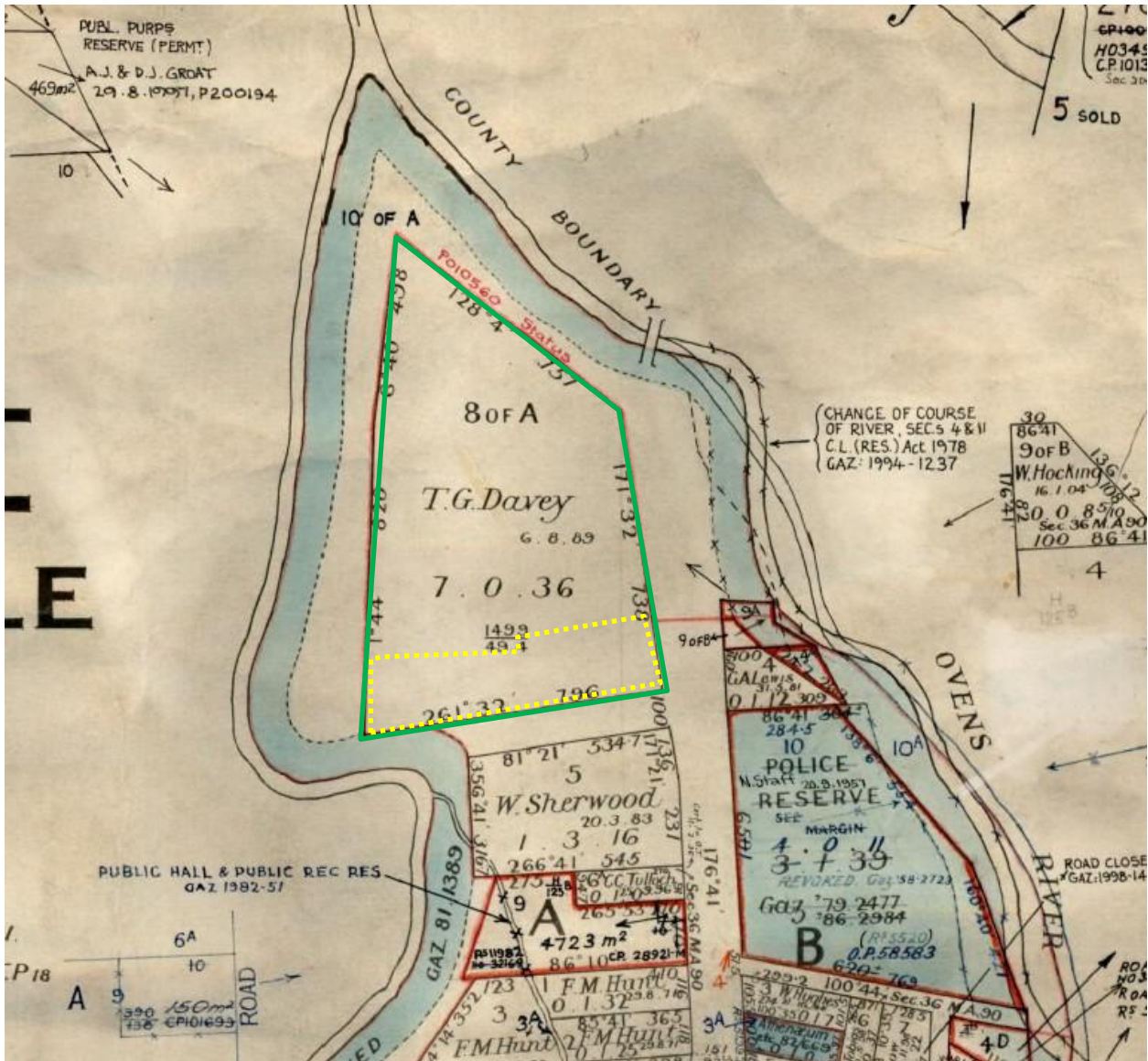
The style of the street-facing facade prior to the very recent renovations did not match that of an 1890s house, and it is more than probable that this section of the house was extensively renovated in a different style between WWI and WWI.

Additional Place-Specific

The subject site derives from Crown Allotment 8, Section A in the Township of Harrietville. This allotment, which initially consisted of 7 acres and 36 perches (nearly 7¼ acres), was acquired by Thomas Garby Davey for £12 on 6 August 1889. Davey owned the site for about fifteen years – either in his own right (1889 to 1900) or by way of a company between 1900 and 1904 (Harrietville Company, then New Options Ltd).³

² Robert J Kaufman (LRGM – Services), *Alpine Shire Heritage Study: Thematic Environmental History* October 2008, p68

³ Certificate of Title, vol. 2227, folio 331



Township of Harrietville Plan H125(6), with approximate location of the subject site (dashed) and the extent of the original allotment (green)
(Source: Landata)

Subsequently, members of the Beveridge family owned it for over 50 years. Initially, the local miner Robert Beveridge, acquired it on 2 August 1904 (though later he is identified as a grazier).

Scottish-born Robert established the Mountain View guest house in Daveys house.⁴ Robert died in September 1921, and the property was inherited by his daughter Ada Mary Banks and John Beveridge in March 1922, as follows:

Robert Beveridge, late of Harrietville, grazier, who died on September 2, left by his will of August 11, real estate £355 and personal property £1,833 to his widow, children, and other relatives.⁵

During the 1920s and/or 1930s, Ada also attended to those staying at the Mt Feathertop bungalow from the Wangaratta Ski Club before it was lost to fire in 1939.⁶ Limited reference to the facility has come to light in the local newspaper however in 1936 a boarding house license was renewed by the Bright Council for Ada Banks.⁷

⁴ Brian Lloyd, *Gold at Harrietville*, 1988, Shoestring Press [Wangaratta], p82

⁵ 'Wills and Estates', *Argus*, 14 October 1921, p 6

⁶ Edith Ellen Hoy, *Harrietville – 115 years of continuous gold seeking*, 1975 [4th ed], np

Stylistically, it is likely that the front part/most of the extant building dates to the 1930s, and purpose built as a guest house. It is evident on the following 1945 aerial which shows the symmetrical footprint of the main front section and the rear wing to the south-west, which broadly corresponds the existing. At that time, there were several outbuildings or the like to the rear (since removed). Vehicular access was from a driveway to the north and whilst some mature planting is evident to the rear, the planting to the front south (about where the gravel parking area) was far less advanced. It is likely that some of the outbuildings were stables as at this time some 30 to 40 horses were available in town to take skiers up to the Mt Feathertop bungalow.⁸



Aerial, 2 March 1945, the subject site is highlighted, the front log cabin is not evident
(Source: MAP677, run 4, frame19457, Geosciences)

It is known that Ada Banks managed the guesthouse for at least 20 years, until 1947, during which time she was assisted by her mother Elizabeth, as outlined in an article from 1955.⁹

Contemporary advertisements from 1947 indicate that a bus service from Wangaratta to the site was being operated by Hoys and renamed the Bon Accord Hospice, who purchased it, for example:

BON ACCORD HOSPICE (formerly Mrs. A. Banks). Daily bus service connects 4.15p.m. ex Melbourne at Wangaratta. Excellent meals and accommodation. Own farm, H.W.S. Sewered. Tourist trips Mt. Buffalo, Mt. Hotham. Mt. Feathertop, Tawonga, Bogong &c. Specially constructed snow vehicle and horses available. Bookings. Hoy's Passenger Service (Wangaratta)¹⁰

⁷ 'Bright Shire Council', *Myrtleford Times and Ovens Valley Advertiser*, 18 March 1936, p3

⁸ Hoy, *Harrietville – 115 years of continuous gold seeking*, np. After the skis were arrived at their destination, the horses would be released and would return to Harrietville by themselves.

⁹ 'Miss E Beveridge' [obituary], *Myrtleford Times and Ovens Valley Advertiser*, 8 June 1955, p9

¹⁰ 'Hotels, resorts', *Argus*, 19 July 1947, p36

The Hoy company had been established about a decade earlier in 1938 by Eric Munzel Hoy.¹¹ The Hoys took over the pre-existing bus routes into the alps from Dick Sinclair

An early photograph, probably taken during the 1950s, shows the façade largely as it is. The photograph dates to the Hoy phase as Eric erected some log cabins at the Bon Accord Hospice, ¹² one of which is evident to the south/behind the house (with a hipped roof). At that time, the house was widely visible from the road and the original symmetrical façade composition of large central gable roof bay with flanking small hipped roofed sections slightly behind the main wall is apparent. The front fence at this stage was comprised of timber posts, an upper tubular steel rail, and wire mesh. The planting to the front yard was juvenile with two poplars along the northern boundary, which likely are the extant pair. Two other deciduous exotics are evident nearby.



Circa 1950s (Alice Manfield)¹³(Source: SLV, mp016565)

School camps were accommodated at the Bon Accord Hospice, for instance in 1952 when a large boys' school group from Melbourne occupied the site.¹⁴

The Hoys managed the site for a decade before acquiring it from Ada and John in October 1957 (though a small section being sold in 1939 to the Tronoh [dredging] company). When it was finally transferred to the Hoys Passenger Service, Mackey Street, Wangaratta, it was comprised of 7 acres and 5 perches.¹⁵

Although the following 1963 aerial is less clear, the log cabin to the front is evident. To the rear, there were other buildings about a large gravel yard or the like to the north (then part of the holdings). Some trees along, what is now, the north boundary were relatively young specimens with those to the street reserve being more established.

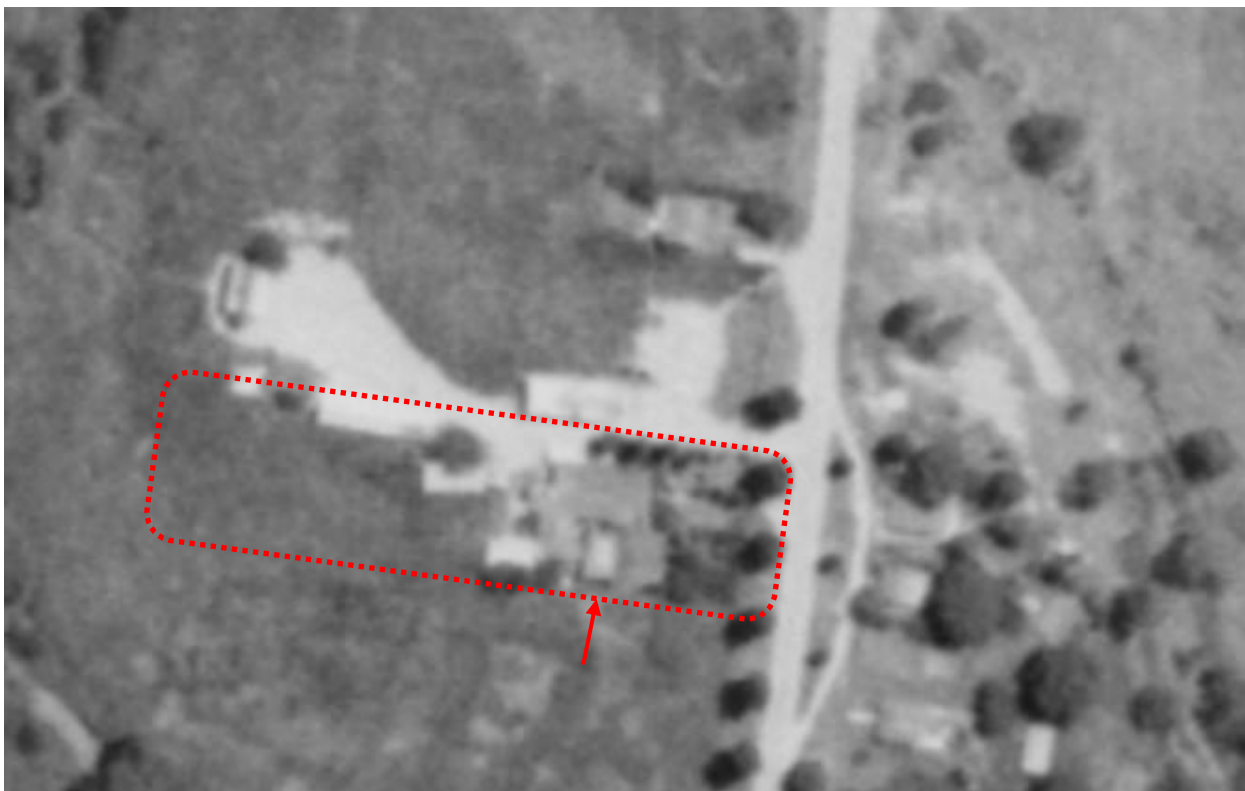
¹¹ 'New Companies', *Sun News-Pictorial*, 10 March 1938, p30

¹² Lloyd, *Gold at Harrierville*, p186

¹³ This SLV listing for the photograph was descriptive - 'Weatherboard house behind wire fence, tree covered mountains in background, Harrierville, Vic'. The dating was taken c1900-c30. Alice Mansfield was born in 1878 and passed in 1960.

¹⁴ 'Xavier Holiday Camp at Harrierville', *Advocate*, 25 September 1952, p20

¹⁵ Certificate of Title, vol. 8169, folio 942. A



Aerial, 19 December 1963, with the approximate extent of the subject site (dashed) and log cabin to the front (arrow)
 (Source: Standard Mapping Photography, Run 8, Frame 78, Geosciences)

After Eric retired in 1974, Brian Hoy took over management of the Bon Accord Hospice.¹⁶ The following photograph of a convoy of their buses in the snow advertising Hoys Alpine Tours is evocative of the period. The company later became Hoys Roadlines, and family retain a presence in the area.

¹⁶ Lloyd, *Gold at Harrietville*, p186



Hoys Alpine Tours, circa 1960s

(Source: Edith Ellen Hoy, *Harrietville – 115 years of continuous gold seeking*, 1975 [4th ed], np)

Since 2008, as recorded in the following photograph, one of the windows under the porch has been converted to a doorway and the skillion section at the north-east corner of the building has been introduced.



Façade in 2008

(Source: Hermes database)



Rear, south-west corner in 2008
(Source: Hermes database)

REFERENCES

LRGM – Services, Alpine Shire Heritage Study: Thematic Environmental History, October 2008

2008 Alpine Heritage Study

Williams, D, 1995, *Reflections, Ranges & Rosellas, Living History in the Ovens Valley*, p.76

Lloyd B, 1988, *Gold at Harrietville*, Shoestring Press, p. 52, 56, 57, 74

VICTORIAN FRAMEWORK OF HISTORICAL THEMES (2010):

- 6.6 Marking significant phases in development of Victoria's settlements, towns and cities
- 4.5 Gold mining
- 4.6 Exploiting other mineral, forest and water resources

PHYSICAL DESCRIPTION

2008 Alpine Heritage Study

The street-facing facade of Davey's [sic] house at Harrietville is a good example of Interwar bungalow architecture. It is a timber structure that is clad with square cut timber weatherboards, the roof is corrugated iron and there is a porch to the front.

Architecturally the bungalow is characterised by:

- The dominance of the large gable roof that projects forward for a porch area;
- Timber cladding to the gable;
- Central vent to the gable;
- Rendered masonry half columns with paired timber posts;
- Timber framed doors with timber mullioned side lights and highlights that have a horizontal emphasis;
- Timber mullioned windows that have a horizontal emphasis.

Davey's house at Harrietville is a good example of Interwar bungalow architecture. It is a timber structure that is clad with square cut timber weatherboards, the roof is corrugated iron and there is a porch to the front.

The rear sections of the building reflect the original 1890s building in style, and were not radically altered in later renovations.

Additional Description

The terrain is flat and there is an established garden setting, including several mature exotic specimens, mainly to the perimeter including maple, coniferous, and two Lombardy poplars (*Populus nigra 'Italica'*) along the northern boundary.

The house is setback from the road behind a low post and rail fence with a lych gate like entry directly in front of the house. There is timber decking below and in front of the central verandah/porch and gravel to the car parking, accessed from Mountain View Walk, which extends along the southern side of the site.

The front part of the house dating to the Interwar period is largely intact with the principal changes being the northern window under the porch being converted to a doorway. The central doorway and full-length sidelights are multi-paned with a band of highlights above.

A small, skillion section has been added to the north-east corner with a band of sliding windows.



Avalon House
(Source: RBA, March 2024)

The rear part, southern wing may retain sections of the early house but it is largely obscured from the public domain. From the 2008 image, it's hipped roof is lower and is punctuated by a brick chimney, which with its flat cap detailing appears to be of a commensurate date as the front/main wing, though may have been altered. There are exposed rafter ends which suggests this section was constructed, or altered during the early 20th century, when such detailing was popular. Bifold or similar doors have been introduced at the southern end.



Two Lombardy poplars (*Populus nigra* 'Italica')

COMPARATIVE ANALYSIS

2008 Alpine Heritage Study

Early company housing is poorly represented in the Alpine Shire, and the only comparable surviving building is the Mine Managers house in Bright. The style of the house, probably a result of renovations between the world wars, is relatively rare in the shire.

Additional Analysis

In terms of Interwar period houses, there are no comparative examples included in the Schedule to the Heritage Overlay except possibly HO185, identified as being from the Federation period but may in fact date to the early Interwar period. In addition, no guesthouses are included on the Schedule.

HERITAGE LISTINGS

HERMES number: 105796

ALPINE SHIRE PLANNING SCHEME CONTROLS

External paint controls	Yes
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuilding or Fences	No
Prohibited uses permitted	No
Aboriginal heritage place	No

EXTENT OF THE HERITAGE OVERLAY

Avalon House at 196 Great Alpine Road, Harrietville is recommended to be included in the Schedule to the Heritage Overlay of the *Alpine Shire* as HO153. The extent of the heritage overlay is to the title boundaries to the front half of the site.



The proposed extent of HO153 is depicted in red. NB, the title boundaries are dashed blue
(Source: Vicplan)

H092: MT BOGONG SUMMIT CAIRN

Address	Mt Bogong	Date Inspected	March 2024
Construction Date	1870-72	Period	Victorian



Mt Bogong Summit Cairn
(Source: RBA, March 2024)

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The *Mt Bogong Summit Cairn*, erected circa 1870-72 and comprised of granite field stones laid without mortar or cement, is significant.

The State of Victoria was declared in 1851, and in 1870, Alexander Black and Alexander Charles Allan were commissioned to survey a straight-line boundary between Victoria and New South Wales from the eastern-most tributary of the Murray River to Cape Howe (now known as the Black - Allan Line). In preparation for this exercise, a survey of the major peaks of north-eastern Victoria and south-eastern New South Wales was undertaken, in order to establish an accurate baseline for plotting the state boundary. At least three peaks in the Alpine Shire were linked to this survey: Mt Bogong, Mt Feathertop and Mt Hotham. A well-constructed tapered cairn was erected on the summit of Mt Bogong, the highest mountain in Victoria. It was about four meters in height and its construction involved considerable skill in stone masonry. Over the years, the cairn has been altered, and now stands about 2m high.

The steel and timber pole, inserted at the top, is not significant.

HOW IS IT SIGNIFICANT?

The *Mt Bogong Summit Cairn* is of historical and representative significance to the Alpine Shire.

WHY IS IT SIGNIFICANT?

The *Mt Bogong Summit Cairn* is historically significant to the Alpine Shire as the key remnant of the earliest detailed survey of the Alpine peaks, that are the dominant geographical features of the Shire. The Mt Bogong summit cairn is significant for a number of other reasons. Firstly, it marks the site of the highest point of Victoria's highest mountain. Secondly, it is linked to the establishment of the State of Victoria and its separation from New South Wales in 1851. The demarcation of the straight-line boundary (the Black - Allan line) between 1870 and 1872 necessitated the accurate plotting of major peaks including Mt Bogong and a substantive cairn was constructed at the summit in this period. Of the several cairns built in the Alpine Shire as part of the Black - Allan Line survey, only the summit cairn at Mt Bogong remains today. Thirdly, it is a reminder of early survey work to establish topographic detail for mapping purposes in north-eastern Victoria. Following the Black - Allan survey, further topographic detail was added sporadically to their survey, until accurate topographic maps of the area were compiled. (Criterion A)

The Mt Bogong Summit Cairn is of representative significance as a mostly intact example of a Victorian period cairn, built from local granite field stones and assembled in keeping with drystone wall techniques. (Criterion D)

CONTEXTUAL HISTORY

The Alpine Shire encompasses high-quality unceded Country of the Dhudhuroa, Gunai-Kurnai, Taungurung, Waywurru and Jaithmathang as the First Peoples and Traditional Custodians of the Alpine Shire.

The Alpine peaks and high plains within the Alpine Shire comprise the central location where traditional lands belonging to each of its First Peoples meet up. The Alps are traditionally of great cultural and spiritual significance to our Shire's First Peoples. The Alps marked the central point where it was believed the sky was held up by wooden pillars carefully maintained by supernatural beings.

They were also home to spiritual elders living in stone houses, who dedicated themselves to ceremonial song-making and storytelling. Each summer, the Alps were an important site for harvesting and feasting on Bogong moths. During the warmer months, groups journeyed to the cooler high country to take advantage of the seasonal abundance of the bogong moth, a highly nutritious and energy-rich food source. While harvesting the moths, they also gathered with neighbouring groups to participate in inter-tribal ceremonies, exchange goods, and strengthen social and cultural ties. These gatherings were not only vital for sustenance but also for maintaining alliances and passing down traditions.

The First Peoples of the Alpine Shire possessed a deeply held spiritual belief that the world was created by ancestral beings, the signs of which could be seen all around. They saw themselves as active participants in ongoing ancestral

processes, in a world which was one interconnected whole, and in which the past, present and future were bound together.

Today, Alpine Shire Council recognises the ancient and on-going presence of its First Peoples and acknowledges their unique and continuing connection to the lands, waters and culture of the Shire.¹

Alpine Shire Thematic Environmental History (2008)

3.3.1 Surveying the Continent

The significant event in the opening up of squatting lands within the Shire was the passage of the explorers Hume and Hovell through the district in 1824. Crossing and naming the Ovens River near Whorouly, they remarked on the quality of the land. Subsequently, squatters began to move into the district from the north, looking for land with agricultural potential. This, and several other illegal occupancies in the Port Phillip District forced the New South Wales Government to open up the lands for licensed squatting. These runs constituted the first layer of non-indigenous occupation of the Alpine Shire, and represent the base-line of contact for study purposes. (p21)

PLACE-SPECIFIC HISTORY

Alpine Heritage Study (2008)

The State of Victoria was declared in 1851, and in 1870, Alexander Black and Alexander Charles Allan were commissioned to survey a straight line boundary between Victoria and New South Wales from the eastern-most tributary of the Murray River to Cape Howe (now known as the Black - Allan Line). In preparation for this exercise, a survey of the major peaks of north-eastern Victoria and south-eastern New South Wales was undertaken, in order to establish an accurate baseline for plotting the state boundary. At least three peaks in the Alpine Shire were linked to this survey: Mt Bogong, Mt Feathertop and Mt Hotham. A substantial rock cairn was built at each of these peaks by surveyors Black and Allan. In 1886, Robert von Lendenfeld sketched the Mt Bogong cairn and depicted it as a well-constructed tapered cairn about four meters in height, that suggested its construction involved considerable skill in stone masonry

¹ Alpine Shire website and Lorraine Padgham

Additional Place-Specific

Mt Bogong is located on Crown Land identified as Allotment 1, Section 7, in the Parish of Wermatong.

The earliest image of the cairn dates to 1886 when Robert von Lendenfeld photographed it. At this time, the cairn was taller and had a rounded, tapered form and the stonework was compact indicative of well-laid, drystone techniques.



1886, 'Exploring party at cairn on Mt. Bogong', Dr R von Lendenfeld
(Source: H83.86/36, SLV)

The following two photographs taken during the late 1920s, about four decades after the previous, reveal that the cairn had been altered – it was not as high and the stonework was not as precise as documented in the 1886 photograph. Possibly it had partly collapsed and had been partly rebuilt without the expertise of the initial constructors.



Circa 1929, 'Mt Bogong 6508ft' (F J Davies)
(Source: H42565, SLV)



Mt Bogong Summit Cairn 1928-1930 (Melbourne Women's Bushwalking Club)
(Source: NLA, 144585226)

REFERENCES

Alpine Heritage Study (2008)

Lendenfeld RV, 1886, An Exploration of the Australian Alps. (Trans. Geol. Society Australasia), p. 1: 199-133

Stirling J, 1886, Notes on Mount Bogong (Trans. Geol. Society of Australasia), p. 1:134-136

Commemorative plaque on Black-Allan Line, between Bonang Vic and Delegate NSW

VICTORIAN FRAMEWORK OF HISTORICAL THEMES

2.2 Exploring, surveying and mapping

PHYSICAL DESCRIPTION

Alpine Heritage Study (2008)

The cairn sits astride the highest point of Mt Bogong, in the Alpine National Park. In 1886, Robert von Lendenfeld sketched the Mt Bogong cairn and depicted it as a well-constructed tapered cairn about four meters in height that suggested its construction involved considerable skill in stone masonry. The present cairn is only about two meters in height and resembles a pile of stones rather than the work of a stone mason.

Additional

The survey cairn is comprised of local granite field stones and assembled without mortar or cement similar to drystone wall techniques. A steel and timber pole has been inserted at the top (unknown date, but since the late 1920s).



Mt Bogong Summit Cairn, apex
(Source: RBA, March 2024)

COMPARATIVE ANALYSIS

Alpine Heritage Study (2008)

Other cairns in the Alpine Shire built by the Black-Allan party in 1870-72 period included ones at Mt Feathertop and Mt Hotham, but these have been subsequently dismantled.

HERITAGE LISTINGS

HERMES number: 105643

ALPINE SHIRE PLANNING SCHEME CONTROLS

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuilding or Fences	No
Prohibited uses permitted	No
Aboriginal heritage place	No

EXTENT OF THE HERITAGE OVERLAY

The *Mt Bogong Summit Cairn* is recommended to be included in the Schedule to the Heritage Overlay of the *Alpine Shire* as HO92. The cairn is however located at the junction of two other LGAs – East Gippsland and Towong. The extent of the heritage overlay should include the cairn and a five-metre curtilage about it.



The recommended extent of HO92 is depicted in red.
(Source: Vicmap)

H0164: ECHO POINT SHELTER HUT

Address	Mount Buffalo Road (off), Mount Buffalo	Date Inspected	March 2024
Construction Date	1938	Period	Interwar



Echo Point Shelter Hut
(Source: RBA, March 2024)

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

Echo Point Shelter Hut on Mount Buffalo, which was built in 1938 for the Mount Buffalo Committee of Management, is significant.

The significant elements of this structure are its gable form, granite walls and two chimneys (rough blocks for the quoining and rubble for the rest), shingle roof cladding, exposed timber roof framing (sawn timbers and bush poles for the rafters), steel-framed multi-paned windows, and the two original fireplaces.

HOW IS IT SIGNIFICANT?

Echo Point Shelter Hut on Mt Buffalo is of historical, representative and social significance to the Alpine Shire.

WHY IS IT SIGNIFICANT?

The Echo Point Shelter Hut is historically and socially significant as an example of early 20th century tourist infrastructure at a location which has been a popular destination since at least the late 1870s. Located on a rocky outcrop, it allows for stunning views of the Gorge from the safety of its interior. (Criteria A & G)

The Echo Point Shelter Hut is of representative significance as a good and intact example of Parkitecture, the rustic design aesthetic that was popular during the interwar years for shelters in natural locales and was designed to harmonise with the rugged surroundings by being constructed of local granite and timber (roof framing and shingle cladding). (Criterion D)

CONTEXTUAL HISTORY

The Alpine Shire encompasses high-quality unceded Country of the Dhudhuroa, Gunai-Kurnai, Taungurung, Waywurru and Jaithmathang as the First Peoples and Traditional Custodians of the Alpine Shire.

The Alpine peaks and high plains within the Alpine Shire comprise the central location where traditional lands belonging to each of its First Peoples meet up. The Alps are traditionally of great cultural and spiritual significance to our Shire's First Peoples. The Alps marked the central point where it was believed the sky was held up by wooden pillars carefully maintained by supernatural beings.

They were also home to spiritual elders living in stone houses, who dedicated themselves to ceremonial song-making and storytelling. Each summer, the Alps were an important site for harvesting and feasting on Bogong moths. During the warmer months, groups journeyed to the cooler high country to take advantage of the seasonal abundance of the bogong moth, a highly nutritious and energy-rich food source. While harvesting the moths, they also gathered with neighbouring groups to participate in inter-tribal ceremonies, exchange goods, and strengthen social and cultural ties. These gatherings were not only vital for sustenance but also for maintaining alliances and passing down traditions.

The First Peoples of the Alpine Shire possessed a deeply held spiritual belief that the world was created by ancestral beings, the signs of which could be seen all around. They saw themselves as active participants in ongoing ancestral processes, in a world which was one interconnected whole, and in which the past, present and future were bound together.

Today, Alpine Shire Council recognises the ancient and on-going presence of its First Peoples and acknowledges their unique and continuing connection to the lands, waters and culture of the Shire.¹

Alpine Shire Thematic Environmental History (2008)

3.5.3 Administering Australia: Conserving Fragile Environments (Appreciating the natural wonders of Australia)

Mount Buffalo

Mount Buffalo had long been recognised as an outstanding natural feature, and a large oil painting of the mountain by Nicholas Chevalier had been purchased by the Victorian Government in 1861. Ferdinand von Mueller had visited the Mt Buffalo plateau in 1853-4, and collected numerous plant species. The summit of Buffalo was visited occasionally over the years by interested groups, but the formation of the Bright Alpine Club in the 1880s signalled the start of a strong push for tourism development of the mountain. A new, shorter track was cut to the summit, and a number of local people acted as guides for visitors to Buffalo...(p79)

¹ Alpine Shire website and Lorraine Padgham

PLACE-SPECIFIC HISTORY

Alpine Heritage Study (2008)

The Mt Buffalo plateau was an important place to indigenous Australians for thousands of years before arrival of Europeans. The mountain and its features would have been endowed with special cultural meanings, and the Gorge area would certainly have been a key element in the associative landscape. However, with the near destruction and disconnection of indigenous people associated with the mountain during the early years of European settlement, these meanings have been lost.

'The Bright Alpine Club was formed in the late 1880s and actively promoted Mt Buffalo as a tourist attraction. Mt Buffalo National Park was established in 1898, one of the first in the State along with Wilsons Promontory. The Chalet was built by the Victorian Government to accommodate visitors, and lookouts and walking tracks were also installed for the visitors' comfort.

Echo Point was a popular place to visit from at least the late 1870s. Echo Point shelter hut was built in the 1930s to offer some shelter for picnickers and day visitors. It has two fire places and window overlooking the Gorge.

Additional Place-Specific

The subject site is within Allotment 2009 in the Parish of Wandiligong.

In 1918, the Mount Buffalo Committee of Management was formed and comprised of representatives from several government organisations or authorities.²

The following photograph taken during mid-20th century shows the structure a decade or so after its completion and is consistent with its extant form.

According to an internal plaque, conservation works were undertaken in 2001 with financial assistance from Heritage Victoria.



Circa 1950, The Hut, Echo Point, Mt Buffalo
(Source: H32492/5307, Rose Series, SLV)

² Webb D & Adams B, *The Mount Buffalo Story 1898-1998*, Miegunyah Press 1998, p116

REFERENCES

Alpine Heritage Study (2008)

Department of Conservation & Environment, Mount Buffalo National Park Management Plan, 1996

Webb D & Adams B, *The Mount Buffalo Story 1898-1998*, 1998

VICTORIAN FRAMEWORK OF HISTORICAL THEMES

5.7 Catering for tourists

PHYSICAL DESCRIPTION

Alpine Heritage Study (2008)

The rough-dressed rubble-stone hut has shingle roof on cut timber frame. Dressed stone surrounds the doorway, windows and also the corners of the building and chimneys. There are two chimneys, one at each end of the rectangular building. The internal stone walls have been painted white and there is a long table down the centre of the room. Windows on the far side lookout at the Gorge.

Additional

The Echo Point Shelter Hut is located close to the edge of a stone platform and constructed from granite, presumably local, with quoining of roughly squared blocks to the corners and openings. The gable roof has a low pitch, typical of the interwar period. The roof framing is a mixture of sawn timbers (top plate, truss and battens) and bush poles (rafters) and the cladding is timber shingles.

The openings are symmetrically configured to both long elevations and include five multi-paned, steel-framed windows – three overlooking the Gorge and two to the car park side (one either side of the central doorway).

The structure is a fine example of what is often referred to as Parkitecture. This design approach was developed during the early and mid 20th century by the United States National Park Service, founded in 1916, to create buildings that harmonized with the natural environment and reflected the tenets of the Arts and Crafts movement, which encouraged the use of traditional construction methods and materials in contrast to post-industrial materials.

The internal walls are plastered and the fireplaces have a hearth of red bricks and stone voussoirs to the upper margin.



Echo Point Shelter Hut
(Source: RBA, March 2024)



Interior of the Echo Point Shelter Hut – roof framing (left) and fireplace (right)
(Source: RBA, March 2024)

COMPARATIVE ANALYSIS

Alpine Heritage Study (2008)

Granite stone shelters have been used extensively in the Mt Buffalo National Park. Stone shelters/kiosks were also built in Bright in the 1930s to create amenities in the developing tourist industry.

Additional Analysis

The main comparable sites in the municipality are HO96 and HO98, which are located within parks in central Bright.

- HO96 – Stone Kiosks x 3, in Cherry Lane, Delany Avenue and Mountbatten Avenue, Bright. These three structures, erected during the mid-1920s, are of a similar ilk however are also constructed from random stone rubble but have roofs clad in corrugated sheet metal.
- HO98 – Delany Pavilion, Cobden Street, Bright. This is a larger and a more open structure built in 1932 with a low random rubble wall, a gable roof supported on timber posts and clad in corrugated sheet metal, and a timber screen to the gable ends.

The subject site is distinguished from these existing heritage overlays by being a closed structure (hut), rather than an open pavilion, with two chimneys and steel-framed windows and the use of bush poles in the roof framing and timber shingles for the roof cladding.

HERITAGE LISTINGS

HERMES number: 105231

ALPINE SHIRE PLANNING SCHEME CONTROLS

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuilding or Fences	No
Prohibited uses permitted	No
Aboriginal heritage place	No

EXTENT OF THE HERITAGE OVERLAY

The *Echo Point Shelter Hut* on Mount Buffalo is recommended to be included in the Schedule to the Heritage Overlay of the *Alpine Shire* as HO164. The extent of the heritage overlay should include the stone shelter and a five-metre curtilage about it.



The recommended extent of HO164 is depicted in red.
(Source: Vicmap)

H0167: THE HORN LOOKOUT SHELTER

Address	(end of) Mount Buffalo Road, Mount Buffalo	Date Inspected	March 2024
Construction Date	1924	Period	Interwar



The Horn Lookout Shelter
(Source: RBA, March 2024)

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The Horn Lookout Shelter in the Horn carpark at Mount Buffalo, which was built in 1924 for the Mount Buffalo Committee of Management, is significant. Located on the edge of the mountain, it allows for a framed 'eagle's eye' view of the surrounding valleys and the Australian Alps.

The significant elements of this open structure are its form, granite blocks, shingle roof, rough-hewn bush pole/logs employed to the roof framing and gable end, and the two original stone benches.

The flanking sections of granite balustrade/low wall, which dates to the late 20th century, are not significant though complementary.

HOW IS IT SIGNIFICANT?

The Horn Lookout Shelter is of historical, social and aesthetic significance to the Alpine Shire.

WHY IS IT SIGNIFICANT?

The Horn Lookout Shelter is historically and socially significant to the Alpine Shire as a key example of early tourist infrastructure from the 1920s, and the first surviving, that has provided an outstanding opportunity to appreciate the spectacular mountainous scenery in the area in a safe location and so support the local tourism industry. (Criteria A & G).

The Horn Lookout Shelter is architecturally significant for its rustic character, with high gable, stone walls and jutting prominence. It is a fine piece of Parkitecture that was designed to harmonise with the rugged surroundings and was constructed of local granite, bush poles, and timber shingles and is distinguished by the near ashlar detailing of the stonework. (Criterion E)

CONTEXTUAL HISTORY

The Alpine Shire encompasses high-quality unceded Country of the Dhudhuroa, Gunai-Kurnai, Taungurung, Waywurru and Jaithmathang as the First Peoples and Traditional Custodians of the Alpine Shire.

The Alpine peaks and high plains within the Alpine Shire comprise the central location where traditional lands belonging to each of its First Peoples meet up. The Alps are traditionally of great cultural and spiritual significance to our Shire's First Peoples. The Alps marked the central point where it was believed the sky was held up by wooden pillars carefully maintained by supernatural beings.

They were also home to spiritual elders living in stone houses, who dedicated themselves to ceremonial song-making and storytelling. Each summer, the Alps were an important site for harvesting and feasting on Bogong moths. During the warmer months, groups journeyed to the cooler high country to take advantage of the seasonal abundance of the bogong moth, a highly nutritious and energy-rich food source. While harvesting the moths, they also gathered with neighbouring groups to participate in inter-tribal ceremonies, exchange goods, and strengthen social and cultural ties. These gatherings were not only vital for sustenance but also for maintaining alliances and passing down traditions.

The First Peoples of the Alpine Shire possessed a deeply held spiritual belief that the world was created by ancestral beings, the signs of which could be seen all around. They saw themselves as active participants in ongoing ancestral processes, in a world which was one interconnected whole, and in which the past, present and future were bound together.

Today, Alpine Shire Council recognises the ancient and on-going presence of its First Peoples and acknowledges their unique and continuing connection to the lands, waters and culture of the Shire.¹

Alpine Shire Thematic Environmental History (2008)²

3.5.3 Administering Australia: Conserving Fragile Environments (Appreciating the natural wonders of Australia)

Mount Buffalo had long been recognised as an outstanding natural feature, and a large oil painting of the mountain by Nicholas Chevalier had been purchased by the Victorian Government in 1861. Ferdinand von Mueller had visited the Mt Buffalo plateau in 1853-4, and collected numerous plant species. The summit of Buffalo was visited occasionally over the years by interested groups, but the formation of the Bright Alpine Club in the 1880s signalled the start of a strong push for tourism development of the mountain. A new, shorter track was cut to the summit, and a number of local people acted as guides for visitors to Buffalo.

¹ Alpine Shire website and Lorraine Padgham

² Robert J Kaufman (LRGM – Services), *Alpine Shire Heritage Study: Thematic Environmental History* October 2008, p66

PLACE-SPECIFIC HISTORY

Alpine Heritage Study (2008)

The Mt Buffalo plateau was an important place to indigenous Australians for thousands of years before arrival of Europeans. The mountain and its features would have been endowed with special cultural meanings, and the Horn would certainly have been a key element in the associative landscape. However, with the near destruction and disconnection of indigenous people associated with the mountain during the early years of European settlement, these meanings have been lost.

The Mt Buffalo National Park was established in 1898. The shelter was built in the late 1930's by the National Parks Committee of Management for the comfort of tourist and bushwalkers. The Mt Buffalo Committee of Management was formed in 1918, and initially made up of representatives from the Board of Land and Works, Public Works Dept, Victorian Railways and the Tourist Committee. Later representatives were from the Forests Commission, Country Roads Board and local MPs.

It was constructed from local handcut granite and clad with Alpine Ash shingles. The shelter was required to blend in with the rugged nature of the surrounding environment. Since the 1940s when the road from Cresta valley was made suitable for motor cars, many more tourists have been able to enjoy the views framed by the windows

Additional History

The subject site is within Allotment 2009 in the Parish of Wandiligong.

In 1918, the Mount Buffalo Committee of Management was formed and comprised of representatives from several government organisations or authorities.³

A tender for the structure was about to be accepted in early 1924 by the government as recorded in the Herald as follows:

The erection of a shelter hut at The Horn, Mount Buffalo, is to be undertaken. Mr Goudie, Minister for Public Works, has been recommended to accept the tender of F. Butt, of Mordialloc, at £135/10/ for labor only for the work.⁴

The following photograph was taken circa 1950 shows a travelling party at the lookout shelter before the adjacent stone balustrade was constructed during the late 20th century (by 2008).

³ Webb D & Adams B, *The Mount Buffalo Story 1898-1998*, Miegunyah Press 1998, p116

⁴ 'Buffalo Shelter Hut', *Herald*, 3 January 1924, p5



Circa 1950, The Horn, Mt Buffalo (Victorian Railways)
(Source: H91.50/2033, SLV)

REFERENCES

Alpine Heritage Study (2008)

Dr Wilkinson JF, The Romance of Mt Buffalo

Johnson D, The Alps at the Crossroads, 1975

VICTORIAN FRAMEWORK OF HISTORICAL THEMES

- 1.6 Appreciating and protecting Victoria's natural wonders
- 5.7 Catering for tourists

PHYSICAL DESCRIPTION

Alpine Heritage Study (2008)

The gabled rubble granite lookout shelter is perched on the edge of the mountain which gives the feeling of having an eagle's view of the surrounding valleys, off into the distance. The gable roof is framed with bush poles, and is clad with Alpine Ash shingles laid on wooden strips. The roof is supported on two large bush logs which themselves are supported on the granite corner pillars. The logs extend beyond the pillars, and are braced with bush poles that are returned to the walls and pinned. The gable ends are infilled with logs laid horizontally. There are bench seats formed by granite stone topped with timber slabs along three sides with open windows.

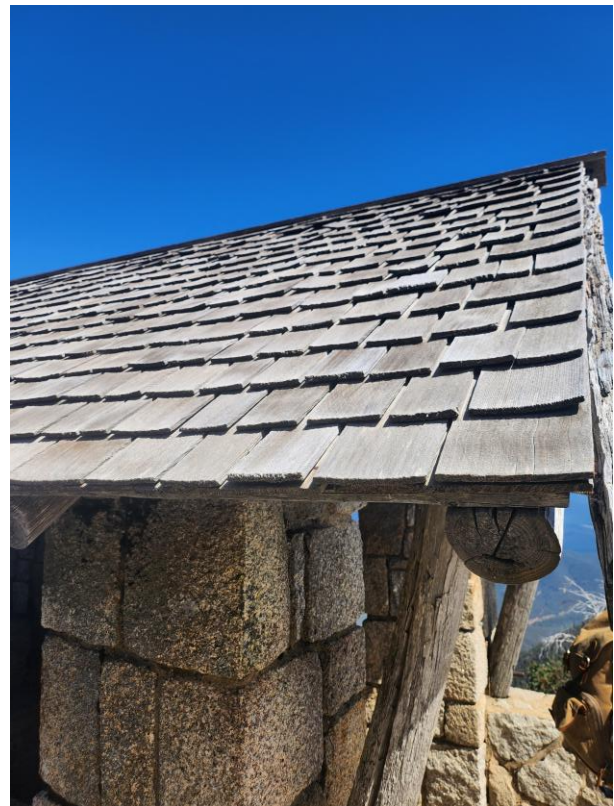
Granite walls of recent origin had been built as wings on each side of the shelter, and the ground in front of the entrance has been paved with granite blocks. The character of this small lookout shelter is very much reminiscent of the little stone refuge shelters of the European Alps.

Additional Description

The *Horn Lookout Shelter* is an exemplar of what is often referred to as Parkitecture. This design approach was developed during the early and middle 20th century by the United States National Park Service, founded in 1916, to create buildings that harmonized with the natural environment and reflected the tenets of the Arts and Crafts movement, which encouraged the use of traditional construction methods and materials in contrast to industrially made alternatives.



Side view and roof
(Source: RBA, March 2024)





Gable end and interior
(Source: RBA, March 2024)

COMPARATIVE ANALYSIS

Alpine Heritage Study (2008)

Granite stone shelters have been used extensively in the Mt Buffalo National Park. Stone shelters/kiosks were also built in Bright in the 1930s to facilitate amenities in the developing tourist industry. In many areas of the State, early visitor amenities have been replaced during upgrades, and structures of the integrity of the Horn Lookout Shelter are relatively rare.

Additional Analysis

The main comparable sites in the municipality are HO96 and HO98, which are located within parks in central Bright.

- HO96 – Stone Kiosks x 3, in Cherry Lane, Delany Avenue and Mountbatten Avenue, Bright. These three structures, erected during the mid-1920s, are of a similar ilk however are constructed from random stone rubble and have roofs clad in corrugated sheet metal.
- HO98 – Delany Pavilion, Cobden Street, Bright. This is a larger and a more open structure built in 1932 with a low random rubble wall, a gable roof supported on timber posts and clad in corrugated sheet metal, and a timber screen to the gable ends.

The subject site is distinguished from these existing heritage overlays by having the finest stonework with the use of rough ashlar granite blocks, as well as timber shingles for the roof cladding and bush poles for the roof framing and gable end.

HERITAGE LISTINGS

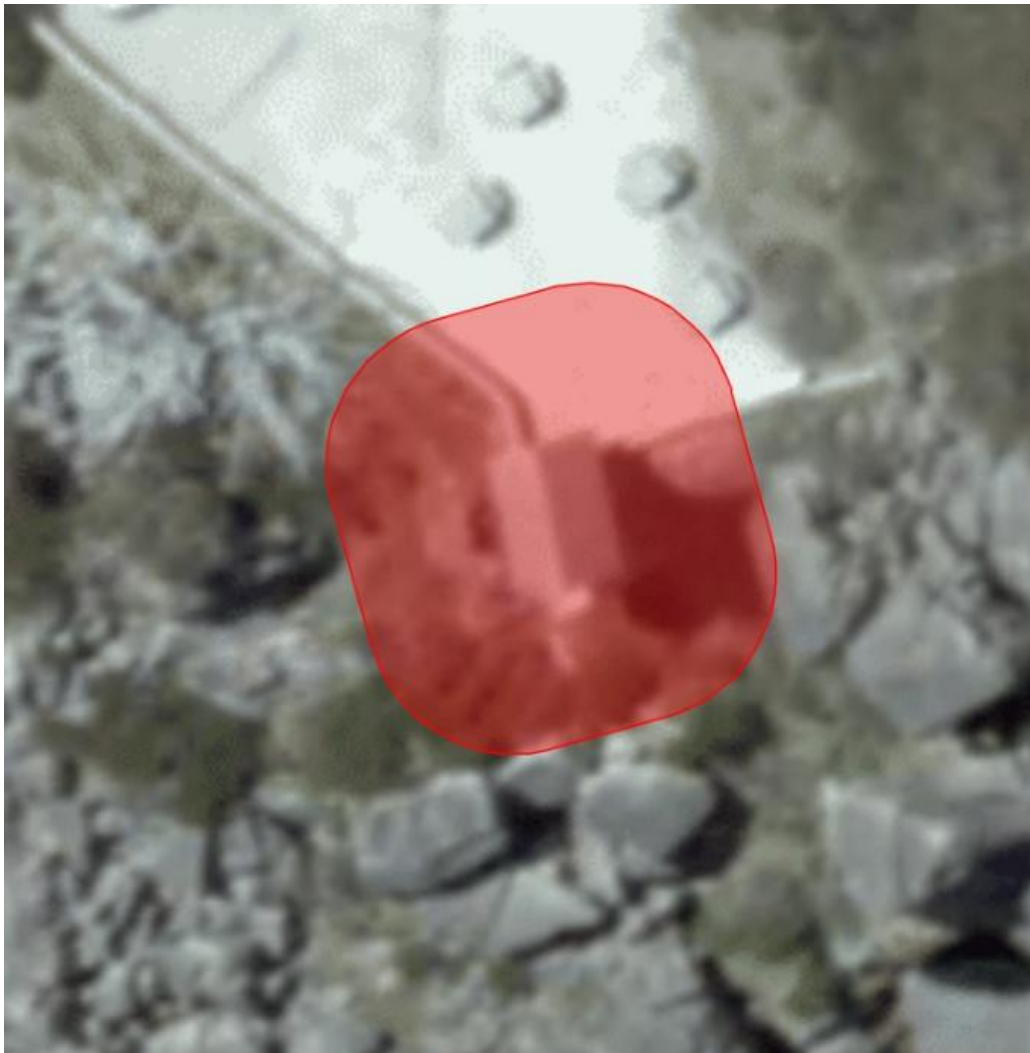
HERMES number: 105349

ALPINE SHIRE PLANNING SCHEME CONTROLS

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuilding or Fences	No
Prohibited uses permitted	No
Aboriginal heritage place	No

EXTENT OF THE HERITAGE OVERLAY

The *Horn Lookout Shelter* is recommended to be included in the Schedule to the Heritage Overlay of the *Alpine Shire* as HO167. The recommended extent of the heritage overlay is the shelter with a nominal curtilage of five metres.



The extent of HO167 is depicted in red.
(Source: VicMap)

H0168: MUMC MEMORIAL HUT

Address	Northwest Spur Track, Mt Feathertop	Date Inspected	March 2024
Construction Date	1966	Period	Late 20 th century



MUMC Memorial Hut
(Source: RBA, March 2024)

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The *MUMC Memorial Hut* situated on the Northwest Spur Track on Mt Feathertop was built to a radical design by budding engineers within the Melbourne University Mountaineering Club in 1966. Largely constructed from triangular aluminium panels, the hut is in the form of a geodesic dome. In the early 1960s, several MUMC members had perished in extreme alpine weather conditions in New Zealand due to a lack of Australian experience in such conditions. MUMC then decided to initiate training in ice climbing and related activities and needed a base from which to operate. The exposed and rugged Northwest Spur of Mt Feathertop was chosen as a suitable base for training and the hut epitomises the attraction of recreationalists to the extreme alpine conditions found in the elevated parts of the Alpine Shire.

The significant elements of the hut are the form, stone base; geodesic dome with aluminium framing, rivetted aluminium panels (painted green), and triangular windows; and the entry porch/anteroom clad in profiled sheet metal with a timber broad door.

The timber stair and balustrade is not significant.

HOW IS IT SIGNIFICANT?

The *MUMC Memorial Hut* on Mt Feathertop is of historical, aesthetic and social significance to the Alpine Shire.

WHY IS IT SIGNIFICANT?

The *MUMC Memorial Hut* is of historical significance to the Alpine Shire as probably the first hut built specifically for training in extreme alpine sports in the region and possibly Australia and the logistical effort required for its construction by the Melbourne University Mountaineering Club given the lack of ready access. The hut has additional historical significance as a memorial to a tragic climbing disaster in New Zealand. (Criterion A).

The *MUMC Memorial Hut* is of architectural significance as an intact and distinctive hut by way of its unusual Geodesic dome form and construction, being comprised of triangular aluminium panels, which is in complete contrast with the traditional cattlemens' huts of the high country and other ski huts. (Criterion E)

The *MUMC Memorial Hut* is of social significance for having been constructed by, and for its ongoing association with, the Melbourne University Mountaineering Club, one of several university and special-interest organisations that have established long-term connections with the Alpine areas of the Shire. (Criterion G)

CONTEXTUAL HISTORY

The Alpine Shire encompasses high-quality unceded Country of the Dhudhuroa, Gunai-Kurnai, Taungurung, Waywurru and Jaithmathang as the First Peoples and Traditional Custodians of the Alpine Shire.

The Alpine peaks and high plains within the Alpine Shire comprise the central location where traditional lands belonging to each of its First Peoples meet up. The Alps are traditionally of great cultural and spiritual significance to our Shire's First Peoples. The Alps marked the central point where it was believed the sky was held up by wooden pillars carefully maintained by supernatural beings.

They were also home to spiritual elders living in stone houses, who dedicated themselves to ceremonial song-making and storytelling. Each summer, the Alps were an important site for harvesting and feasting on Bogong moths. During the warmer months, groups journeyed to the cooler high country to take advantage of the seasonal abundance of the bogong moth, a highly nutritious and energy-rich food source. While harvesting the moths, they also gathered with neighbouring groups to participate in inter-tribal ceremonies, exchange goods, and strengthen social and cultural ties. These gatherings were not only vital for sustenance but also for maintaining alliances and passing down traditions.

The First Peoples of the Alpine Shire possessed a deeply held spiritual belief that the world was created by ancestral beings, the signs of which could be seen all around. They saw themselves as active participants in ongoing ancestral processes, in a world which was one interconnected whole, and in which the past, present and future were bound together.

Today, Alpine Shire Council recognises the ancient and on-going presence of its First Peoples and acknowledges their unique and continuing connection to the lands, waters and culture of the Shire.¹

Alpine Shire Thematic Environmental History (2008)

Catering for tourists, Lodging People

Modern tourism in the Shire is much more broadly based geographically than in the early years.²

¹ Alpine Shire website and Lorraine Padgham

PLACE-SPECIFIC HISTORY

Alpine Heritage Study (2008)

In 1966 the Melbourne University Mountaineering Club" built a hut on the North-West Spur of Mt Feathertop. The construction of the hut was inspired by the tragic deaths in New Zealand of several young Australian climbers who were unfamiliar with snow and ice. Mt Feathertop was considered the best Australian training ground with snow and ice conditions and the hut was constructed to provide a base camp for ice climbing activities. The hut is an aluminium geodesic dome which was designed and built by budding engineers of the MUMC (Siseman & Brownlie, 1986: 23).

Additional Place-Specific

The subject land is located on Crown Land within the Alpine National Park and being part of allotment 15, section 12 in the Parish of Harrietville.³

In 1965, Peter Kneen, then a final year student of Civil Engineering, designed the structure expected to accommodate up to 30 to 40 users at a time. After some deliberation, the geodesic dome was decided upon as its rigid structure could withstand adverse weather conditions and would be an efficient use of space as it could allow for a suspended sleeping area in the mezzanine.⁴



Circa 1965-66, during construction
(Source: MUMC Facebook Group)

The following history from the MUMC website outlines the various challenges in organising access and details of the construction.⁵

² Robert J Kaufman (LRGM – Services), *Alpine Shire Heritage Study: Thematic Environmental History* October 2008, p47

³ Harrietville Parish Plan H125(8)

⁴ <https://www.mumc.org.au/hut>, accessed 05.03.2024

⁵ <https://www.mumc.org.au/hut>, accessed 05.03.2024

Logistics

In order to build the Hut, the raw materials and tools needed to be moved to the proposed building site. Without the funding for helicopter access it was concluded that raw manpower would be needed for transportation.

As Kneen states, the final decision was a circuitous route from the North Peak that wouldn't involve descending into the valley, but contour around the north below the summit of Feathertop. This would enable the work parties to use a few Land Rovers to transport materials to a point high on the North Razorback, then manually carry the materials across the slopes and down to the building site. This summit route is familiar to the denizens of MUMC Hut, though the old North Razorback track is now becoming overgrown and disused but for the occasional adventurer.

Construction

The construction of the hut was a mammoth task which involved over 200 people and an astounding organisational effort. Around 5 tonnes of building materials, 2 tonnes of food and 500kg of tools and equipment were carried in over the North Razorback track from the end of the now-closed Stony Creek Top 4WD track.

The first stage of construction involved surveying the site. Explosives were used for the initial excavation due to the rockiness of the area, after which holes were dug for the main support posts which were concreted in. The support posts are 5" square and 6' long, made of redgum wood.

After concreting the posts in and building up the rock wall, the floor beams were placed. The cellar was excavated afterwards and the support stumps trimmed to the required lengths—a geodesic dome's equator is not flat, but of two varying heights.

Once the floor and foundations were set in place, the rest of the aluminium frame was erected. A significant degree of accuracy would have been required to ensure everything joined up correctly on-site: the design allowed for some misalignment and field improvisations. The aluminium sheeting was pre-cut in Melbourne using a standard 4-foot wide roll; arranged on the frame, they overlap along the seams to help water management. They were sealed with a glue then rivetted in place to the beam.

However, at the joins, or nodes, the sheeting did not fully overlap; to finally seal the gap, additional aluminium squares were cut, glued and these caps were rivetted in place.

Once the hut was built, the interior was furnished with a sink and other assorted facilities.

Over time the interior features changed slightly: the sink cabinet is gone; there was once a wood stove in the centre of the dome but is now no more, for conservation and environmental reasons. Also, condensation became a problem (initially, sufficient insulation was not installed) and this was addressed later.

At the time of its construction, the Hut caused quite a stir. Back then it was an unpainted shiny silver, even with all the appropriate permissions obtained for its construction, some felt the Hut was too prominent as it could be seen from a great distance. So the hut has been painted a drab green dubbed "MUMC Hut Green".

The Hut is maintained by MUMC, although it is always accessible by the public. Every winter at a weekend closest to a full moon, club members celebrate another year - the annual Midnight Ascent.

Geodesic dome

A geodesic dome is constructed from a latticework of polygons whose sides are parts of geodesic lines so that the pressure load is shared evenly throughout the structure, having the advantage that the larger the dome, the stronger it is.⁶

The geodesic dome typology is most closely associated with influential American designer Richard Buckminster Fuller (1895-1983). Whilst his formal architectural education was limited, he developed the Dymaxion House in 1927 – a literal 'machine for living' – which consisted of an octagonal drum surmounted by a low dome.⁷

⁶ Macquarie Dictionary, 1997 [3rd ed.], p887

Subsequently, Fuller continued to experiment with geometry which led to use of the geodesic dome from the late 1940s. Although popularised by him, this dome type was initially developed in Germany by Walther Bauersfeld during the 1920s.⁸

Geodesic domes are structures of metal, plastic or even cardboard based on octahedrons and tetrahedrons. Fuller employed domes as they were efficient in terms of the greatest space able to be enclosed in relation to the amount of surface area. The most well-known example of his geodesic dome's was the USA Pavilion at the 1967 Expo in Montreal, a large fully glazed (transparent acrylic) steel-truss structure which had a diameter of 76m and a height of 62m.⁹

Fuller presented at an architectural convention held in Perth during 1966 at a time when there was some activity in the realm of alternative architectural practices.¹⁰

There are few instances of geodesic domes being employed in Australia however the eminent architect Robin Boyd incorporated one above the Fishbowl Restaurant at 312-14 Toorak Road, South Yarra in c.1969 (demolished).

REFERENCES

Alpine Heritage Study (2008)

Lawrence, Ruth, The Interaction between the Environment Land use and Hydrology of the Bogong High Plains Area from 1850 to 1985, 1990

Siseman J & Brownlie J, Bogong National Park, 1990

VICTORIAN FRAMEWORK OF HISTORICAL THEMES

2.2 Exploring, surveying and mapping

PHYSICAL DESCRIPTION

Alpine Heritage Study (2008)

The MUMC Hut is situated on the exposed and rugged Northwest Spur of Mt Feathertop. It is built of many triangular aluminium panels made into the shape of a geodesic dome.

Additional

The *MUMC Memorial Hut* is located at an altitude of 1600m on the North West Spur of Mt Feathertop in a very exposed location.

⁷ John M Jacobus, jr, 'Fuller', in V M Lampugiani (ed.), *Encyclopedia of 20th-Century Architecture*, Thames & Hudson, London, pp111-112

⁸ https://en.wikipedia.org/wiki/Geodesic_dome, accessed 13.09.2023

⁹ https://en.wikipedia.org/wiki/Montreal_Biosphere, accessed 13.09.2023; John M Jacobus, jr, 'Fuller', in *Encyclopedia of 20th-Century Architecture*, p112

¹⁰ Murray, Andrew, and Leonie Matthews. "Geodesic Domes and Experimental Architectural Education Practices of the 1960s." In *Proceedings of the Society of Architectural Historians, Australia and New Zealand: 32, Architecture, Institutions and Change*, edited by Paul Hogben and Judith O'Callaghan, 435-445. Sydney: SAHANZ, 2015, pp435-436



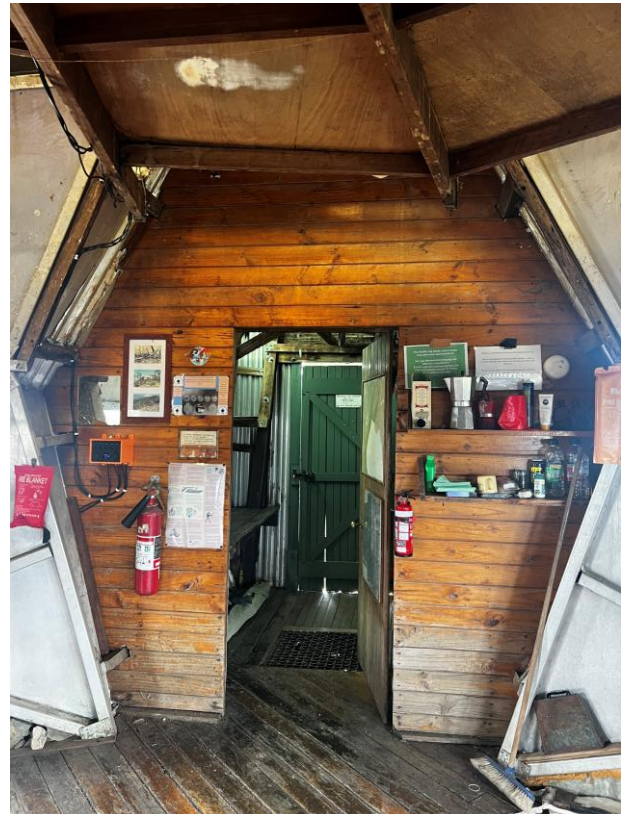
MUMC Memorial Hut
(Source: RBA, March 2024)

The base is comprised of local field stones without mortar or cement. The superstructure is the aluminium-framed geodesic dome in a classic triangular format with a row of inverted triangular windows at the lower band/level.

A timber stair, not original/date unknown, provides access to the anteroom which is clad with profiled sheet metal and has a coffin-like form. The entry is by a timber board door. All the external elements of the main part are painted green.



Entry/anteroom
(Source: RBA, March 2024)



Anteroom, interior
(Source: RBA, March 2024)

The interior has varnished timber boards to the floor and a wall separating the anteroom from the main space. The floor of the suspended mezzanine consists of triangular panels of plywood on a radial timber frame with a central pentagonal opening. This level is accessed through a hatch. The original silvery colour of the aluminium panels and framing can be appreciated internally as they remain unpainted above the stone lined base.

COMPARATIVE ANALYSIS

Alpine Heritage Study (2008)

MUMC Hut is an unusual example of a hut built for recreational purposes for three reasons. Firstly, most huts constructed for tourism purposes have been built to provide shelter at key locations along well-travelled routes. Occasionally, huts have been constructed for a specific recreational purpose (eg. Rover Chalet) but rarely as a base camp for an extreme sport. Secondly, the location of MUMC Hut is unusual. The majority of huts in the Alpine National Park are located in a sheltered site set amongst Snow Gums usually on an easterly or south-easterly aspect. By contrast, MUMC Hut was deliberately sited on an exposed ridgeline on the north-western spur of one of Victoria's most rugged mountains as a contrast to the conditions normally encountered. Thirdly, the architectural style of most huts in and around the Alpine National Park is one-roomed, timber cottages, and many are constructed in a classic bush-hut style. MUMC Hut is a distinct departure from this norm as its shape is that of a geodesic dome and the construction materials are entirely metal. Until it was painted grey-green, light was periodically reflected from the silver dome and some people considered it an eyesore.

Additional Analysis

The only huts to be included in the Schedule of the Heritage Overlay thus far is the group of five under HO2 - Blair, Cleve, Cope, Fitzgerald & Tawonga Huts. As noted above these are indicative of traditional types in both their form (generally gable roofs) and materiality (timber, stone, corrugated sheet metal) such that the *MUMC Memorial Hut* represents a radically different form and materiality that is generally rare.

HERITAGE LISTINGS

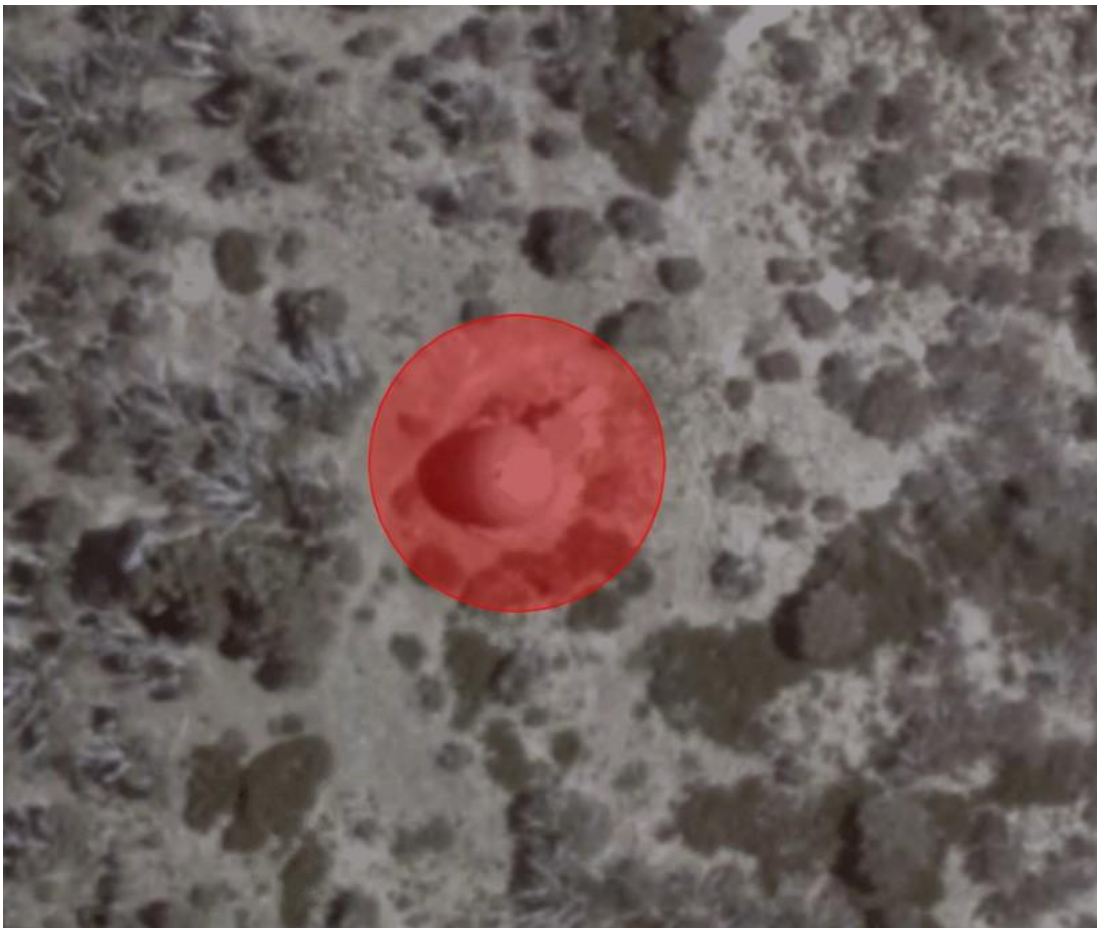
HERMES number: 216284

ALPINE SHIRE PLANNING SCHEME CONTROLS

External paint controls	Yes
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuilding or Fences	No
Prohibited uses permitted	No
Aboriginal heritage place	No

EXTENT OF THE HERITAGE OVERLAY

The *MUMC Memorial Hut* on Mt Feathertop is recommended to be included in the Schedule to the Heritage Overlay of the *Alpine Shire* as HO168. The extent of the heritage overlay should include the hut and a five-metre curtilage about it.



The recommended extent of HO168 is depicted in red.
(Source: Vicmap)

H0210: THREE CONCRETE TOBACCO KILNS

Address	36 and 39 Briggs Lane, Myrtleford	Date Inspected	March 2024
Construction Date	Circa 1920s	Period	Interwar



Tobacco Kilns at 39 Briggs Lane
(Source: RBA, March 2024)

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The *Three Concrete Tobacco Kilns* at 36 and 39 Briggs Lane, Myrtleford are significant. They are thought to date to the interwar period, circa 1920s with those at no. 36 (east side) for Albert Frederick Terry, on land owned by his father Augustus Albert, and those to no. 39 (west side) for three Milnes brothers (Edward, Henry and William).

The significant fabric is the varying footprint (square or rectangular) and roof form (gable or hip), mass concrete walls with original openings, and roofs clad in corrugated sheet metal with timber framing. The ridge ventilator to the larger kiln as no. 36 survives as does a small metal flue to the front kiln on the west side (no. 39).

The kiln on the east side at no. 36 is a double with two regular-sized kilns on the west side (no. 39). They are thought to be draft proofs that heat and moisture could not escape and their walls allow for the internal temperature to not be greatly affected by the external temperature. Ventilation is required at both the base and top of the structure.

The larger concrete outbuilding to the south at no. 36 (east side of Briggs Lane) is not significant.

HOW IS IT SIGNIFICANT?

The *Three Concrete Tobacco Kilns* at 36 and 39 Briggs Lane, Myrtleford are of historical and representative significance to the Alpine Shire.

WHY IS IT SIGNIFICANT?

The *Three Concrete Tobacco Kilns* on Briggs Lane, Myrtleford are historically significant as some of only a few such structures that survive in the area which had developed as a leading tobacco growing and curing industry and are highly evocative of the important contribution this industry made to the local economy throughout much of the 20th century. (Criterion A)

The *Three Concrete Tobacco Kins* are of representative significant as largely intact examples of the concrete type of which only a few examples survive. Characteristic of this type of construction during the interwar period, their robust form retains the imprint of the formwork. They have gable or hip timber-framed roofs, clad in corrugated sheet metal, and are of varying scale, single or double kilns. (Criterion D)

CONTEXTUAL HISTORY

The Alpine Shire encompasses high-quality unceded Country of the Dhudhuroa, Gunai-Kurnai, Taungurung, Waywurru and Jaithmathang as the First Peoples and Traditional Custodians of the Alpine Shire.

The Alpine peaks and high plains within the Alpine Shire comprise the central location where traditional lands belonging to each of its First Peoples meet up. The Alps are traditionally of great cultural and spiritual significance to our Shire's First Peoples. The Alps marked the central point where it was believed the sky was held up by wooden pillars carefully maintained by supernatural beings.

They were also home to spiritual elders living in stone houses, who dedicated themselves to ceremonial song-making and storytelling. Each summer, the Alps were an important site for harvesting and feasting on Bogong moths. During the warmer months, groups journeyed to the cooler high country to take advantage of the seasonal abundance of the bogong moth, a highly nutritious and energy-rich food source. While harvesting the moths, they also gathered with neighbouring groups to participate in inter-tribal ceremonies, exchange goods, and strengthen social and cultural ties. These gatherings were not only vital for sustenance but also for maintaining alliances and passing down traditions.

The First Peoples of the Alpine Shire possessed a deeply held spiritual belief that the world was created by ancestral beings, the signs of which could be seen all around. They saw themselves as active participants in ongoing ancestral processes, in a world which was one interconnected whole, and in which the past, present and future were bound together.

Today, Alpine Shire Council recognises the ancient and on-going presence of its First Peoples and acknowledges their unique and continuing connection to the lands, waters and culture of the Shire.¹

Alpine Shire Thematic Environmental History (2008)

Developing Primary Production - Tobacco

The Alpine Shire tobacco growing areas and the Mareeba district in North Queensland have contributed the overwhelming bulk of Australia's recent tobacco production. ...

The first mention of tobacco cropping, pioneered by Chinese miners, is in the Buckland valley in the 1850s. ...

At the instigation of the Victorian Government, an expert was sent out from the US, arriving in Wangaratta in February 1896. He toured the Ovens & King valley tobacco farms, recommending introduction of new tobacco varieties, new methods of growing and picking, and abandonment of the long kilns in favour of new, temperature controlled kilns. Action did not immediately follow. ...

¹ Alpine Shire website and Lorraine Padgham

The first experimentation with flue-curing in the State was carried out by the Agricultural Department at Messrs Rae Bros farm at Gapsted in 1912, and the first of the new kilns was built there in 1917, heralding a phase of modernisation. Acreages remained relatively stable in the 1920s. In the 1920s, after the United States restricted immigration in 1924, a number of Italian migrants injected new blood into the industry, sharefarming before taking up farms at Eurobin and Buffalo River, and beginning the eventual domination of the local industry by farmers of Italian origin. By 1929, it was estimated that about half the landholders on the Buffalo River and the Ovens in the Myrtleford district were growing tobacco.

In 1934, experiments in fertiliser, topping, suckering, varieties etc was carried out at Merriang near Myrtleford. In 1939, an experimental station was established at Myrtleford, but WWII broke out, disrupting activities.

Post-WWII Italian migration to the area revitalised the tobacco industry, which boomed in the 1950s and early 1960s. These migrants came from various parts of Italy where intensive agriculture was carried out. They tended to be sponsored or have come out through chain migration rather than with assisted passage, and smaller numbers of Greek, Spanish and Yugoslav migrants also worked in tobacco growing.

Overproduction in the early 1960s led to a Tobacco Industry Stabilisation Plan in 1965, and production quotas were applied. Funding to the Ovens research station was cut in the early 1980s, and research into alternative crops carried out. The number of growers has also been reduced in recent times by buy-back of tobacco quotas. This has stimulated diversification into other types of farming, significantly the re-introduction of viticulture to the valleys.²

PLACE-SPECIFIC HISTORY

Alpine Heritage Study (2008)

The earliest tobacco drying methods relied on sheds that were essentially open to the air. Tobacco drying sheds were generally light weight and had large openings that could be opened for drying and secured during unsuitable weather and at night. This method produced a dark tobacco that tended to be smoked in pipes or was chewed.

However, from the 1880s the colony had developed a preference for the bright flue dried American tobaccos and had moved away from the dark air cured colonial tobacco. To achieve a lighter tobacco in 1896 an American expert Alexander J. Bondurant was employed to instruct colonial producers how to cultivate and cure tobacco. Bondurant advocated enclosed tobacco kilns with the temperature regulated by flues heated by a furnace. Similar advice given in the *Agricultural Gazette of New South Wales* said that growers must have a controlled temperature kiln with heating was supplied by flues. The kiln needed to be of 'solid construction' using materials such as stone, concrete, brick or 'stout lumber.'

It was not until the late 1910s that flue kilns were seriously considered in north-east Victoria. The first modern kiln design was constructed in 1917 on the Rae brother's property at Gapsted. However the first kiln was not satisfactory and a second detached concrete kiln was built. Concrete had many qualities that lent itself to the early design and construction of kilns with flues. Other building materials that were initially recommended included: stone; brick; pisé (rammed earth); adobe (mud brick) or large sections of timber - such as logs. These types of building materials were recommended for their thermal qualities as they would assist in maintaining a constant temperature and they could also be used to construct a draught proof kiln. Their fire resistance was also advantageous.

From the 1920s flue drying was widely adopted and had almost displaced air curing method. In 1922 the *New South Wales*

These buildings must be draught proof so finished that heat and moisture cannot escape. They must be made from materials which will maintain an interior temperature, i.e., not greatly affected by outside temperature. Iron is unsuitable and brick too expensive. Suggest building be of wood or pisé. The inside dimension of a building to cure a crop of 6 or 7 acres would be 16 feet by 16 feet by 17 feet high with a spacing of 3ft 6 inches vertically between the tiers on which sticks of tobacco are hung when harvested

² Robert J Kaufman (LRGM – Services), *Alpine Shire Heritage Study: Thematic Environmental History* October 2008, pp20-22

on the stalk, and two foot when the leaves have been 'primed.' Two furnaces should be provided at one end of the building and from it flue piping of heavy Russian ore should run round the inside with the outlets between the two furnaces. Ventilators are necessary at both the top and bottom of the building and may be provided by two rabbit hutch types on each of the four sides at the bottom and two cupola ventilators at the top.'

A similar type of technology using flues with furnaces would have been used at the concrete kilns. In this instance concrete was used instead of pisé.

The Briggs Lane kilns relate to the post-WWII period of tobacco growing in the Shire.

Additional Place-Specific

The two subject parcels of land derive from Crown Portions 11A and 13A in the Parish of Myrtleford. Both were large holdings in the order of 18 to 20 acres and were acquired by H Grattan in March 1868 (as well as 12A). Soon after, in April 1870, the combined holdings of over 58 acres were transferred to Thomas Robertson, a squatter.³ In 1893 Edward Chambers, local farmer, acquired the three Crown portions.⁴ After his death in 1912, the land on each side of Briggs Lane entered into a phase of separate ownership, with that on the east side becoming part of even larger holdings.



Myrtleford Parish Plan, with the approximate location of the kilns indicated
(Source: M295[9])

During the early to mid-20th century, when the kilns were erected, the following ownership of the land on either side of Briggs Lane applied:

- No. 39. West side (CPs 12A + 13A) – members of the local Milne family owned the land from 1914 to 1943 including Edward, farmer (died 1937); William, blacksmith (died 1936); and Henry Frederick,

³ Certificate of Title, vol. 352, folio 216

⁴ Certificates of Title, vol. 2467, folio 237; vol. 2485, folio 942

miner, later farmer (died 1941);⁵ Leonard James McGeehan, a local plumber, acquired the land in August 1943, retaining it until 1969.⁶

- No. 36. East side (CP 11A) – there were various owners during 1920s and 1930s at a time when it formed part of much larger holdings (about 191 acres) including Albert Augustus Terry, gentleman of ‘Duncombe’ Church Street, Middle Brighton, from May 1927 to January 1934;⁷ Marshall Charles Briggs, farmer of Upper Indigo, acquired it in August 1950, retaining it until 1977.⁸

During the interwar years articles were published in Victoria and nationally about kiln types, including concrete.⁹ Furthermore, a concrete contractor not far away in the Rutherglen/Chiltern area, O C Nash, was advertising to tobacco growers specifically his capability with ‘tobacco kilns in concrete’.¹⁰

Whilst it has not been confirmed when the kilns were constructed, local historian, John Taylor, has indicated that they date to the interwar period as follows:

Terry, a local tobacco grower, built the two cement kilns and the neighbouring cement shed in the 1920s, the kilns for curing and the shed for grading and storage. A severe frost wiped out 90% of the district tobacco crop in February 1933 and the Rupert Wood left; it is unknown if Terry continued growing tobacco in a very difficult decade when excessive rainfall, blue mould, lower import duties, low prices and the dominance of cigarettes manufacturers created widespread hardship. What we do know is that the industry recovered during World War 2, but Terry may have sold out, commencing in 1943.¹¹

An Albert Frederick Le Poer Terry, farmer, was listed in the directory during the 1930s in the directories.¹² He was the son of Albert Augustus Terry, who owned of the property on the east side (no. 36) for nearly seven years (1927 to 1934).¹³ Contemporary newspapers reveal that his father Albert Augustus Terry was residing in Middle Brighton and subsequently Sorrento.

On the west side of Briggs Lane (no.39), the land was owned by three local brothers during the 1920s and 1930s, and the concrete structures were likely built for them. When William Milne died in April 1936, it was reported in his obituary that:

Together the Milne Bros, met with good success in mining, He farmed at Barwidgee, and partnered by his brothers, was again successful, particularly with tobacco culture a few years ago.¹⁴

The earliest reliable aerial of this part of Myrtleford dates to 1963, by which time the three structures are evident.¹⁵ There was no evident change on the following 1991 aerial.

⁵ Certificates of Title, vol. 3756, folio 942; vol. 6317, folio 236

⁶ Certificate of Title, vol. 6667, folio 327

⁷ Certificates of Title, vol. 4800, folio 978; vol. 5800, folio 949

⁸ Certificate of Title, vol. 7550, folio 036

⁹ ‘Tobacco’, *Bowen Independent* (Qld), 30 April 1932, p2; 24 May 1932, p2

¹⁰ *Rutherglen Sun and Chiltern Valley Advertiser*, 15 April 1932, p4

¹¹ Information provided by John Taylor, Myrtleford & District Historical Society, 25 October 2024

¹² Sands & McDougall’s Directory, 1930, p946; 1935, p944, but not in 1938, p985

¹³ https://www.findagrave.com/memorial/244620542/albert_frederick_le_poer-terry, accessed 15.08.2025.

¹⁴ ‘William Milne’, *Myrtleford Times and Ovens Valley Advertiser*, 22 April 1936, p3

¹⁵ An aerial from March 1957, Photomap (Dept of Crown Land), Bright 802A, is less clear but construction in the area where the concrete structures stand can be discerned.



Aerial, 19 December 1963, with subject kilns highlighted.
 (Source: CAD17, Run 5, Frame 52, Geosciences)



Aerial, 13 February 1991 with subject kilns highlighted
 (Source: AUS269, frame 805, Geosciences)

The following photographs of the kilns in 2008 allow for a broader view of that to 36 Briggs Lane, given the less dense planting. At that time, there was a metal clad section between the two concrete kilns at no. 39.



36 Briggs Lane (2008, Hermes database)



39 Briggs Lane (2008, Hermes database)

REFERENCES

Alpine Heritage Study (2008)

Diann Talbot, *Tobacco Growing in the Ovens Valley*, 2002

Jaqueline Verrocchio, *Historic Tobacco Kilns in the Rural City of Wangaratta*, 1998

VICTORIAN FRAMEWORK OF HISTORICAL THEMES

4.4 Farming

PHYSICAL DESCRIPTION

Alpine Heritage Study (2008)

There are three cement kilns. One double kiln on east side and 2 kilns joined by corrugated iron shed on west side of road.

Fair condition.

Additional

The kilns on both side of Briggs Lane are visible from the public domain and are setback a short distance from their respective front boundaries. The walls are mass concrete with the imprint of the timber formwork evident. The kilns have long been redundant and are open to the elements to varying degrees.

West Side (39 Briggs Lane)

The two concrete structures have a square footprint though with different roof forms – hipped to the front and gable to the rear, with the former retaining a small flue but the latter lacks a ridge ventilator, and is possibly a drying shed. Both are clad in galvanised, corrugated sheet metal (traditional sheets with some rust). Several openings – mainly above ground level - are visible from the public domain.

The intermediate shed noted in 2008 has been removed though some timber framing associated with it remains attached to the walls.



39 Briggs Lane – note the remnant flue to the front kiln
(Source: RBA, March 2024)

East Side (36 Briggs Lane)

The kiln on the east side has a rectangular footprint and a broad gable roof, which retains a ventilator. The timber roof framing is partly visible. A series of mid-height openings and some horizontal cracking is evident.

There is another concrete outbuilding adjacent to the south, which has a large vertical crack, which is not part of the listing.



36 Briggs Lane - tobacco kiln on left with ridge ventilator
(Source: RBA, March 2024)

COMPARATIVE ANALYSIS

Alpine Heritage Study (2008)

Other concrete kilns at Cavedon Lane, Eurobin (now HO213) and Whitfield Road, Docker, the later outside the Alpine Shire.

Additional Analysis

One other full concrete kiln has been included in the Schedule and the remnant base of another.

- HO213 – 106 Cavedon Lane, Eurobin. These two kilns were built earlier, one in 1927 (rendered 1930) and the other in 1932, by Guido Dalbosco, who owned the farm. They are not visible from the public domain but in 2008 one retained a ridge ventilator.
- HO157 – Gows Hop Kiln Base, 2179 Great Alpine Road, Harrietville. It is thought to have been constructed during the early 20th century (circa 1900 to mid-1920s). Parts of the rectangular concrete base only survive.¹⁶

Three timber/log kilns are included in the Schedule:

- HO208 – Rotary Park, Great Alpine Road, Myrtleford. Originally built in 1957 as one of a pair by the Pizzini bros in Eurobin, it was rebuilt/reconstructed in 2000 at Myrtleford. It is a chock-log construction on a low concrete base. The logs are deeply notched and it retains a corrugated sheet metal, gable roof with a ridge ventilator.
- HO209 - 12 Whalleys Lane, Myrtleford. Its date or associations are not defined in the citation however it presumably is in its original location. It is not visible from the public domain though the citation image indicates that it has/had a vent.
- HO212 - Merrivale Walnut Groves, Tawonga Gap Road, Germantown. It dates to the 1930s and though is setback from the road, it is partly visible. It has a ridge ventilator and presumably in its original location. It was close to collapse according to the 2008 citation image and remains in a similar condition.

There are two other kilns with different materiality in the Schedule:

- HO22 - Lyrebird Gully Hop Kiln, Lyrebird Gully Road, Harrietville. This is the only kiln surviving from the 19th century, dating to circa 1877, and is included on the VHR (H70). It was constructed by an English stonemason, William Grimsley, though the surviving sandstone walls (of local origin) are in poor condition after it was damaged by fire about 1900.
- HO141 – Schlapps Walnut Farm Kiln, 235 Schlapps Lane, Gapsted. Built circa 1920s, the kiln is externally framed in Oregon timber and lined with ply but located within a larger corrugated sheet metal shed. It is a rare example of an early nut drying kiln.

HERITAGE LISTINGS

HERMES number:

ALPINE SHIRE PLANNING SCHEME CONTROLS

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes

¹⁶ A 2017 image is available on realestate.com (<https://www.realestate.com.au/property/2179-great-alpine-rd-harrietville-vic-3741/>, accessed 21.10.2024)

Outbuilding or Fences	No
Prohibited uses permitted	No
Aboriginal heritage place	No

EXTENT OF THE HERITAGE OVERLAY

The *Three Concrete Tobacco Kilns* at 36 and 39 Briggs Lane, Myrtleford are recommended to be included in the Schedule to the Heritage Overlay of the *Alpine Shire* as HO210. The extent of the heritage overlay should generally include the three kilns and a five-metre curtilage about them, though less where close to the property boundary. The parcels of land are 1/TP875372 (west) and no. 36 (east) or 2/PS630602.



The extent of HO210 is depicted in red.
(Source: Vicplan)

H0179: HOUSE (FORMER PRIVATE HOSPITAL)

Address	163 Myrtle Street, Myrtleford	Date Inspected	March 2024
Construction Date	Circa 1912	Period	Federation



House (Former Private Hospital)
(Source: RBA, March 2024)

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The *House (former Private Hospital)* 163 Myrtle Street, Myrtleford was built circa 1912 in the Queen Anne style. Sister Ruth Osbourne established the facility before relocating to another nearby in the township. By late 1913, Nurse Charlotte Lowerson had taken over and remained until about 1916, after which time it ceased being used as a hospital and presumably became a family residence.

The significant fabric is the asymmetrical massing, hip roof form with gable ends, chimneys, ventilating lantern, red brick walls with wash and white tuckpointing to the front, wide return verandah with timber detailing (turned posts, fretwork frieze, curved brackets, deck), original entry, and double-hung sash windows (full height to the front).

All other elements are not significant.

HOW IS IT SIGNIFICANT?

The *House (former Private Hospital)* at 163 Myrtle Street, Myrtleford is of historical and aesthetic significance to the Alpine Shire.

WHY IS IT SIGNIFICANT?

The *House (former Private Hospital)* is historically significant to the Alpine Shire as one of only a few notable Federation period buildings that survive. The building is also significant as it seems to have been purpose-built as a private hospital (indicated by the ventilating lantern) in the Myrtleford area and is an early example of the building type, which more broadly tends to not survive (intact). Such facilities were crucial to rural townships where larger medical facilities were often located some distance/time away. (Criterion A).

The *House (former Private Hospital)* is of aesthetic significance as an intact and distinctive example of the Queen Anne style and is distinguished by its pyramidal roof form, ventilating lantern, commodious verandah with timber detailing, and full height windows to the front. (Criterion E)

CONTEXTUAL HISTORY

The Alpine Shire encompasses high-quality unceded Country of the Dhudhuroa, Gunai-Kurnai, Taungurung, Waywurru and Jaithmathang as the First Peoples and Traditional Custodians of the Alpine Shire.

The Alpine peaks and high plains within the Alpine Shire comprise the central location where traditional lands belonging to each of its First Peoples meet up. The Alps are traditionally of great cultural and spiritual significance to our Shire's First Peoples. The Alps marked the central point where it was believed the sky was held up by wooden pillars carefully maintained by supernatural beings.

They were also home to spiritual elders living in stone houses, who dedicated themselves to ceremonial song-making and storytelling. Each summer, the Alps were an important site for harvesting and feasting on Bogong moths. During the warmer months, groups journeyed to the cooler high country to take advantage of the seasonal abundance of the bogong moth, a highly nutritious and energy-rich food source. While harvesting the moths, they also gathered with neighbouring groups to participate in inter-tribal ceremonies, exchange goods, and strengthen social and cultural ties. These gatherings were not only vital for sustenance but also for maintaining alliances and passing down traditions.

The First Peoples of the Alpine Shire possessed a deeply held spiritual belief that the world was created by ancestral beings, the signs of which could be seen all around. They saw themselves as active participants in ongoing ancestral processes, in a world which was one interconnected whole, and in which the past, present and future were bound together.

Today, Alpine Shire Council recognises the ancient and on-going presence of its First Peoples and acknowledges their unique and continuing connection to the lands, waters and culture of the Shire.¹

Alpine Shire Thematic Environmental History (2008)²

3.4 Building Settlements, Towns & Cities

Myrtleford began as a collection of huts and stores on alluvial diggings along the Happy Valley Creek on the Buckland roads in late 1853. The first significant phase in the history of Myrtleford was the development of the rich reef on Reform Hill in the mid-to-late 1850s, which provided significant employment and focused development of the commercial centre of the township in its present area. For much of the remainder of that century, Myrtleford's fortunes were tied to the reef mining industry. However, from the late 1800s, those fortunes began to be more closely related to the development and vicissitudes of agriculture, and the growth of the timber industry.

Even though Myrtleford plunged into gloom in the 1880s with the closure of the Reform Mine and the general decline in reef mining, several key events occurred in the 1880s to early 1900s that had important impacts on the town's survival. The first was the railway connection opened in 1883, which provided access to wider markets. The second was the early growth of the hops and tobacco industries in the Ovens and tributary valleys, industries that were later to have an enormous influence on the town. The third was the construction of a creamery in 1893 and its upgrading to a Butter Factory in 1902, which enabled dairying to expand.

¹ Alpine Shire website and Lorraine Padgham

² Robert J Kaufman (LRGM – Services), *Alpine Shire Heritage Study: Thematic Environmental History* October 2008, pp70-71

The gold dredging industry gave some temporary relief to the town in the early 1900s, providing additional employment and industry, but the next key event was the planting of pine trees on the hillsides adjacent to the town, beginning in 1927. Tobacco and hops growing expanded between the wars, and around the mid-1900s, softwood milling and large-scale hardwood milling began.

In the post-World War II period, Italian immigration had a huge influence in the rapid growth of the tobacco industry, and added a multicultural layering to the township. The concentration of softwood milling to Myrtleford in the 1970s was a boon to the town.

Myrtleford has grown significantly in the modern era to accommodate the principal support, service and supply infrastructure for agriculture and softwood forestry in the Alpine Shire. It is also the largest township in the Shire, with a population of 2,515 people (2001). (pop. 3,285 as of 2021)

PLACE-SPECIFIC HISTORY

Alpine Heritage Study (2008)

Note the second half of the following text (*italicised*) is not accurate.

The former private hospital appears from its style to have been built at the end of the 1800s or in the very early 1900s. The six room house was run as a private hospital in 1913 by Nurse C Lowerson and in 1914 it was managed by Sister R Milne and Nurse Mills. *The private hospital closed in 1941 as a result of retrenchment in services caused by the pressures of WWII. A Bush Nursing Hospital was opened as a result of local community agitation and assistance [note in a different location].*

Additional Place-Specific

The subject land is from Crown Allotment 6, Section 9 in the township of Myrtleford. This parcel of land, with an area of about ¼ acre (1 rood, 8 perches), was acquired by Hector Mac Aullay on 10 February 1868.³ The site changed hands several times over the course of the late 19th century and for some years its ownership was combined with five other allotments in Section 9 (nos 5 to 10).⁴ It was not until June 1909, that the parcel of land was separated when it was acquired by Kate Foley, a local unmarried woman, who owned for six years until December 1915, by which time she had married to become Kate Osbourne.⁵

The extant house was likely built 1910 or so, certainly by 1912, when it was managed by Sister Ruth Osbourne. Two other nurses were employed there – Louise Mills and C Lowerson. Ruth and Louise had met whilst nursing in Sale during 1910-11.⁶

In early 1913 Sister Osbourne relocated to a premises she purchased in Jones Street. This hospital became known as 'Bogong Hospital' and she managed it until 1918, by which time she had married J E Milne.⁷

Nurse Charlotte Lowerson took over management of the subject site for about three years. In late 1913, she applied for registration of a private hospital,⁸ and soon after during early 1914 she was advertising the site as 'Nurse Lowerson's Private hospital' as follows:

Nurse LOWERSON wishes to inform the residents of Myrtleford and surrounding districts that she is prepared to receive midwifery cases. Every attention. Terms moderate.⁹

An inspection reported in October 1914 by the Health Officer of the Bright Shire Council indicated some work was required at the site as follows:

Mrs Lowerson's proposed private hospital at Myrtleford will require to be brought up to the standard required by the Board of Public Health before a license can be granted for same.¹⁰

³ Certificate of Title, vol. 16, folio 170

⁴ Certificates of Title, vol. 1446, folio 596, vol. 2672, folio 019, vol. 3256, folio 156

⁵ Certificate of Title, vol. 3343, folio 571

⁶ John Taylor, 'Doctors, Nurses & Hospitals', *Myrtleford Times*, 27 January 2021

⁷ John Taylor, 'Doctors, Nurses & Hospitals', *Myrtleford Times*, 27 January 2021

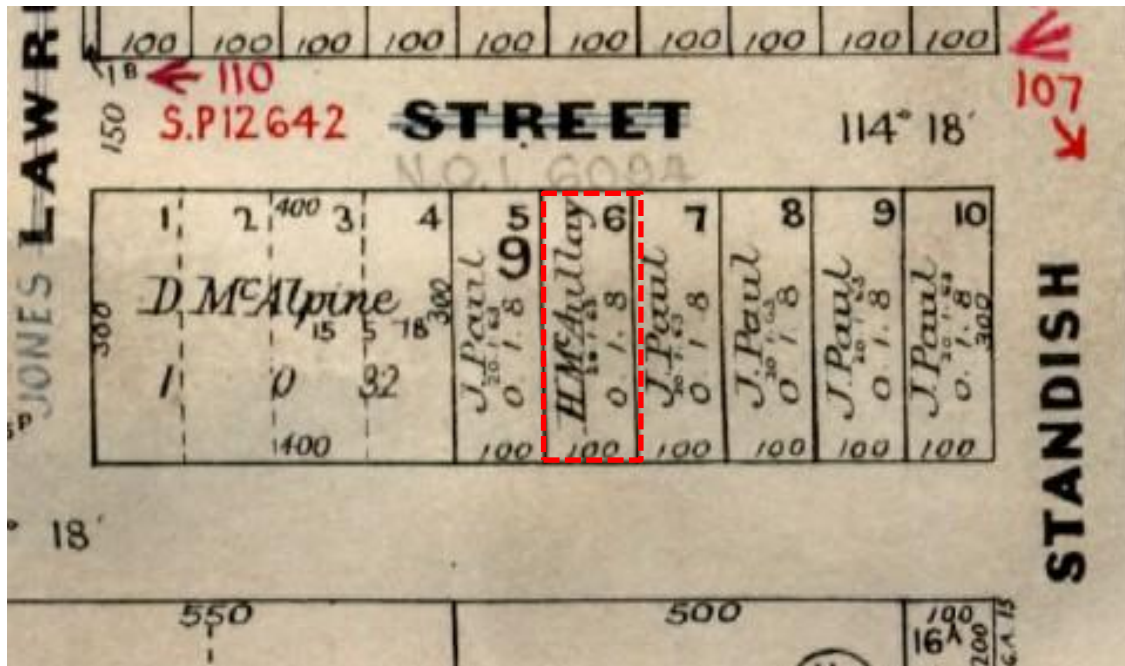
⁸ 'Bright Shire Council', *Myrtleford Mail and Whorouly Witness*, 4 June 1914, p8

⁹ *Myrtleford Mail and Whorouly Witness*, 29 January 1914, p8

Later in the year the Nurse Lowerson's Private Hospital was identified as being located in Myrtle Street.¹¹ It is not clear how much longer the building was employed as a hospital as the advertisements cease after March 1915 though was listed for the last time at Myrtleford in the directory of 1916. In the following year, no nurses were listed in the township but in 1918, Ruth Milne (nee Osbourne) was.¹² From other sources though, Sister Milne had a private hospital from July 1915.¹³

In obituaries from 1934, Charlotte Lowerson, née Dougherty, was described as 'a well-known and highly respected resident of Myrtleford for many years', who had moved to Melbourne during the mid-1910s where she passed.¹⁴

In December 1915, the National Permanent Building Society of Melbourne became the proprietor of the site. Two years later in March 1917 it was transferred to William John Carthew, a local farmer, who held it until December 1930 when James Alexander Moore, another local farmer, acquired the site. Moore retained it for 26 years until his death in January 1956.¹⁵



Myrtleford Township Plan M294(4), extract showing the subject place highlighted
(Source: Landata)

The extant building in its current form is evident on the following aerial from 1948.

¹⁰ 'Bright Shire Council', *Myrtleford Mail and Whorouly Witness*, 8 October 1914, p5

¹¹ *Myrtleford Mail and Whorouly Witness*, 17 December 1914, p12

¹² Sands & McDougalls Directory, 1916, p1170; 1917, p1186; 1918, p1185

¹³ 'Siftings', *Myrtleford Mail and Whorouly Witness*, 1 July 1915, p1

¹⁴ 'Mrs Charlotte Lowerson', *Ovens and Murray Advertiser*, 23 June 1934, p2. She married Thomas Lowerson at Beechworth.

¹⁵ Certificate of Title, vol. 3343, folio 571



1948 aerial, showing the subject place highlighted
(Source: Mapsheet Photography, Bright, Run 4, Frame 145, Geoscience)

VICTORIAN FRAMEWORK OF HISTORICAL THEMES

6.5 Living in country towns

8.3 Providing health and welfare services

PHYSICAL DESCRIPTION

Alpine Heritage Study (2008)

The former Private Hospital is a large red face-brick house with a painted corrugated iron roof. Like many domestic-type buildings of the late 19th and early 20th century it has an asymmetrical composition with a projecting bay. From the late 19th century symmetrical facades for houses and some other building types became less popular. This was because of the growing popularity of the picturesque architecture. Asymmetrical designs were considered to be elemental to a picturesque expression. Other features that became more popular with the adoption of the picturesque were timber detailing, ornamental chimneys, complicated roof designs and decorative brick work.

The former Private Hospital illustrates some of the characteristics associated with picturesque design, and this includes:

- Variety in the roof line - a protruding gable roof with a stucco and timber finish; a large pyramidal roof at the apex of which, there is a timber louvred ventilator with an ogee profile roof;
- Picturesque brick and stucco chimneys;
- The timber fret work frieze to the verandah, brackets, and turned timber posts

- The gable verandah has a curved valance and this adds to the picturesque nature of the building;
- The windows are timber framed sash windows. The door has side lights and highlights.

Additional¹⁶

The site at 163 Myrtle Street, Myrtleford has an area of nearly 1250m² and the terrain is flat. The Federation period house is located towards the front of the elongated block with a gravel driveway to the south side and a non-original low fence of tubular steel and wire mesh defining the front boundary.

The Queen Anne style house is visible from the public domain though some planting to the front garden partly screens it. The walls are red brick in stretcher bond with a wash and white tuck-pointing evident to the front.

Typical of the period, it has a complex roof – pyramidal (hipped) with gable ends – clad in red painted (likely indicative of the original) corrugated roof sheet (in traditional sheet sizes) and is punctuated by a pair of tall chimneys with straight shafts and rendered caps surmounted by a terracotta chimney pot (as well as two smaller/truncated chimneys to the rear). The front gable end is articulated with timber battens and roughcast finish. The presence of the ventilated (timber-louvres) lantern crowning the roof (presumably with a system of metal pipes to the roof space) suggests a non-residential or public purpose, as such elements are not standard in the domestic sphere.



Building from north
(Source: RBA, March 2024)

The house is surrounded by a commodious verandah on three sides with a timber deck with turned timber posts, whose bases have at least been renewed/replaced, curved timber brackets and fretwork frieze which is arched in front of the projecting bay but parallel elsewhere.

¹⁶ The description has been augmented by images available on realestate.com.au (<https://www.realestate.com.au/property/163-myrtle-st-myrtleford-vic-3737/>)

The front entry includes a sidelight and transom lights. There is a plaque near the front entry and a further entry to both sides. The windows are double-hung sashes with those to the front being full height. Lintels have voussoirs/flared bricks.

COMPARATIVE ANALYSIS

Alpine Heritage Study (2008)

Other former hospitals/private hospitals survive in the Shire, e.g., Myrtleford's Private Hospital (also operating from private residence) and Bright's Doctors house/ hospital

Additional Analysis

There are only two key Federation period residential buildings in the municipality however the subject site is distinguished by its pyramidal roof form and the unusual presence of a ventilating lantern:

- HO136. House, 'Rostrevor,' 5730 Great Alpine Road, Eurobin. This early 20th century timber-framed house, broadly indicative of the Queen Anne style, however in a more restrained iteration. It has complex roof with a central gambrel section, gable ends with metal decoration to their ridges, exposed rafter ends, a corner accent, bay window, turned timber posts, frieze and brackets to the corner verandah, and a porthole window.
- HO185 Former Bush Nursing Hospital, 20 Smith Street, Myrtleford. This substantial Federation period (or early Interwar period) building is red brick with rendered bands, with a complex roof with gable ends, corner verandah with turned timber posts, casement windows. It was used as a hospital from the outset and served that function until the extant hospital was opened in 1959.

There is another proposed private hospital - HO123, Former Lyndhurst Private Hospital, 13-15 Park St, Bright - however it dates to the late 19th century and is indicative to the Victorian period.

HERITAGE LISTINGS

HERMES number: 105251

ALPINE SHIRE PLANNING SCHEME CONTROLS

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuilding or Fences	No
Prohibited uses permitted	No
Aboriginal heritage place	No

EXTENT OF THE HERITAGE OVERLAY

The House (*Former Private Hospital*) at 163 Myrtle Street, Myrtleford is recommended to be included in the Heritage Overlay of the *Alpine Shire* as HO179. The extent of the heritage overlay is to the title boundaries as shown below.



The extent of HO179 is depicted in blue.
(Source: Vicplan)