
TIMBER WEATHERBOARD RESIDENCE



27 Pallett St Golden Square

Location

27 PALLETT STREET, GOLDEN SQUARE - PROPERTY NUMBER 247811, GREATER BENDIGO CITY

Municipality

GREATER BENDIGO CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO860

Heritage Listing

Greater Bendigo City

Statement of Significance

Last updated on - January 17, 2024

What is significant?

The late 19th century timber frame and weatherboard Bendigo boom style villa at 27 Pallett Street located on the banks of the New Chum Gully is one of a few remaining associated miners' residences in the upper reaches of New Chum Gully area of Bendigo, once the site of successive waves of intense alluvial mining, puddling and quartz reef mining operations. The property was acquired in 1878 by R.W. Hocking, a local mine driver and engineer. At this time the area was within a thriving mine site surrounded by many other mines' cottages. Many of these miners worked for the mines of George Lansell and Daniel Barnet Lazarus, who both had houses in nearby Chum Street, Fortuna Villa (1861- 1907) and West End (1868) respectively. The Cornish miner, Elisha Hocking

and his family migrated to the Bendigo goldfields, initially White Hills in the 1850s from Cornwall. The extended family became well known for their mining skills. They worked in the mining industry in White Hills, Eaglehawk and Golden Square, associated with New Chum Mine owned by George Lansell. Thomas Hocking became mine manager and also managed George Lansell's private foundry in Lytleton Terrace. Other brothers were mine managers of the very large and successful Catherine United and New Argus Mines as well as managing mines in Maryborough, Broken Hill and Kalgoorlie in Western Australia. Kenneth William worked locally as a mine engine driver and later as a mine engineer.

The subject building has heritage significance for its history and significance as a representative example of a very good sound example of a late 19th century early 20th century timber weatherboard Victorian style villa associated with a leading Bendigo mine family that immigrated from Cornwall, bringing to the area a long history of mining skills from the copper mines of the Truro area. The building contributes to the historic mining character of the area and streetscape. The area was extensively mined and still is a historic archaeological mine site. It is one of a few extensive historic mining areas left in inner Bendigo that has not been converted into recreation grounds or left undeveloped due to contamination. The area is undergoing rapid change in the form of medium density housing development on previous Crown Land, mining land.

How is it significant?

The site is of historical, social, architectural and aesthetic significance to the City of Greater Bendigo at a local level.

Why is it significant?

Criterion A: Importance to the course, or pattern, of Victoria's cultural history.

The Victorian boom style Villa is historically significant for its association with a key mining event in Bendigo's history and a defining moment in the development of Bendigo's character and culture, the quartz gold rush of 1870s. The Villa is situated in one of Bendigo's most important gold mining areas, between New Chum and Sheepshead lines of Reef. The Villa was built by a miner, engine driver and engineer, who with his extended family continuously occupied the place from 1878 or earlier until 2011. The Hockings' represent one of the leading mining families in Bendigo.

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

The Villa is a significant representative example of an intact 19th century a wealthy miner's villa, an example of an Australian vernacular architecture that represents the building techniques and social mores of a Cornish miner, engine driver, engineer and mine manager and his family who lived there for over 135 years. The surrounding area once contained other properties originally held under Miner's Right but which have subsequently been demolished.

Criterion G: Strong association with a particular community or cultural group for social, cultural or spiritual reasons.

The Villa is socially significant due to local community recognition of the antiquity of the structure and the surrounding area. The Cottage has social significance for its strong association with the local Scottish 19th century mining community demonstrating the cultural diversity and exchange was an essential characteristic of early goldfield life.

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| Heritage Study/Consultant | Greater Bendigo - Heritage Advisor report, City of Greater Bendigo, 2016; |
| Construction dates | 1880, |
| Other Names | Miner's house, |
| Hermes Number | 203263 |
| Property Number | |

Physical Description 1

The house is a small Victorian style timber frame weather board cottage with a corrugated iron hipped roof with a later addition at the rear. The building is in good condition and is situated on a Residential 1 Zone property which is approximately 2,620 m2 in size. The outbuildings include a former washhouse and a shed.

Integrity

The external integrity of the building generally is fairly high, although much of the detailed decorative finishes and the front verandah posts on the front elevation have been removed. These fine elaborative details have been stripped from the house in recent years.

Physical Conditions

The condition of the structure and exterior cladding is generally good, though some areas of deterioration are evident due to leaking gutters and down pipes. The foundations and subfloor area is in excellent condition. The building is well elevated and it appears the plumbing is recent.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>