

MONTROSE COTTAGE



Montrose Cottage 2020



MONTROSE COTTAGE
SOHE 2008



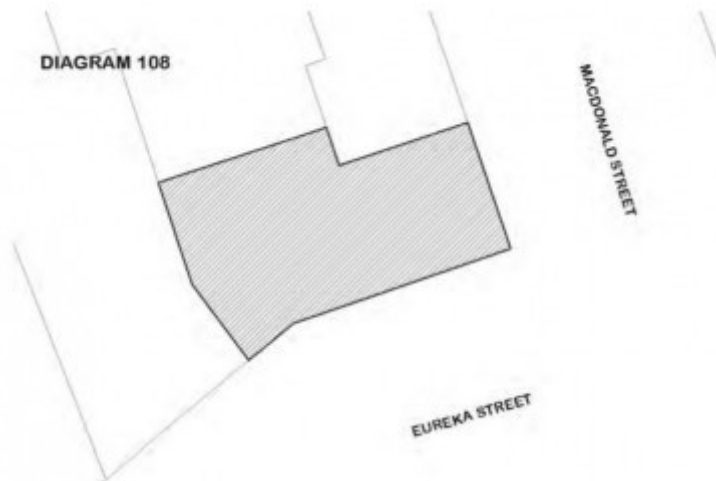
1 montrose cottage ballarat
front view



Montrose Cottage aerial
diagram



MONTROSE COTTAGE
SOHE 2008



Montrose Cottage diagram

Location

111 EUREKA STREET BALLARAT EAST, BALLARAT CITY

Municipality

BALLARAT CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0108

Heritage Overlay Numbers

HO39

VHR Registration

October 9, 1974

Amendment to Registration

April 16, 2020

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - May 1, 2020

WHAT IS SIGNIFICANT?

Montrose Cottage (exterior and interior). The bluestone wall, steps and cast-iron fence between the cottage and Eureka Street are also significant.

HOW IS IT SIGNIFICANT?

Montrose Cottage is of architectural and historical significance to the State of Victoria. It satisfies the following criterion for inclusion in the Victorian Heritage Register:

Criterion A

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

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

WHY IS IT SIGNIFICANT?

Montrose Cottage is historically significant for its associations with the early development of Ballarat as a goldmining centre. It was constructed around 1856 by stonemason John Alexander in close proximity to the Eureka gold lead. It is a small but substantial home built largely from bluestone sourced from nearby deep lead mines. It is the only known bluestone and brick patterned building in Ballarat and one of the small number of buildings remaining from the 1850s. (Criterion A).

Montrose Cottage is architecturally significant as a notable example of a masonry miner's cottage. It is finely constructed with the street-facing side featuring substantial stone steps, early bluestone wall and a striking pattern of bluestone and brickwork. It is substantially intact with much surviving early fabric. (Criterion D).

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

It should be noted that Permit Exemptions can be granted at the time of registration (under s.38 of the Heritage Act). Permit Exemptions can also be applied for and granted after registration (under s.92 of the Heritage Act). Under s.38 of the Heritage Act 2017 the Executive Director may include in his recommendation categories of works or activities which may be carried out in relation to the place or object without the need for a permit under Part 5 of the Act. The Executive Director must not make a recommendation for any categories of works or activities if he considers that the works or activities may harm the cultural heritage significance of the place or object. The following permit exemptions are not considered to cause harm to the cultural heritage significance of Montrose Cottage.

General Condition 1

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

General Condition 2

Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible.

General Condition 3

All works should ideally be informed by Conservation Management Plans prepared for the place. The Executive Director is not bound by any Conservation Management Plan, and permits still must be obtained for works suggested in any Conservation Management Plan.

General Condition 4

Nothing in this determination prevents the Heritage Council from amending or rescinding all or any of the permit exemptions.

General Condition 5

Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the relevant responsible authority, where applicable.

Specific Permit Exemptions

General exemptions for external works

- Minor repair and maintenance which replaces like with like. Repairs and maintenance must maximise protection and retention of existing fabric and include the conservation of existing details or elements. Any repairs and maintenance must not exacerbate the decay of existing fabric due to chemical incompatibility of new materials, obscure existing fabric or limit access to such fabric for future maintenance.
- Maintenance, removal and replacement and installation of existing of existing electrical and fire services of the same size and in the same location.
- Works or activities, including emergency stabilisation, necessary to secure safety in an emergency where a structure or part of a structure has been irreparably damaged or destabilised and poses a safety risk to its users or the public. The Executive Director, Heritage Victoria, must be notified within seven days of the commencement of these works or activities.
- Cleaning including the removal of surface deposits, organic growths or graffiti by the use of low pressure water (less than 100 psi at the surface being cleaned) and neutral detergents and mild brushing and scrubbing.

Landscape elements

- The processes of gardening including mowing, pruning, mulching, bedding displays, removal of dead shrubs, planting and replanting of garden beds, disease and weed control and maintenance to care for existing plants and replacement with similar species.
- Subsurface works involving the removal or replacement of existing watering and drainage systems or other services provided there are no visible above ground elements. Existing hard landscaping, including paving, gutters and drainage, is to be returned to its original configuration on the completion of works.
- The removal or pruning of dead or dangerous trees to maintain safety by a qualified arborist.
- Management and maintenance of trees including formative and remedial pruning, removal of deadwood, pest and disease control, cabling and similar supportive works by a qualified arborist.
- Installation of physical barriers or traps to enable vegetation protection and management of possums and other vermin.
- Maintenance and repair of existing paving and other hard landscaping elements including paths, gutters and drainage, like for like.

Building

Exterior

- Removal of items such as air conditioners, pipe work, ducting, wiring, antennae and aerials.
- Painting of previously painted surfaces in the same colour, finish and type provided that preparation or painting does not remove earlier paint finishes.

Interior

- Painting of previously painted walls and ceilings in the same colour, type and finish provided that preparation or painting does not remove earlier paint finishes.
- Repair of door and window furniture including hinges, locks, knob sets and sash lifts.
- Installation of new electrical wiring and removal or replacement of existing electrical and IT wiring provided that such works do not require chasing or cutting into building fabric and provided that any original light switches, pull cords, push buttons or power outlets are retained in-situ.
- Installation, removal or replacement of smoke and fire detectors and alarms of the same size and in existing locations.
- Repair, removal or replacement of existing ducted, hydronic or concealed radiant type heating provided that the central plant is concealed, and that the work is done in a manner which does not alter building fabric.
- Installation of plant within the roof space, providing that it does not impact on the external appearance of the building or involve structural changes.
- Installation, removal or replacement of bulk insulation in the roof space.
- All works within the envelope of the south garage which do not alter its external appearance.

Construction dates	1856,
Architect/Designer	Alexander, John,
Heritage Act Categories	Registered place,
Hermes Number	65
Property Number	

History

Montrose Cottage was constructed around 1856 by John Alexander, a Scottish stonemason who had arrived in Ballarat to mine for gold in 1853. The house is situated on Eureka Street, which was the main road between Melbourne and Ballarat in the 1850s, and is near the site of the rich Eureka gold lead. The bluestone was carted from local deep lead mines. John Alexander named the cottage after his Scottish birthplace and lived there until his death in 1891 at the age of 99. The building had a number of owners after Alexander's death and after forty years occupation by the Peglar family it was purchased in 1963 by Mr and Mrs EJ Millett who carried out works to the cottage, including re-shingling the roof, and re-laying the interior flags on a new concrete slab. They also constructed the bluestone building at the rear of the place and operated it as a museum. Montrose Cottage is now privately owned.

Extent of Registration

Heritage Act 2017

NOTICE OF REGISTRATION

As Executive Director for the purpose of the **Heritage Act 2017**, I give notice under section 53 that the Victorian Heritage Register is amended by modifying a place in the Heritage Register:

Number: H0108

Category: Registered Place

Place: Montrose Cottage

Location: 111 Eureka Street, Ballarat East

Municipality: Ballarat City

All of the place shown hatched on Diagram 108 encompassing all of Lot 6 on Plan of Subdivision 538653

16 April 2020

STEVEN AVERY

Executive Director

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/>