

# SPECIMEN COTTAGE



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SOHE 2008



h01615 1 cottages hargraves street  
bendigo front view



cottages hargraves street  
bendigo close up view



specimen cottage hargraves street  
bendigo facade detail



cottages hargraves street  
bendigo side view specimen  
cottage jul1984

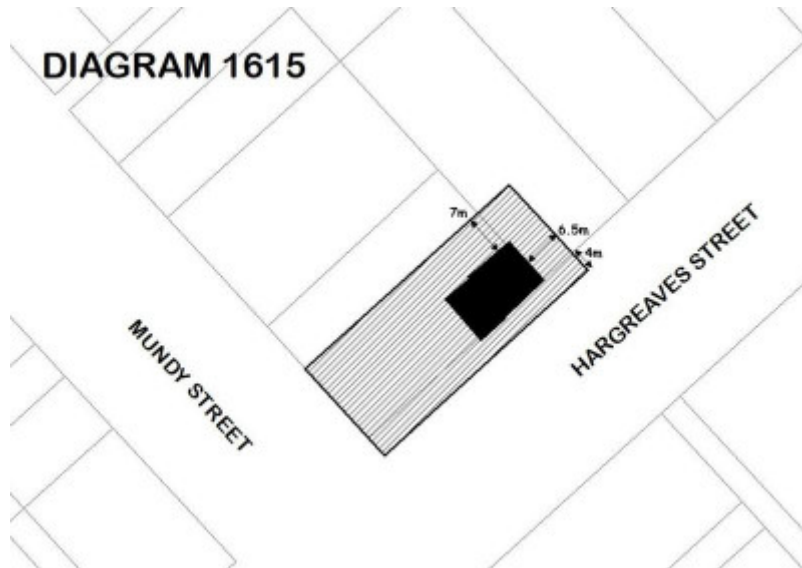


Diagram 1615

## Location

178-180 HARGREAVES STREET BENDIGO, GREATER BENDIGO CITY

## **Municipality**

GREATER BENDIGO CITY

## **Level of significance**

Registered

## **Victorian Heritage Register (VHR) Number**

H1615

## **Heritage Overlay Numbers**

HO182

## **VHR Registration**

August 20, 1982

## **Amendment to Registration**

March 26, 2020

## **Heritage Listing**

Victorian Heritage Register

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## **Statement of Significance**

Last updated on - July 2, 2004

What is significant?

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

The house at 178-180 Hargreaves Street has two distinct parts. The 1856 section is a single storey building with a symmetrical front facade of local coursed sandstone rubble with dressed quoins and dressings to openings; the side walls are rubble, the rear and interior walls are of red brick. It has a central front door with one window on each side. The name, Specimen Cottage, and the date, 1856, are carved above the door. The roof, which was originally probably hipped, was later changed to join up with the side wall of the 1861 section, and is partly covered with Morewood and Rogers metal tiles and partly with corrugated iron. The 1861 section was built to

match the earlier house in material and detailing, but is of two storeys; its side walls are of brick. On the ground floor there is a front door and one window. Across the first floor there is an elegantly detailed cantilevered timber balcony with a hipped concave roof and with two French windows opening into it. Such cantilevered balconies were once common in Bendigo but are now rare.

How is it significant?

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

Why is it significant?

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

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

[Online Data Upgrade Project 2004]

## 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:

## Specimen Cottage building

. Nil

## 1980s building (Building C of Bendigo TAFE)

### *Exterior*

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

### *Interior*

. All interior works.

## Landscape

- . Footpath, kerb and channel maintenance works
- . Footpath, kerb and channel renewal (using like-for-like materials)
- . Garden bed maintenance and renewal, including low level planting works

Construction dates            1856, 1861,

Heritage Act Categories    Registered place,

Hermes Number                126

Property Number

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## History

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## **The draft statement of significance and the above history were produced as part of an Online Data Upgrade Project 2003. Sources were as follows:**

Public Works Department Heritage Group, 'Report on 178 and 180 Hargreaves Street Bendigo', [c1983].  
Graeme Butler & Associated, 'Bendigo & Eaglehawk Heritage Study – Significant Site', 1993.  
Carlotta Kellaway, 'Research into group of buildings in Hargreaves and Mundy Streets', 1980.

## 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: H1615

Category: Registered Place

Place: SPECIMEN COTTAGE

Location: 178-180 HARGREAVES STREET BENDIGO

Municipality: GREATER BENDIGO CITY

All of the place shown hatched on Diagram 1615 encompassing All the place shown outlined on Diagram 1615 encompassing part of Crown Allotment 18, Section 14C at Bendigo, Parish of Sandhurst to the extent of 7 metres from the north-west wall of the cottage; part of Crown Allotment 17, Section 14C at Bendigo, Parish of Sandhurst to the extent of 6.5 metres from the north-east wall of the cottage; and the pavement on Hargreaves Street to the extent of 4 metres from the title boundary, up to and including the kerb, but not including the road.

26 March 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/>*