

# BLACK SPRINGS BAKERY



BLACK SPRINGS BAKERY  
SOHE 2008



h02038 1 black springs  
bakery mz aug03



h02038 black springs bakery  
beechworth bakery barn



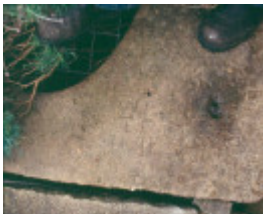
h02038 black springs bakery  
beechworth bakery 1



h02038 black springs bakery  
beechworth bakery 2



h02038 black springs bakery  
mz aug03 stables



h02038 black springs bakery  
mz aug03 well



h02038 black springs bakery  
beechworth bakery 4



h02038 black springs bakery  
beechworth bakery 5



h02038 black springs bakery  
beechworth bakery and  
house



h02038 black springs bakery  
beechworth bakery house  
barn



h02038 black springs bakery  
beechworth elizabeth price



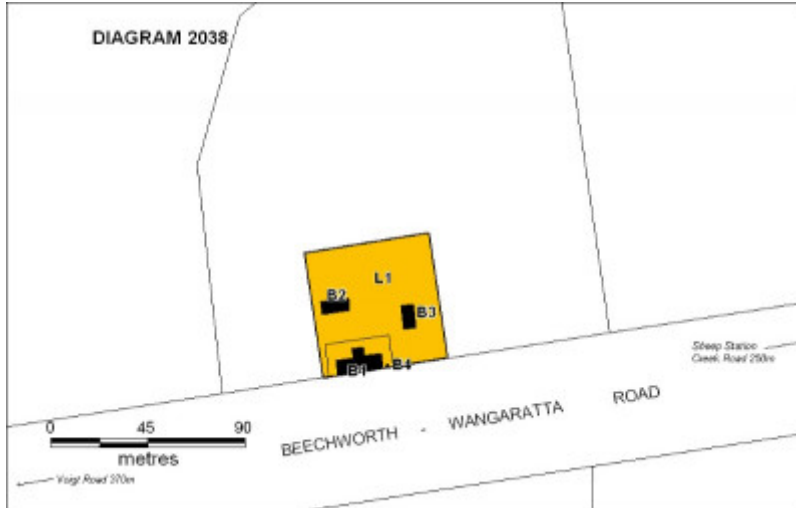
h02038 black springs bakery  
beechworth house



h02038 black springs bakery  
beechworth willain and  
elizabeth price



h02038 black springs bakery  
beechworth william price 1



h02038 black springs bakery plan

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## Location

464 BEECHWORTH-WANGARATTA ROAD BEECHWORTH, INDIGO SHIRE

## Municipality

INDIGO SHIRE

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H2038

## Heritage Overlay Numbers

HO418

## VHR Registration

November 13, 2003

## Heritage Listing

Victorian Heritage Register

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### Statement of Significance

Last updated on - November 24, 2003

#### What is significant?

The hamlet of Black Springs was a settlement on the road between Wangaratta and Beechworth, 5km outside Beechworth. Black Springs existed during the second half of the nineteenth century and the first years of the twentieth, being one of a number of settlements that appeared on the edges of Beechworth during that period. Among other things it consisted of a number of hotels, a blacksmith, a state school and the bakery. The bakery is the last remaining fabric of the community.

While there was some settlement in the Black Springs area during the 1850s, possibly to service goldfields traffic between Wangaratta and Beechworth, Black Springs was more the result of the growth of farming communities due to land selection in response to the Land Act of 1869. Black Springs serviced the local farming community and supplied Beechworth, a government centre, and the adjoining district with produce. The bakery itself supplied May Day Hills Asylum with bread.

The Bakery was established in 1875 by William Price on land his father James Price, a market gardener, had selected for £1 an acre in 1871.

The Black Springs Bakery comprises three main structures: the bakery building, a stables and a barn plus a newer stone structure that houses a toilet and laundry. Price's four room timber cottage *Buffalo View* where he lived with his wife Elizabeth and their thirteen children was located next to the bakery complex. The house was named because of the view it, and the bakery, has directly across the valley to Mt Buffalo. It was moved into Beechworth in 1947.

The main body of the bakery building was built in 1877 of coursed ashlar walls of Beechworth granite with brick quoining around the windows. This structure was built to replace the original timber structure that was built in 1875 when William Price established the bakery. The bakery was added to in 1890 with the addition of a flour room on to the eastern side and a utility room on the west. The additions are of the same material and construction as the original bakery. Attached to the bakery is the oven, which is a free standing brick structure with a timber framed corrugated iron roof. The oven fell into disrepair after the bakery stopped production in 1942 but was renovated to its current condition in 1977. There is a Virginia Creeper (*Parthenocissus quinquefolia*) that grows across the northern, southern and western facades of the bakery that was planted around the time the original section of the stone bakery was built.

The Stables, built of rusticated ashlar walls of Beechworth granite, were built in 1890. They were originally located next to the bakery building and the well but were moved to their present location after an outbreak of typhoid when it was thought that stables were contaminating water supplies. Although now modified for use as a residence, the building still has much of the original stables elements intact and in place. These include the original granite flagstone floor, the timber post and beam internal structure with cutouts and mortice holes. The roof structure, although now lined with plasterboard sheets is still intact and its shape discernible.

The barn, built in 1880, soon after the construction of the stone bakery and now used for accommodation, is built of coursed ashlar of Beechworth granite.

The well was dug in 1871 for James Price's market garden and covered in 1894 by a slab of granite which stone mason Thomas Fluke cut the centre hole. The slab has the initials WP, TF and the year 1894 carved into it.

#### How is it significant?

Black Springs Bakery is of historical, architectural and technological significance to the State of Victoria.

## Why is it significant?

The Black Springs bakery is of historic significance as the last remaining collection of buildings from that settlement and also as representative of the number of other settlements that existed on the edge of Beechworth at the end of the nineteenth century. As the last remaining fabric of that community, the bakery is also significant as part of a settlement that grew as a result of the migration of people to the land in response to the Land Act of 1869. This act was instrumental in changing settlement patterns and land use throughout the state.

The Black Springs Bakery complex is of historical significance as an intact collection of purpose built structures which demonstrate an example of nineteenth century rural industry.

The Black Springs Bakery oven is of technological significance as an outstanding and rare example of an intact nineteenth century commercial wood fired baker's oven.

The buildings of Black Springs Bakery are of architectural significance as a comprehensive collection of intact buildings demonstrating nineteenth century construction techniques and patterns of use.

## 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:

General Conditions: 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 Conditions: 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 the Executive Director shall be notified as soon as possible. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from Heritage Victoria before the undertaking any works that have a significant sub-surface component. General Conditions: 3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it. Note: The existence of a Conservation Management Plan or a Heritage Action Plan endorsed by Heritage Victoria provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the

management plan. General Conditions: 4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 5. Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable. **Regular Site Maintenance** : The following site maintenance works are permit exempt under section 66 of the Heritage Act 1995, a) regular site maintenance provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) the maintenance of an item to retain its conditions or operation without the removal of or damage to the existing fabric or the introduction of new materials; c) cleaning including the removal of surface deposits, organic growths, or graffiti by the use of low pressure water and natural detergents and mild brushing and scrubbing; d) repairs, conservation and maintenance to plaques, memorials, roads and paths, fences and gates and drainage and irrigation. e) the replacement of existing services such as cabling, plumbing, wiring and fire services that uses existing routes, conduits or voids, and does not involve damage to or the removal of significant fabric. Note: Surface patina which has developed on the fabric may be an important part of the item's significance and if so needs to be preserved during maintenance and cleaning. Note: Any new materials used for repair must not exacerbate the decay of existing fabric due to chemical incompatibility, obscure existing fabric or limit access to existing fabric for future maintenance. Repair must maximise protection and retention of fabric and include the conservation of existing details or elements. **Fire Suppression Duties** : The following fire suppression duties are permit exempt under section 66 of the Heritage Act 1995, a) Fire suppression and fire fighting duties provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) Fire suppression activities such as fuel reduction burns, and fire control line construction, provided all significant historical and archaeological features are appropriately recognised and protected; Note: Fire management authorities should be aware of the location, extent and significance of historical and archaeological places when developing fire suppression and fire fighting strategies. The importance of places listed in the Heritage Register must be considered when strategies for fire suppression and management are being developed. **Weed and Vermin Control** : The following weed and vermin control activities are permit exempt under section 66 of the Heritage Act 1995, a) Weed and vermin control activities provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; Note: Particular care must be taken with weed and vermin control works where such activities may have a detrimental affect on the significant fabric of a place. Such works may include the removal of ivy, moss or lichen from an historic structure or feature, or the removal of burrows from a site that has archaeological values. **Landscape Maintenance** : The following landscape maintenance works are permit exempt under section 66 of the Heritage Act 1995, a) landscape maintenance works provided the activities do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) watering, mowing, top-dressing and fertilising necessary for the continued health of plants, without damage or major alterations to layout, contours, plant species or other significant landscape features; c) pruning to control size, improve shape, flowering or fruiting and the removal of diseased, dead or dangerous material, not exceeding 20% of the crown of the tree within a period of two years; d) tree surgery by a qualified horticulturalist or tree surgeon necessary for the health of those plants. **Public Safety and Security** : The following public safety and security activities are permit exempt under section 66 of the Heritage Act 1995, a) public safety and security activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits; b) the erection of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or secure public safety which will not adversely affect significant fabric of the place including archaeological features; c) development including emergency stabilisation necessary to secure safety where a site feature has been irreparably damaged or destabilised and represents a safety risk to its users or the public. Note: Urgent or emergency site works are to be undertaken by an appropriately qualified specialist such as a structural engineer, or other heritage professional. **Signage and Site Interpretation** : The following Signage and Site Interpretation activities are permit exempt under section 66 of the Heritage Act 1995, a) signage and site interpretation activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits; b) the erection of non-illuminated signage for the purpose of ensuring public safety or to assist in the interpretation of the heritage significance of the place or object and which will not adversely affect significant fabric including landscape or archaeological features of the place or obstruct significant views of and from heritage values or items; c) signage and site interpretation products must be located and be of a suitable size so as not to obscure or damage significant fabric of the place; d) signage and site interpretation products must be able to be later removed without causing damage to the significant fabric of the place; Note: The development of signage and site interpretation products must be consistent in the use of format, text, logos, themes and other display materials. Note: Where possible, the signage and interpretation material should be consistent with other schemes developed on similar or associated sites. It may be necessary to consult with land managers and other stakeholders concerning existing schemes and strategies for signage and site interpretation. **Mineral Exploration** : The following Mineral Exploration activities are permit exempt under section

66 of the Heritage Act 1995, a) mineral Exploration activities provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) preliminary non-intrusive exploration, including geological mapping, geophysical surveys, and geochemical sampling and access to shafts and adits; c) advanced forms of exploration (drilling), including the location of drill pads and access tracks where this has been the subject of on-site negotiation and agreement with representatives of Heritage Victoria, DSE and Parks Victoria, and where all significant historic site features have been identified and protected as part of an approved work plan. **Minor Works** : Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works may submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.

\*Development of the land outside of the bakery complex marked L1 on the extent of registration

\*Alterations and modification to the interior spaces of the eastern and western rooms of the bakery building that does not affect the stone walls.

\*Minor repairs and maintenance which replace like with like

\*All works including demolition and internal modification (but not) additions to the toilet / laundry building.

Construction dates            1875,  
Heritage Act Categories    Registered place, Registered archaeological place,  
Hermes Number                12787  
Property Number

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## Extent of Registration

### NOTICE OF REGISTRATION

As Executive Director for the purpose of the **Heritage Act 1995**, I give notice under section 46 that the Victorian Heritage Register is amended by including the Heritage Register Number 2038 in the category described as a Archaeological Place, Heritage place:

Black Springs Bakery, 464 Beechworth-Wangaratta Road, Black Springs, Indigo Shire Council.

### EXTENT:

1. All of the buildings and features marked as follows on Diagram 2038 held by the Executive Director:

B1 Bakery,  
B2 Barn,  
B3 Stables,  
B4 Well.

2. All of the land (including any archaeological remains) marked L1 on Diagram 2038 held by the Executive Director being part of the land contained in Crown Allotment 10C, Section A1, Parish of Beechworth.

Dated 13 November 2003

RAY TONKIN  
Executive Director

[Victoria Government Gazette G 46 13 November 2003 2849]

*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/>*