
WHITE HILLS HERITAGE PRECINCT



509 Napier Street



60 Raglan Street



67 Raglan Street



Raglan Street streetscape

Location

467, 469-553 & 472-552 NAPIER STREET and 1-22 CAMBRIDGE CRESCENT and 1-15 PLUMRIDGE STREET and 1-12 LYONS STREET and 1-12 BOSQUET STREET and 1-19 HAMELIN STREET and 11-17, 25, 45 & 51-53 DUNDAS STREET and NAPOLEON CRESCENT and 24-38 (east side onl

Municipality

GREATER BENDIGO CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO897

Heritage Listing

Greater Bendigo City

Statement of Significance

Last updated on - September 10, 2023

What is significant?

White Hills comprising the original street layout from Surveyor Richard Larritt's scheme for a Hamlet as laid out in 1856. The Hamlet area includes Raglan, Napier and Dundas Streets and Napoleon and Cambridge Crescents. The Hamlet includes residential, commercial and institutional buildings from the Victorian, Edwardian, Inter-war and Post-war periods of development. Significant elements of the precinct include:

- Langley Hall, 484-488 Napier Street White Hills (HO682)
- St Luke's Anglican Church, 492 Napier Street White Hills (HO683)
- Tawarri House and Gardens 68 Napoleon Crescent (HO685)
- Uniting Church and Hall, 506-508 Napier Street
- 467 Napier Street
- Former White Hills Reading Room and Free Library, 532 Napier Street
- 545 Napier Street

A list of all the significant and contributory places is included in the Precinct Tables Appendix F.

How is it significant?

White Hills Hamlet is of local historic, aesthetics and social significance to the City of Greater Bendigo.

Why is it significant?

White Hills Hamlet is a distinctive suburb defined by the street layout as a 'suburban retreat' prepared as part of District Surveyor Richard Larritt's Valley of Bendigo town plan. White Hills Hamlet is significant as a suburb designed to attract settlement after the exhaustion of alluvial mining along the Bendigo Creek. White Hills Botanic Gardens (HO679), gazetted in 1857 is one of the earliest regional botanic garden reserves in Victoria. The design is believed to be based on that of St Vincent Place South Melbourne. (Criterion A)

Although slow to develop, White Hills Hamlet is significant as a distinct suburb of Bendigo, with residential, institutional and commercial buildings dating from the late 1870s. The suburb of White Hills is significant as a place where the distinctive Bendigo architecture of William Carl Vahland's pattern house designs were promoted by the Permanent Bendigo Land & Building Society in which Vahland was a shareholder. This made the 'Bendigo Boom' style architecture more widely accessible through the uses of a number of standard architecturally designed houses of which there are examples at 473, 455, 517 and 545 Napier Street White Hills. (Criterion A)

White Hills Hamlet still reflects its original planning in the current street layout set between the White Hills Botanic Gardens and Napoleon Crescent at its northern extent, and Cambridge Crescent at its southern extent. Within Napier Street are fine examples of late Victorian, Edwardian and Inter-war houses including nos. 455, 473, 467, 517 and 545, Langley Hall, St Luke's Anglican Church and White Hills Uniting Church. A butcher shop at 509 Napier Street is a representative shop of the Inter-war period. Napier Street between Lyons and Bosquet Streets retains the elements of a town centre, giving White Hills its character as a distinctive self-contained suburb. (Criterion E)

Raglan Street provides a fine illustration of the development of White Hills comprising late Victorian, Edwardian, Inter-war and Post-war residences, tree lined streets and wide grass verges. Hamelin and Lyon Streets contain each contain a more rare mid Victorian building that is associated with the early period of development (8 Lyons Street and 19 Plumridge Street). 19 Cambridge Crescent and Tawarri house and garden at 68 Napoleon Crescent both represent fine examples of Post-war development. Whilst there are a number of non-contributory buildings in Dundas Street, this street is part of the original layout of White Hills. (Criterion E)

Heritage Study/Consultant	Greater Bendigo - White Hills & East Bendigo Heritage Study 2016, Context P/L, 2015;
Hermes Number	198298
Property Number	

Physical Description 1

White Hills was laid out as a separate residential suburb four kilometres north of the city centre of Bendigo. The streets and crescents of White Hills form a distinct town planning pattern that is still evident today in the streets and crescents. Located between Bendigo Creek and the industrial land to the east of Dundas Street, the elongated hamlet is enclosed by the curved streets of Cambridge and Napoleon Crescents.

White Hills retains a distinctiveness through the State heritage listed White Hills Cemetery (HO678) and the White Hills Botanic Garden (HO679) located to the west and east of the Hamlet. These important green spaces provide White Hills with its own identity separate from that of Bendigo. White Hills Botanic Gardens is a fine example of a nineteenth century public garden and still retains its fine landscape and gardenesque qualities with many beautiful trees. White Hills Cemetery is a State listed cemetery with (amongst other features) a fine Chinese section.

The boundaries of the precinct are taken from the original layout of White Hills Hamlet, and are Napoleon Crescent to the north and Cambridge Crescent to the south. The continuation of Bobs Street is the eastern boundary and Raglan Street the western. Whilst White Hills was once a completely separate urban area from Bendigo, infill development has made an almost continuous strip between the two urban areas.

The presence of the White Hills Botanic Garden influences the type of housing around the northern end of Raglan Street and Napoleon Crescent where some high quality residential properties have been built. Tawarri house and garden at 68 Napoleon Crescent (HO685), built just before 1950 is an excellent example of a modernist house and garden. Raglan Street reflects a garden suburb approach to planning with wide nature strips and mixed exotic and native street plantings, and some high quality housing from a range of periods, including the 1960s and 70s. The somewhat slow and rather sporadic pace of development is reflected in the current mix of periods and styles represented. A few early Victorian houses such as at 8 Lyon Street remain alongside timber houses built in the latter decades of the nineteenth century, and some Inter-war houses. All periods of development are represented in White Hills, making its character a mix of Victorian, Edwardian, Inter-war and Post-war housing, complemented with commercial and public buildings from the same eras.

Napier Street forms the commercial and residential spine of White Hills and contains most of its public, institutional, religious and commercial buildings. Most of the late Victorian, Edwardian and Inter-war houses are located along this spine, along with the key public buildings such as St Luke's Anglican Church (HO683), Langley Hall (HO682) and White Hills Uniting Church at 506-508 Napier Street. There are several key late Victorian / Edwardian houses such as 545 Napier Street and Glen Cairn, at 473 Napier Street (HO681). Several fine Edwardian houses display similar unusual cast iron detail including 467 Napier Street, 517 Napier Street and 455 Napier Street.

To the west of Raglan Street, the White Hills suburban area was more extensively laid out with a second parallel street, as this side was more favourably located near a water source from the Bendigo Creek; however, development on the low lying land is light today, probably due to the propensity of the land to flooding. To the east of Dundas Street, disturbed industrial land is visible in the photograph of the area taken c.1918, and still exists today. The integrity of the precinct is less intact along Dundas Street with many late twentieth century non-contributory places. Some Victorian and Edwardian houses remain mostly around Plumridge Street and Cambridge Crescent. Apart from the landmark buildings noted above, other buildings are contributory to the precinct.

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/>