

3. INVENTORY OF HERITAGE ITEMS

### 3.1 DEFINITIONS

The data sheets which follow describe the buildings and other features considered to be of importance to the heritage of Daylesford and Hepburn Springs. The following explanatory notes will assist in their interpretation:

#### Physical Condition

- Good: When viewed from the outside, appears to be structurally sound, and efficiently maintained, but not necessarily in keeping with architectural style.
- Fair: When viewed from the outside, appears to be generally structurally sound, but may show signs of movement in limited areas. May also be poorly maintained.
- Poor: When viewed from the outside, shows signs of serious structural movement and is in urgent need of maintenance to arrest the processes of deterioration. May be derelict.

#### Integrity

- Good: The exterior retains, all, or nearly all of its original decorative elements and has either sustained no new works or alternatively, new works which do not detract from its architectural character. "Good" may also extend to the immediate surrounds, and will typically imply that the fencing, or garden, is either original or sympathetic with the item's historic character.
- Fair: The exterior will have sustained minor changes and may have sustained unsympathetic additions impinging upon the item's character. The immediate surrounds are unlikely to be sympathetic.
- Poor: The extent to which the item and its surrounds have undergone change is significant and has resulted in the serious degradation of its original character. Inclusion in the inventory is only likely if the item's architectural character or association with the area are sufficiently important to override its present state of integrity and warrant restoration or maintenance.

### 3.2 SUMMARY

The heritage inventory is summarised in tabular form below:

Heritage Item by Address		Level of Importance				
		A	B	C	D	E
ALBERT STREET						
3	house, former "Kooringa" guest house					*
5	house, "Morvah"					*
7	house					*
9	house					*
11	house					*
12	offices					*
13	house					*
14	house					*
15	house "Edina"					*
16	house					*
17	house			*		
X 18	former blacksmiths shop					*
-	shop, cnr Albert & Vincent Streets					*
25	shop and residence					*
27	former Salvation Army Citadel			*		
29	shops				*	
39	house			*		
-	house (attached to Albert Hotel)			*		
	Albert Hotel/Court House Hotel			*		
	cnr Camp Street			*		
BALLAN ROAD						
-	house, cnr Burrall Street					*
-	house					*
BRIDPORT STREET						
10	house "Pendower"					*
14	house					*
16	house					*
18	house					*
-	former residence					*
24	house "Maranui"					*
CAMP STREET						
-	former Raglan Family Hotel (Wills Square)			*		
5	house				*	
7	house				*	
	Court House			*		
	Police residence			*		
	former Lock-up			*		
17	former Receipt & Pay Office			*		
21	house					*
23}	houses (pair)				*	
25}					*	
27	house			*		
	former Baptist Church			*		
	St. Andrews Pres Church Buildings			*		

Heritage Item by Address	Level of Importance				
	A	B	C	D	E

### CENTRAL LAKES RESERVE

former Bandstand			*		
Picnic Shelter			*		
2 light standards					*

### CENTRAL SPRINGS ROAD

55 house			*		
57 house					
58 house "Kenmore"					*
80 house "Cambourne"					*
- house					*
Anglican Church buildings (Christ Church)		*			
Uniting Church buildings		*			

### CHURCH AVENUE

- former guest house "The Grande"			*		
- house			*		

### DALY STREET

- house, cnr Daly Street & Central Springs Road					*
15 house					*
21 house "Wombat Towers"					*
former "Holy Cross" Convent		*			

### DUKE STREET

former Private Hospital "Mount Stewart House"			*		
St. Peters Catholic Church Presbytery			*		
St. Peters Catholic Church		*			
10 house					*
12 house					*
16 house "Modella"					*
17 house					*
21 house "Toreki"					*
22 house					*
23 house					*
26 house "The Rest"					*
28} houses (pair)					*
30}					
- former guest house "Holyrood House"		*			

### EAST STREET

x - workers' residences: mill			*		
43 house					*
- house "Royal Standard"					*

### FOURTH STREET

- house					*
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Heritage Item by Address		Level of Importance				
		A	B	C	D	E
FRAME AVENUE						
-	former guest house "Tinana"			*		
GOLF LINKS ROAD						
-	house "Waldenberg"				*	
GRANT STREET						
53	house "Kia Ora", former guest house				*	
-	house				*	
55	house				*	
HARTS LANE						
2	house				*	
6	former guest house "Hallow Bank"				*	
HEPBURN SPRINGS AVENUE						
x	former Macaroni Factory	*				
48	former guest house "Yamba Lodge"			*		
	The Savoia Hotel			*		
HEPBURN SPRINGS ROAD						
-	former guest house "The Gables"				*	
8	house "Barwidgee"				*	
-	house "Olinda"				*	
37	house "Glynn's Cottage"				*	
-	guest house "Bellinzona"	*				
-	Baptist Church				*	
-	shops					*
-	house					*
101	former guest house "Dudley House"			*		
111	former theatre - Hepburn Springs				*	
115	shops - Hepburn Springs				*	
-	hotel "Hepburn Mineral Springs Hotel"				*	
128	house "Parma House"	*				
-	former guest house "Wyuna"			*		
-	former guest house "Mooltan"			*		
HEPBURN MINERAL SPRINGS RESERVE						
	house				*	
	kiosk & rotunda	*				
	former bath house	*				
	bath house	*				
HILL STREET						
32	house				*	
33	house				*	
34	house "Wara"				*	
35	house "Nelclas"				*	
37	house "Wallace"				*	
41	house				*	

Heritage Item by Address		Level of Importance				
		A	B	C	D	E
HOSPITAL STREET						
12	house					
13	house				*	
	Daylesford District Hospital			*		
HODGE STREET						
29	house "Horarata"					*
HOUSTON STREET						
	house			*		
HOWE STREET						
	former "New Colonial Produce Store"	*				
4 }	shops					
12 }				*		
14	shop					*
	former Blackwell & Curte's					
	Hardware Store				*	
	former Daylesford Hotel			*		
JUBILEE LAKE RESERVE						
	Railway Trestle Bridge			*		
	Former Station Master's House "Woodburn"			*		
KING STREET						
13	house				*	
37	former residential pair					
	"Ottoman Cottage"			*		
KNOX STREET						
	Daylesford Cemetery			*		
LEGGATT STREET						
	former "Leggatts Hotel"			*		
	house, cnr Burrell Street				*	
LITTLE STREET						
-	house "Beaufront"				*	
MIDLAND HIGHWAY						
-	"Wombat Park"	*				
-	"Astley"	*				
MILLAR STREET						
20	house				*	
22	house				*	
26	house				*	
33	house				*	
44	house				*	
46	house				*	
48	house				*	
52	house				*	

Heritage Item by Address		Level of Importance				
		A	B	C	D	E
NEWSTEAD ROAD						
	St. Bernard's Catholic Church, Hepburn Springs State School No. 767			*		
	154 house			*		
x	- former Hepburn Pioneer Bakery				*	
	186 house			*		
	- former post office			*		*
ORFORD STREET						
	- farm house "Fernleigh"					*
PARK AVENUE						
	5 house "The Luna"					*
PERRINS STREET						
	10 house "Sunny Side"					*
	34 house					*
QUEENSBERRY STREET						
	3 house					
	11 house					*
	16 house					*
	23 house					*
	24 house					*
	26 house					*
	30 house					*
RAGLAN STREET						
x	2 light standards					*
	former Railway Station			*		
	Hotel "Farmers Arms"					
x	- industrial building			*		
	8 house					*
	10 house					*
	15 house					*
	23 house			*		
	24 house					*
	26 house					*
	27 house					*
	30 grocery shop			*		
	32 former "Athens" Hotel & store					*
	33 house			*		
	- house					*
	36 house "Overdon"					*
	58} houses (pair)					*
	60}					*
	62 house					*
	- house					*
	off Raglan Street: farmhouse					*
RAGLAN LANE						
	58 house					*
	59 house					*

Heritage Item by Address	Level of Importance				
	A	B	C	D	E
RUTHVEN STREET					
- house			*		
SEVENTH STREET					
- house				*	
SMITH STREET					
12 house				*	
SPA AVENUE					
- house "Hepburn View"					*
STANBRIDGE STREET					
45 house				*	
house				*	
STANHOPE STREET					
15 house				*	
STANLEY STREET					
- house					
41 house				*	
- house "The Haven"				*	
				*	
SWISS MOUNT AVENUE					
- house					*
VINCENT STREET					
former hotel, cnr Vincent and Raglan Streets					
5 house				*	
14 house				*	
16 Masonic Hall					*
22 shop and residence				*	
28} former "Prince of Wales" Hotel				*	
30}					
34 former auction rooms		*			
35} shop		*			
37}					
38-40 former State Savings Bank				*	
54 former Union Bank		*			
56} office, residence, shops					*
60}				*	
57} former "Victoria Hotel"					
61}		*			
former "Rex Theatre" & shop		*			
63}		*			
65} former "Alpha Hall"					*
62} former "Victoria Chambers"					
66}		*			
81 former Jim Crow Pharmacy					
Royal Hotel			*		



Heritage Item by Address		Level of Importance				
		A	B	C	D	E
VINCENT STREET (contd)						
83}	shop				*	
85}						
87	shop				*	
89	shop and residence			*		
	shop ("Cloughs" supermarket)					*
	"Coopers Buildings"			*		
	former Borough of Daylesford					
	Town Hall		*			
	former "Belvedere House" &					
	"Town Hall" Hotel			*		
	Post Office		*			
	former Bank of Victoria			*		
99 }	former Golden Fleece Hotel,					
103}	former Fire Brigade Hotel				*	
	former Daylesford School					
	of Mines		*			
102	headmaster's residence			*		
	Daylesford State School		*			
117	former shop and dwelling				*	
WEST STREET						
33	Powder Magazine			*		
42	house				*	
72	house				*	
82	house					*
-	house, cnr Central Springs Rd			*		
99	house				*	
	former guest house, "Mandalay					
	Lakeside Guest House"				*	
WILLS SQUARE						
	Victoria Memorial Fountain		*			

## Level of Importance

- A Has a high level of integrity, architectural style and historic background, and is important at a National level.

Registration with the State Register of Historic Buildings or the Government Buildings Register and the National Estate Register is recommended along with planning scheme control.

- B As above, but at a statewide level.

- C As above, but at a regional level. This level of importance extends also to items considered to be of great importance to the historic character of Daylesford and Hepburn Springs.

- D Represents with some integrity a visual form or style type, and may reinforce other similar elements to provide or supplement a streetscape. Planning scheme control is only recommended where an item is situated within a proposed "area of special significance" within the scheme.

- E Has limited integrity and relative isolation from buildings of higher integrity and therefore neither represents individual form or style types well, nor does it contribute to a streetscape or precinct.

## References

Generally self-explanatory. The Borough of Daylesford Rate Books are missing up until 1870, with the result that links between grantees and the earliest entries are commonly obscure. Rate entries are presented in sequence around streetblocks, but without reference to sections and allotments with the result that the confirmation of property owners is time consuming and involves consultation with other sources. Many rate books list owners alphabetically and, as a consequence, add further to the confusion. The Shire of Mt. Franklin rate records are presented in a similar manner.

The unravelling of their information within the historically important areas designated in this study should be the subject of further study and could be undertaken by interested Secondary School students within the township as special projects.