

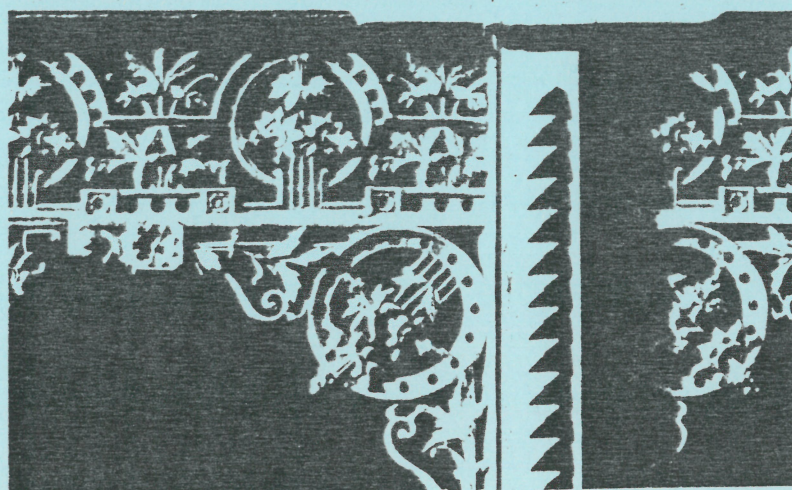
THE NATIONAL TRUST OF AUSTRALIA (VICTORIA)

CENTRAL VICTORIAN BRANCH

SUBMISSION FOR THE PRESERVATION OF CERTAIN

POST SUPPORTED VERANDAHS IN THE CITY OF

BENDIGO



NATIONAL TRUST OF AUSTRALIA. (VICTORIA).

CENTRAL VICTORIAN BRANCH.

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Mr. G. Marks.

Mrs. A. L. Newson.

Miss M. Smith.

Mrs. G. W. Vellacott. (Castlemaine).

INTRODUCTION

Formed in 1956, the National Trust is legally a company limited by guarantee, but in operation it is a voluntary association of individuals who believe in the National importance of preserving, for the benefit of our own and future generations, the best examples of our past whether they be buildings, objects or sites of historical or scenic importance.

The Central Victorian Branch respectfully requests the City Council of Bendigo to consider the views expressed in this report.

It is our aim to submit what we believe to be strong reasons for an important amendment to the By-law that: "All non cantilever type verandahs, erected across a footway, must be demolished before 31st. December 1970." We believe that this By-law embodies wisdom and foresight, but it is our sincere belief that the amendment: "Except certain buildings as listed," would enhance its value to both present and future citizens of Bendigo.

Eminent authorities regard these as valuable examples of late Victorian architecture. This is plainly evident in the photographs included in this report. These buildings are tangible and irreplaceable monuments to Bendigo's atmosphere and tradition. They are representative of the building tradition embodied in families still active in the city. They were built by our forebears who had confidence in the future of Bendigo. It would be a tragedy if all were lost to the wrecker.

In some cases, the iron employed in the decoration of the buildings was smelted in foundries in Bendigo. The unique patterns were sometimes prepared by resident craftsmen. Some of these patterns maybe individual to Bendigo and their destruction would sever a genuine link with our past and so weaken the continuity of our City's traditions.

It is widely known that the best of our cast iron dismantled in recent years has found a ready market in other places. This means of course that our loss becomes another city's gain.

The Central Victorian Branch of the National Trust considers it vitally important to save the verandahs of note.

In 1966, the City Council of Ballarat amended their By-law pertinent to non-cantilever verandahs to exempt certain verandahs indefinitely. The amendment was passed to meet the request of the Ballarat Branch of the National Trust to retain verandahs having outstanding cast iron work.

The City Council Of Castlemaine passed a By-law specifically exempting 5 named licensed premises and one boarding house, for so long as they continue to be premises licensed under and subject to the provisions of the Licensing Act or Health Act.

In support of our request, and to assist Councillors in their deliberations, we respectfully present these points:

(I) The Owners of Listed Verandahs :

Without exception the owner of every building on our list has expressed a keen desire to preserve his verandah, and in every case is willing to give any undertaking required by the City Council to guarantee maintenance to the satisfaction of the Building Inspector.

(2) Function of the Listed Verandahs ;

Each one of these verandahs provides its measure of shelter and protection to pedestrians. In some cases this shelter has been given to man for over 100 years.

It is respectfully noted that although the By-law at present compels demolition, it cannot compel the provision of alternative shelter.

As each one of the listed verandahs was designed in architectural harmony with the building it protects, dismantling frequently upsets this harmony and results in ugliness.

We would like to stress that the National Trust appreciates the responsibilities of the City Council of Bendigo in its endeavour to promote forward-looking trends in modern municipal development. The essential role of the Trust is to conserve the important, and it has no wish to preserve things merely because they happen to be old.

It is our hope however, that the views set out in this report can be sympathetically considered on their merits.

NATIONAL TRUST LIST OF VERANDAHS CONSIDERED WORTH RETAINING.

It is our request that the City Council of Bendigo give consideration to the case for excepting the verandahs of the following buildings from the provision of the By-law:

1. Shamrock Hotel, 85 Pall Mall, Bendigo.
2. Dr. Long's Surgery, Cnr. Mundy & McCrae Sts, Bendigo.
3. Mrs. E. Batchelder, 346 McCrae Street, Bendigo.
4. F. E. Favaloro, Cafe, 139 Pall Mall, Bendigo.
5. Bendigo Jockey Club, Pall Mall, Bendigo.
6. View Point Hotel, View Point, Bendigo.
7. L. Johnson, Butcher, 274 High Street, Bendigo.
8. Hopetoun Hotel, 147 Mitchell Street, Bendigo.
9. Cumberland Hotel, 279 Williamson Street, Bendigo.
10. Limerick Castle Hotel, Williamson Street, Bendigo.
11. B.U.F.S. Dispensary, 75 View Street, Bendigo.
12. Rifle Brigade Hotel, 137 View Street, Bendigo.
13. Goldmines Hotel, Marong Road, Bendigo.
14. Manchester Arms Hotel, 302 Eaglehawk Road, Long Gully.
15. Victoria Hotel, 48 High Street, Eaglehawk.

The inspection and report on these structures was made by Mr. Peter Staughton, M.Arch., who is chairman of the Survey and Identification Committee of the National Trust.

TOURISM AND TRADITION.

In cities throughout the world there is evidence that a wise conservation of buildings has proved of great importance to tourism and to a growth of tradition.

See APPENDIX A - (Victour). - written by Mr. J.K. Collis,
Manager, Tourist Bureau.

See APPENDIX B - written by Mr. Frank Cusack, Author.
Department of Humanities,
Bendigo Institute of Technology.

See APPENDIX C.- written by Professor Brian B. Lewis,
Professor of Architecture,
University of Melbourne.

See APPENDIX D.- written by Dr. E. G. Robertson;
Author - 'Victorian Heritage' - 1960.
'Ornamental Cast-Iron in Melbourne' -1967.

See APPENDIX E.- The United Insurance Company Limited re
Public Liability.

The Members of the Bendigo Branch of the Art Teachers Association
of Victoria unanimously support this report.

PUBLIC LIABILITY.

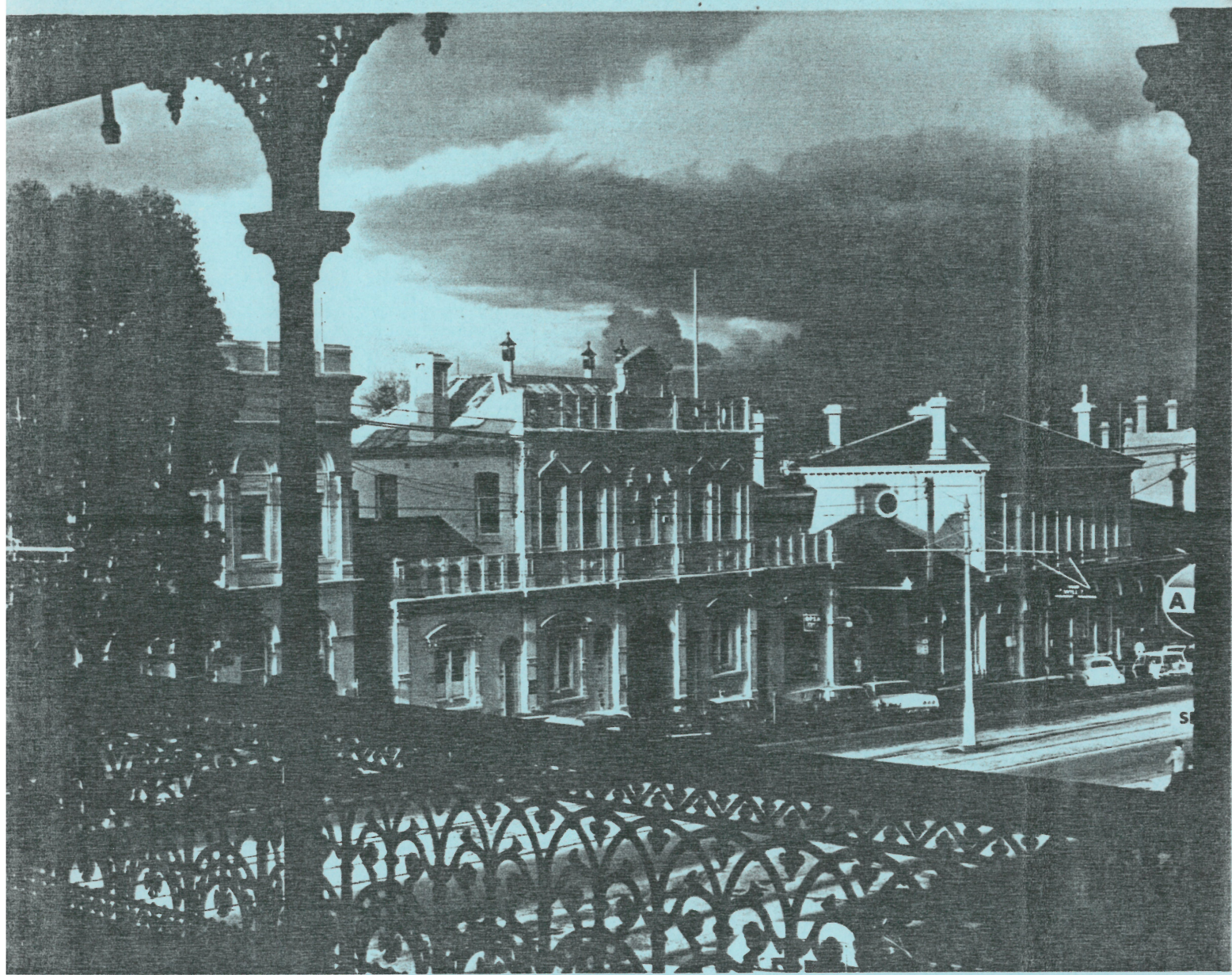
See APPENDIX E. - The United Insurance Company Limited.

"Provided that inspection reveals the building to be in sound condition
neither the acceptance of the risk or the rating structure which determines
the premium are affected by the presence or absence of verandahs,
whether of post or cantilever construction."

SHAMROCK HOTEL



The Shamrock Hotel is the most spectacular example of cast iron work in the city both in its extent and its detailing. Not only is here a splendid multi-deck verandah, but a great collection of extremely delicate tower and roof cresting and decoration, which is in remarkably good condition. The importance of the shamrock to the main impression of the centre of Bendigo is uncontested, and the roofline gives a particular and distinctive punctuation to the city's centre.



LET US CONSERVE THE VALUABLE ASSET.

DR. LONG'S SURGERY



A building of fine appearance and proportion. The verandah is excellent in its detail of brackets and cornices. It has been soundly maintained and is in a very good state of repair. A verandah of considerable size.

Mrs. E. Batchelder, 346 McCrae St., Bendigo.



A small and neat example of iron work in good general preservation. It is well scaled and demonstrates patterns selected with care.



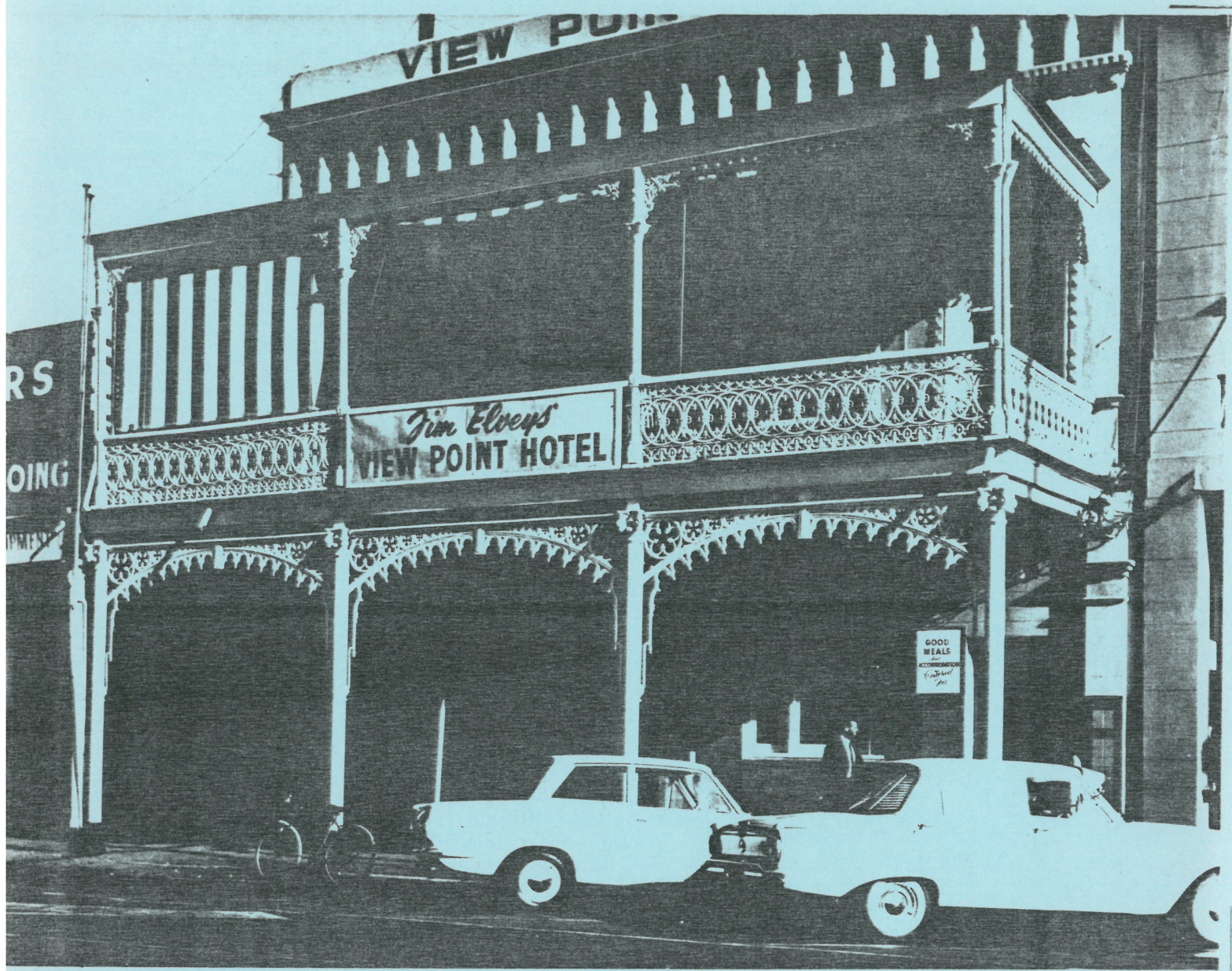
A carefully scaled verandah with banded pillars. The lace iron is based on a repeating circle theme. Close to the fountain, this building adds character to one of the main approaches to the city.

BENDIGO JOCKEY CLUB, PALL MALL, BENDIGO.



A good example of a symmetrically planned facade. The verandah requires maintenance.

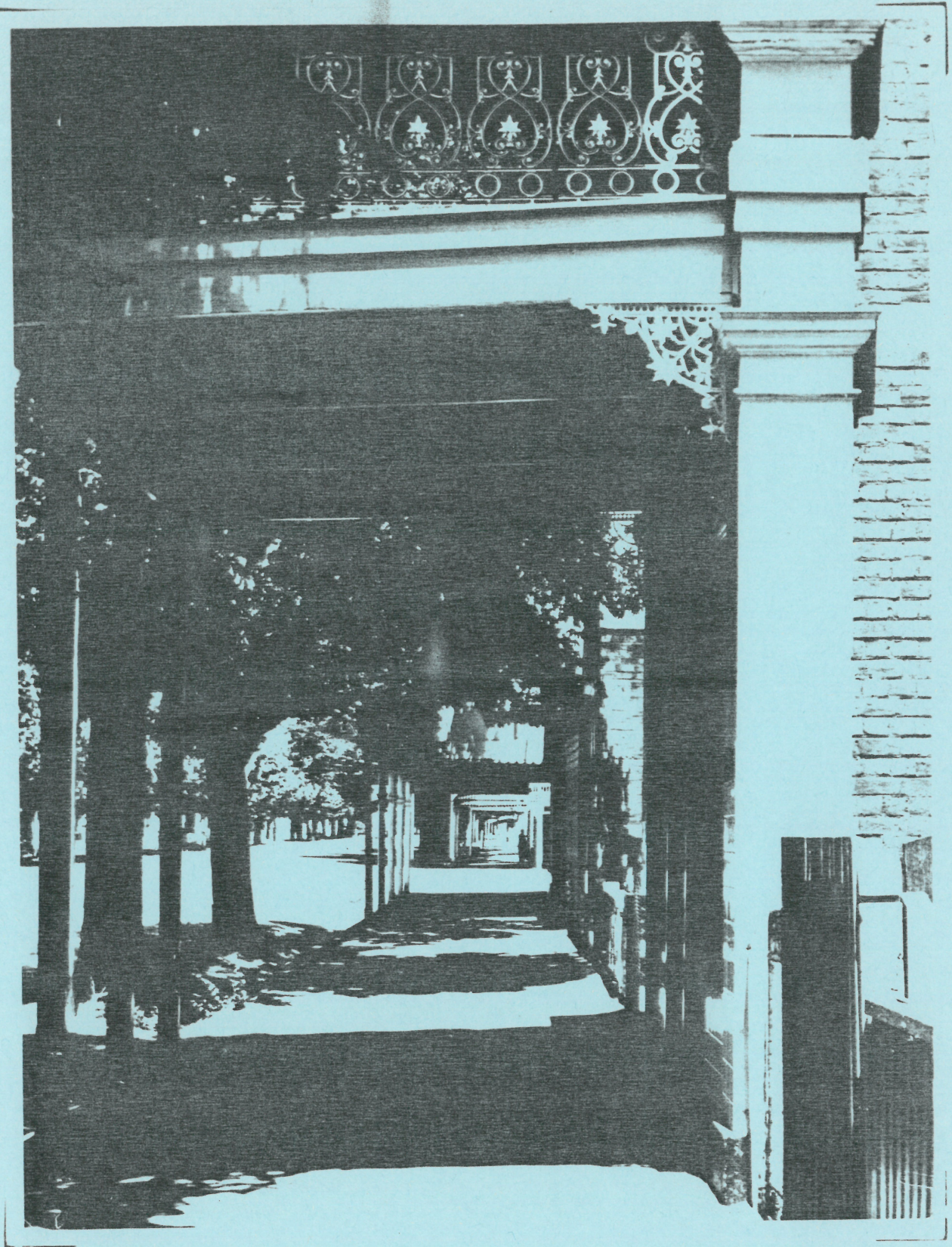
VIEW POINT HOTEL,VIEW POINT,BENDIGO.



A well kept structure with bold patterned lace work.

This building gives an essential character to an important centre of Bendigo. It complements the railings and dolphins of the Charing Cross Fountain, and must contribute to the increasing tourist interest in Bendigo.

L. JOHNSON, BUTCHER, 274 High St., Bendigo.



Appears to be sound but requires some maintainance.

HOPETOUN HOTEL, 147 MITCHELL ST., BENDIGO.



A good building with a dominant verandah. Good views of this building are obtained from its many approaches. Note that on the right hand side of the building that the pillar supports are some 7 feet in from the kerb.

CUMBERLAND HOTEL, 279 WILLIAMSON ST., BENDIGO.



A hotel with a commanding site. The boldly patterned iron lace requires minor repair. Some repair is needed to wood. Note the use of fan brackets and cornice detail. On the right hand side of the building, note the distance in from the kerb.

LIMERICK CASTLE HOTEL, WILLIAMSON ST., BENDIGO.

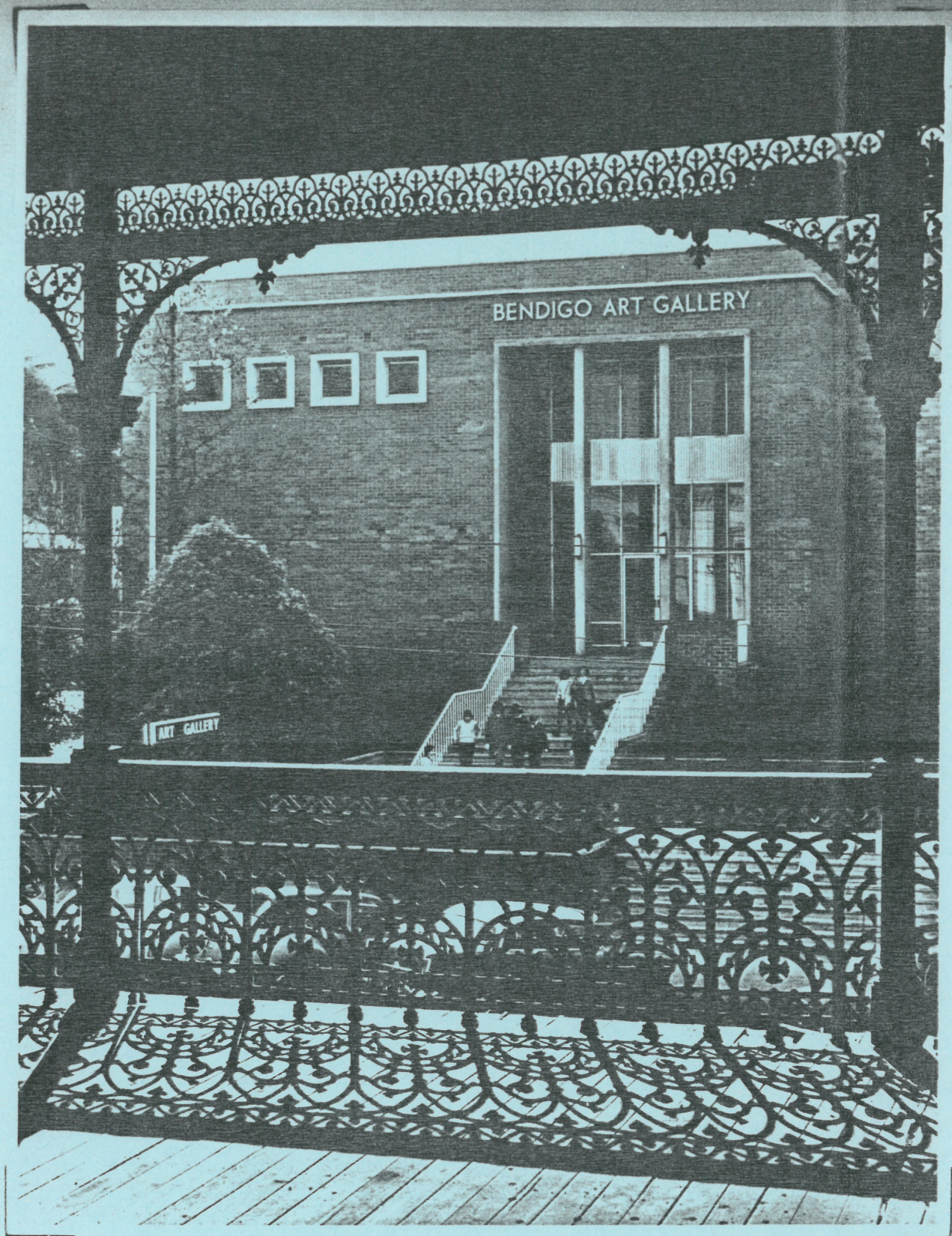


The building is in a most sound state of repair and was erected much later than the other buildings in the report. never-the-less the verandah is of interest because it is late of a definite period of Australian Architecture.

B.U.F.S. DISPENSARY, 75 VIEW ST., BENDIGO.



In need of some repair, the verandah is finely detailed, well set back from the kerb and protected by deep gutters, note the additional protection given by twin columns, a stout S.E.C. pole, and a fire hydrant. An exciting view of Bendigo is obtained from the verandah.



View from the verandah of the B.U.F.S. Dispensary.

GOLD MINES HOTEL, MARONG RD., BENDIGO



This entire building and its garden surrounds are a superb example of the hotel architecture of the day and should, if at all possible, be retained as they stand for posterity. The iron work columns are well back from the kerb and in no way interfere with passing or parked vehicle traffic. The proportion of the verandah is exquisite.



A well proportioned single storied verandah with its pillars set back some 7 feet from the kerb, and bolted into concrete blocks. Interesting rondels of the coat of arms of Manchester.

VICTORIA HOTEL, 48 HIGH ST., EAGLEHAWK.



A boldly patterned iron lace generally in very good condition but requiring minor repair. If our request is acceded to, this will be the only verandah of this type left in Eaglehawk.

APPENDIX A.

VICTOUR



MYER BUILDING
PALL MALL
BENDIGO
PHONE: 30717

CODE ADDRESS:
VICTOUR BENDIGO

IN REPLY PLEASE
QUOTE JKC/KB

25th March, 1968;

Mr. Bryan Clemson,
Teachers College,
BENDIGO.....3550

Dear Sir,

Bendigo is a city of gracious buildings built during its earlier years, whilst modern structure are, from economical necessity less ornate and more utilitarian.

This new architecture presents an everchanging face to our city but we should ensure that some of the past character and atmosphere should be retained for the joy, admiration and education of those who come after us; unfortunately there is a tendency to destroy the old and make way for the new.

In particular I refer to the retention of some of our "Ironlace" verandahs many examples of which were to be seen throughout our business area and the homes of all classes of Bendigo society.

Many examples of this "Ironlace" still remain on some of the older homes and cottages but those within the business area are fast dwindling in numbers and quality.

"Ironlace" was typical of the Gold mining era, is a fine example of the craftsman's skill of those early days and a permanent and much appreciated visible reminder of those by-gone days.

Such verandahs lend character to our city and are much admired by visitors to Bendigo, who claim they are far superior in design and quality and far more numerous than the much publicised Ironlace of Los Angeles.

I refer in the main to the verandah of the Shamrock Hotel. Let us preserve this fine example at all cost and if necessary, make special provision in any city by-law for its retention.

VICTOUR



MYER BUILDING
PALL MALL
BENDIGO
PHONE: 30717

CODE ADDRESS:
VICTOUR BENDIGO

IN REPLY PLEASE
QUOTE JKC/KB

25th March, 1968.

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In its position it can in no way interfere with the flow of traffic either vehicular or pedestrian, nor does it detract from the appearance of thriving Provincial City but, in my opinion, it enhances the beauty of Bendigo and, at the same time, takes the mind back to yesteryear.

Let the skill and craftsmanship of 100 years ago be admired by our visitors of today and the future generation of Bendigonians and others who come from afar to admire.

I strongly support any move to retain our wonderful heritage; a story told in "Ironlace".

A stylized, cursive handwritten signature in dark ink, appearing to read "J. K. Collis".

J. K. Collis,
MANAGER TOURIST BUREAU.

APPENDIX B.

Bendigo Institute of Technology,
April 10, 1968.

Mr. B. Clempson,
Teachers' College,
BENDIGO.

Dear Mr. Clempson:

I have learned with interest of the efforts of your organization to have waived the impending demolition of some of our historic 'lace verandahs' and would add to yours a plea for their retention.

Understandably, there must be sounder grounds for retaining something of this sort than a mere nostalgic wish to do so. Your interest, I daresay, stems basically from an awareness of the architectural mutilation that removal would inevitably produce. And dismemberment, mutilation in any form, is not a pretty sight. But mutilation is not necessarily confined to tangible things though they may exhibit it the more obviously. It is possible to damage the less tangible and in this instance I think we would additionally, be doing just that.

I think you will agree that a city, like a country, possesses a character - a thing coined in the past and to which the past has given a stamp of individuality. It is, if you like, an imaging of the past in the present, indefinable but recognizable, and giving a place its uniqueness and, I daresay, its particular appeal. It is something that no one generation can create but which any one generation can easily destroy. This city has, like all others, its distinctive character but it has something more - something much rarer. It was born of gold; and of all the cities throughout the world the number that can claim a like-origin can be almost numbered on one's fingers. And almost certainly, there will be no more. This city's character has been shaped by its origins and therein lies its special

quality.

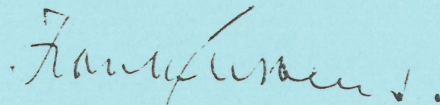
One need hardly stress that each generation inherits an obligation to succeeding generations to safeguard such things. And in providing for the present we should be ever mindful that such provision is not at the expense either of the past or the future. We shouldn't need reminding, of course. Other cities of more commonplace origin would give much - if only with an eye to tourist dollars - to have inherited such a legacy. But being part of a place it is easy to overlook such things; to fail to see what others see; to whittle away quite unintentionally the very appeal of a place to the outsider. Worse, the process is most often gradual and hence, insidious. Only a future generation can realize and measure the loss and bewail their deprivation. For once destroyed the character of a place can never be restored.

It hardly needs pointing out that buildings more than most things embody or externalize the character of a place; of a city. Take away the historic buildings from any of the great cities that attract an unending stream of visitors - Rome, Athens, London, Paris - and their appeal vanishes; they become yet another dreary suburbia. This is something that we in Australia need so desperately to learn. So it is I wholeheartedly support your plea. For if the 'lace-buildings' of Bendigo can be preserved in their integrity I have no doubt at all that one day they will command an attraction within Australian tourism that few at this stage can perhaps visualize. Those of New Orleans I am told, draw more people to that city nowadays, than does its famed Mardi Gras.

Historically - and one might say Australia is becoming more historically-minded every day - our 'lace-buildings' are among the few tangible reminders of the city's past. A monument is simply that and even a museum, worthy though it may be, is a poor substitute for the past in situ. Hence, the need of preservation. For people do and probably always will, associate this city with gold and the diggings and with all that, in the popular imagination, these terms connote. And these buildings suggest so much; symbolise so much - not only the architectural concepts, the decorativeness of their day, but more strikingly, as in the Shamrock Hotel for instance, the opulence and sense of future of a place and a people and an era that could with a grand flourish, a midas touch, transmute the dream, into an extravagant reality.

A distinguished visitor from another country made a remark upon somewhat similar lines only the other day; others have done so in the past; others, I have no doubt, will remark it in the future - providing there remains something to evoke the response. To ensure that there will be we must rid ourselves of the disabling small-town sense of inferiority that equates progress with pulling-down and putting-up and strives only to conform with or outdo its neighbours. They are wiser in the cities and towns of the Old World - and in fairness, let's add, already in some Australian towns and cities. There they have realized ^{the} their individuality and all that bears witness to it, is a valuable asset. The past, they have learned, makes possible their present, and apart from any other considerations, returns a handsome profit. In the not very distant future, it could well be the same here.

Yours sincerely,



Frank Cusack

Department of Humanities
Bendigo Institute of Technology.

APPENDIX C.

The Victorian goldfields are very remarkable in that they have produced so many solid and dignified buildings, as compared to the shanty towns of other gold rush countries.

Generally, these buildings are all of an unassuming character but are of world interest because of the wide use of cast iron decoration - a form of decoration in which Victoria excelled.

Over the past few years, Architects from all over the world on visits to Victoria have come with the knowledge of our iron and particularly ask to be shown it. In the old days, New Orleans was regarded as remarkable, but the iron of Victoria is far better in quality and far more generally applied.

Of the two great cities of the gold fields, Ballarat certainly has the better surviving buildings but Bendigo can rival it if it preserved the best of what it now has. The quality of Bendigo's buildings is largely the cast iron and the city and the state would be so much the poorer if it were lost to posterity.

Professor Brian B. Lewis
6th June, 1968.

APPENDIX D.

Bendigo is fortunate in developing an interest in the cast iron ornamentation of houses in time to prevent its destruction. Dwellers in a city usually pay no attention to the building which they daily pass by, until their perception is increased by interest which later becomes affection, so that they share the fascination of exploring the city for modes of usage and the multitude of patterns which exist, some of which may have been made locally.

It is tragic that in some cities so much cast iron ornamentation has been destroyed before its virtues are recognized. Bendigo is fortunate that much can still be saved. Shop verandahs have been abolished in Melbourne by council decree, thereby depriving customers and pedestrians of shelter from rain and the hot summer sun. The shops become hotter and goods perish in the windows. Substitutes are usually ugly. It was said that the columns were a menace to motor cars, but they were soon replaced by a rash of parking meters. Praiseworthy reasons can always be found for destruction and of these modernization of the front alone is the least understandable, for it results in historical and aesthetic sterility. Many have come to regret the results. Try the effect of a coat of white paint before contemplating removal of iron work. The result will be far cheaper, and very pleasing, both to the owner and to the street.

As the pace and financial competitiveness of modern life increases with the growth of a city, destruction of old buildings becomes inevitable, and in many cases this can be understood. But when preservation is practical, it is sad to find ignorance of virtues resulting in destruction. Time brings a resurgence of interest in objects nearing a hundred years of age, when transient fashions have lost their interest. In Melbourne and Sydney many are finding delight in restoring terrace houses, resulting in very comfortable and commodious houses of which the owner becomes very proud. A less praiseworthy but practical reason resulted in preservation of the iron work of a house in Tasmania. As the owner explained "I was going to pull it off but I heard they are paying very high prices for it on the mainland".

The councils of some country cities and towns have stripped the main streets of the iron verandahs and balconies with an appalling result - too dreary, uninteresting and often ugly rows of poor facades are revealed. This amounts of aesthetic vandalism. If cast iron ornamentation is removed our cities lose their individuality and become the same as other denuded cities, and the future becomes the poorer. Tourists visit cities to see their cast iron ornamentation, for it provides the one form of indigenous architecture which overseas visitors find of great interest.

The work of the National Trust of Australia has led to educated awareness of our architectural heritage, so closely bound up with the social history of our people. Seeing and perceiving cast iron ornamentation adds a new interest to city life which will be lost irreparably if the material is destroyed. Ballarat has gained immeasurably by the City Council reprieving its fine cast iron facades.

E. Graeme Robertson.

33 Collins Street,
MELBOURNE. 3000

APPENDIX E.



HEAD OFFICE:
SYDNEY

The United Insurance Company, Limited

INCORPORATED IN NEW SOUTH WALES

OUR REF. PJW.GMA.
YOUR REF.

P.O. BOX No.
TELEPHONE No. 3.0781.

Cr. Mitchell & Queen Streets,
BENDIGO. 3550.

7th June, 1968.

Mr. R. Clemson,
C/- Teachers College,
BENDIGO. 3550.

Dear Sir,

In reply to your telephone enquiry of 6th inst, we have to advise that Public Liability premiums are based either on the occupation of a building, in respect of cover for occupier's risk, or, in the case of property owner's liability only, on a combination of occupation and floor area.

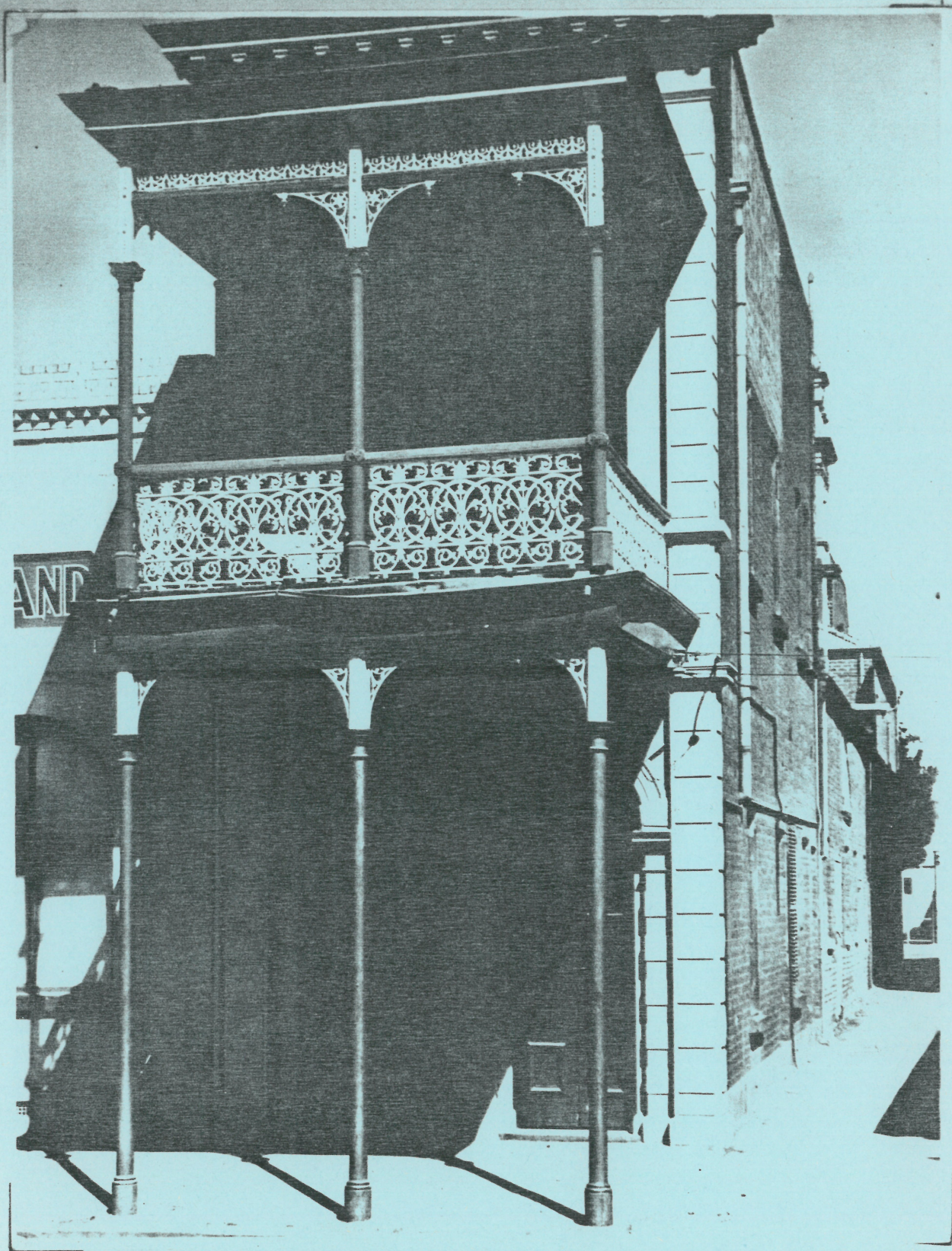
Provided that inspection reveals the building to be in sound condition, neither the acceptance of the risk or the rating structure which determines the premium are affected by the presence or absence of verandahs, whether of post or cantilever construction.

We trust the foregoing satisfactorily answers your enquiry; should you require any further information on this subject, we shall be happy to assist you.

Yours faithfully,

Bensen
ce MANAGER.

BEFORE DEMOLITION OF VERANDAH



A well known building in Bridge St., Bendigo.
A building with distinction.

AFTER DEMOLITION OF VERANDAH



AS it is today.... Other examples are easy to find.