

Gates and Gate Posts, Driveway and Ponds
80 Howe Street
Miners Rest

HERITAGE INVESTIGATION
Commissioned & Funded by
City of Ballarat



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1.0 Introduction

1.1 Background

The City of Ballarat Council commissioned Wendy Jacobs, Architect and Heritage Consultant in December 2014 to prepare this heritage assessment of the Gates and Gate Posts, driveway and ponds at 80 Howe Street, Miners Rest. This report has been authored by Wendy Jacobs, Architect and Heritage Consultant, and historical research has been carried out by Wendy Jacobs and Pam Jennings.

The purpose of the assessment has been to determine the history of the gates and gate posts, driveway and ponds and the significance of the place.

The site is currently not included as a heritage overlay in the Schedule to the Heritage Overlay in the Ballarat Planning Scheme.

1.2 Constraints

This report provides heritage advice associated with post-contact European heritage only. The scope of this report is the gate and gate posts site, driveway and ponds and the relation to the development of the land including the setting, driveway, remnant house, swimming pool, stables and shedding.

2.0 Historical Overview

2.1 The Original Inhabitants¹

The area of Miners Rest was formerly the country of the Burrumbeet Bulag Koori community. Burrumbeet Creek and other water bodies were important in the community as a source of food, water and shelter. There is little evidence today of occupation by the original inhabitants, with two artefact scatters near the Gillies Road/Olliers Road intersection being the main known archaeological evidence.

2.2 Brief History of Miners Rest²

In the early 1850s, Miners Rest occupied a strategic location, being midway between the then recently discovered goldfields of Clunes and Buninyong, and on the Burrumbeet Creek, a source of permanent and flowing water. The small township was therefore established before Ballarat. The name of the town also signified its role as a resting place, with many hotels and other accommodation houses providing respite on the route from one goldfield to another.

In the early years, Miners Rest boasted six licensed premises, including the Newmarket Hotel (the original miners' rest) on the corner of Howe Street and Cummins Road. Various Christian denominations were well represented from the 1850s, including the Anglican, Wesleyan, Catholic and Presbyterian Churches. The first school at Miners Rest was operated by the Wesleyans between 1859 and 1876, after which time the centre for education was the Miners Rest State School. There was also a post office, police station and residence, brickworks and flour mill, Cobb and Co. stables, various shops, accommodation establishments and slaughter yards.

The discovery of gold in Ballarat in 1853 rapidly eroded the function of Miners Rest as an important resting place to and from Clunes, with the function of the town changing to a service centre for the surrounding agricultural district and horse racing industry.

¹ The following is taken from THA Landscape Architects Pty Ltd, 'Miners Rest Outline Development Plan – Background Report', December 2007, p.8, unless otherwise noted.

² Ibid.

Horse racing was held at Dowling Forest from the 1850s and the formal establishment of the Dowling Forest Racecourse in 1867 assisted to revive some of the early fortunes of the settlement.

Early civil works included the Soldiers' Drain and Caledonian ridge that remain along Miners Rest Road. Wells for watering horses were also dug at various points around the township.

Of particular interest in the town is the house at the corner of Creswick and Dundas Streets, which belonged to James Scobie, a well-known horse trainer in the latter 19th and early 20th centuries. Scobie had considerable success, including training the winners of the 1900 Melbourne Cup and Victoria Derby and the 1903 South Australia Derby, Victoria Derby and Caulfield Cup.

2.3 History of Site, 80 Howe Street, Miners Rest

2.3.1 The Site

The land in Howe Street, Section 43 Parish of Dowling Forest is situated on the west of Howe Street, south of the Township of Miners Rest. The original purchaser from the crown was H. Mount, the purchase date on the plan being 13.6.54.³ The Section is 19.12 hectares with a creek running north west near the east boundary. To the east of the land is Section 43a which has often been in the same ownership as Section 43. Section 43 consists of 43 acres 3 roods and 24 perches and 43a of 23 acres and 16 perches giving a total of approximately 70 acres. Further east was the Pre-emptive Right of Wyndholm owned by Salton and Waldie Section 43 formed part of the pastoral Run of Wyndholm (or Wyndham on some maps) which had been taken up in July 1841 by Thomas Waldie and David Duncan. In February 1849 it was in the name of Charles Williamson and John Salton and by 1854 it was back in the name of Thomas Waldie.⁴

2.3.2 Ownership of the land

A title search has yet to be fully completed as the original titles have been difficult to trace back to the original purchaser. The earliest located was dated 27th June 1958 and was cancelled on 22 August 1958 with no parent title information to enable searching further back.⁵

A search of the Shire of Ballarat Ratebooks did not locate land until the 1867 collection year when a Julius Mount was rated for 70 acres under cultivation for Allotments 43 and 43a Parish of Dowling Forest. A search of birth records indicates that Harry Mount may have been Julius Henry Lando Mount. In 1867 the land was valued at £57.15.0. In 1868 he had 35 acres as pasture and 25 under cultivation and the value had risen to £110. By 1869 he was noted as owning allotments 43 and 44 and having a total of 90 acres with 40 as pasture and 50 under cultivation. The value of the property remained at £110. The value of the property remained the same in 1870 with a note of "residence". The annotation of buildings is haphazard in the ratebooks with buildings not consistently noted each year. In 1871 and 1872 he had 60 acres in pasture and 30 in cultivation and the value was £100. Julius Mount's occupation was given as farmer. In 1873 he had 62 acres in pasture and 18 in cultivation and the value was again £100. In 1874 the value of the property dropped to £80. There is no entry under Mount in the 1875 ratebooks for the East Riding.

³ Parish Plan, Parish of Dowling Forest

⁴ Pastoral Review

⁵ Certificates of Titles Vol 8769 Fol.874, Vol 8192 Fol. 527

Stephen Holgate was noted in the 1864 Ratebooks as owning 1316 acres in the West Riding valued at £217.2.8. The first entry for him in the East Riding was in 1875 when he was rated for 62 acres of land and residence in the Dowling Forest Parish at a value of £60, therefore it would appear that he purchased the property at this time from Julius Mount.

In 1876 and 1877, the land was described as being of 68 acres, valued at £60 and Stephen Holgate's occupation was recorded as a salesman. In 1878 the area of land was 91 acres and the residence was again noted and the value remained at £60. From 1879/80 to 1885/85, the land was described as 92 acres, the value was £60 and Holgate was described as an Agent. In 1886 the area of land increased to 172 acres and the value of the property increased to £86 and this remained constant until 1890/91. In 1891 Stephen Holgate was described as an auctioneer and the land area was given as 172 acres being allotments 43, 43a, 62, 63 and 44. The value had increased to £100 which may indicate that the house has been improved or extended. This description and valuations remained the same in 1892 and 1893.⁶

On 27 February 1909 the sale of the property was reported on page 18 in *The Argus*:
"Messrs Charles Walker & Co (in conjunction with Messrs Holgate and Co.) on Friday sold Mr Stephen Holgate's property of 172 acres of land at Dowling Forest to Mr Oswald Coghlan for £3,100 being at the rate of £18 an acre."

Mr Oswald Coghlan owned the property until his death on 31 August 1954.

In 1958 the property was owned by Robert James McArthur and Mary Bernard McArthur and included Crown Allotments 43, 43a, 62 and 63.

On 31st December 1968 the property was owned by Thriftyway Furniture Proprietary Limited of 12 Armstrong Street North, Ballarat and consisted of Crown Allotments 43, 43a and parts of Crown Allotments 62 and 63.

The subject land, Crown Allotment 43 and 43a, has been in the one ownership since 1970.

2.4 The property owners

2.4.1 Harry Mount

Harry Mount, Stephen Holgate and Oswald Coghlan were all keen horsemen. Their decision to live on a property near Dowling Forest race course is understandable as this was the centre of horse breeding and racing in the Ballarat district. Harry Mount and Stephen Holgate were both closely involved in the Ballarat Hunt Club with Harry Mount being Clerk of Course at the Ballarat Hunt Club Races in 1868 when Adam Lindsay Gordon was secretary. They were both close friends of Gordon during his time in Ballarat and Harry Mount was in partnership with Gordon in the livery stables they operated from behind Craig's Royal Hotel in Lydiard Street, Ballarat in the 1860s. Harry Mount was also involved in gold mining share ownership in the 1860s and 1870s. Harry Mount appears to have moved away from Victoria as there is no record of his death in the state.

⁶ Shire of Ballarat Rate books, Book 1 West Riding 1864, East Riding 1866, 1867, 1868, Book 2, East Riding 1869, 1870, 1872, 1872, 1873, 1874, 1875, 1876, 1877, Book 3, 1878, 1879.80, 1880/81, 1882/83, 1883/84, 1884/85, Book 4 1886, 1887, 1889, 1890, 1890/91, 1891, 1892, 1893

2.4.2 Stephen Holgate

Stephen Holgate was born in about 1831 in Lancashire, England and arrived in Victoria in 1852 on the ship *Australia*.⁷ He appears to have travelled very soon after arrival to Ballarat as in October 1854 he is listed as one of the creditors on Bentley's Estate⁸ He was part of the business of Ettershank & Co until 1861 when he retired from the partnership⁹. He appears to have taken up land at Mount Bolton, north of Miners Rest, by June 1863 as he gives this as his address when advertising for a lost horse¹⁰. In October 1863 he is advertising sale of his household furniture as he is leasing his land but *The Star* reports on 25 February 1865 that a fire had burnt his property at Mt Bolton. This is probably the property noted in the 1864 Shire of Ballarat ratebook. His address is given as Mt Bolton through the 1860s when advertising in the newspapers.

He married Sophia Roberts in 1873 and their seven children (born between 1875 and 1893) are all born at Miners Rest. The house may have been extended to accommodate his growing family. This appears to confirm the ratebook entry that he took possession of the property about 1875.

In 1879 *The Argus* on the 9th August reported that he was breeding pure Lincoln rams. On 7 September of the same year the newspaper reports that he is judging thoroughbred horses at the Ballarat Agricultural Show.

In 1909 the report in *The Australasian* of 27 March on the marriage of Henry Spencer Holgate, third son of Stephen Holgate gives the name of the property as Capernway. Capenway is a town in Lancashire and may refer to his home town.

Stephen Holgate moved into Ballarat on the sale of the property and died in 1919. The Argus reported on his death on 15 September:

Mr Stephen Holgate, a well known Ballarat stock and station agent died at his residence, Ballarat, on Saturday, at the age of 88 years. Mr Holgate was among the early residents of Ballarat, and at one time took considerable interest in racing and hunting. He was a close companion of Adam Lindsay Gordon.

2.4.3 Oswald Coghlan

Oswald Coghlan was born in 1886, the son of James Coghlan who was a brewer in Ballarat. He became the director of the Ballarat Brewing Company, the family business. He was also very involved with racing and horse breeding.

James Coghlan was born in 1827 in Wexford, Ireland. In 1853 Coghlan moved to Victoria where he worked as a digger in Ballarat. In 1856 he was employed by Murphy's Wharf Brewery in Melbourne where he acquired his skills that would prove to be the foundation of his trade. In 1857 he returned to Ballarat and established the Pheonix Brewery at Warrenheip. He became active within the community, acting as a

⁷ Public Record Office, Victoria, Index to Unassisted Inward Passenger Lists to Victoria 1852 -1923. File 004, page 004

⁸ Reported in *The Star* of 9 June 1858 relating to the events leading up to the Eureka uprising in 1854.

⁹ *The Star* 24 June 1861 page 3

¹⁰ *The Star* 6 June 1863 Page 5

Justice of the Peace for the Bungaree Court. He served on the Ballarat Hospital Committee from 1895 to 1902, serving as President from 1899 to 1901. He was bestowed a Knight of St Gregory in Victoria by His Holiness the Pope. James Coghlan died in 1902.¹¹

The property was known as Arranmore during the time it was lived in by the Coghlan family. Árainn Mhór (English name: Arranmore) is the largest inhabited island of County Donegal and lies off the west coast of County Donegal, Republic of Ireland.

Oswald married Mary Elen Newton in 1913. According to his obituary they had seven children. Mrs. Coghlan died at Arranmore in 1942.

It is understood that the gates were on the property when the place was acquired by Oswald Coghlan. It is also believed that the swimming pool developed from an ornamental pond for the recreation of the children.¹²

In the following years, there was a fire at the house and most of it was burnt.¹³ The building was reconstructed but possibly due to post war building material restrictions, was not reconstructed to its original plan or detail.

The Argus of 1 September 1954 carried the following obituary for Oswald Coghlan: "Coghlan – On August 31, at private hospital Ballarat, Oswald Joseph Moore Coghlan, of Arranmore, Miners Rest, beloved husband of the late Mary Ellen [sic] and loving father of James, Mary (Mrs E O'Brien), Jasper, Oswald, Donal, Teresa and Margaret (Mrs W Holmes) – Requiescat in pace."

3. Existing Conditions

The property today appears to encompass the original Crown Allotments of 43 and 43a. The land has a long frontage to Howe Street with dense mature trees along the boundary. Near the centre of the boundary is the entrance way which is marked by four stone pillars with main cast iron carriage gates and flanking, matching cast iron pedestrian gates. The posts are distinguished by the main post section being cut from one large piece of basalt. These are flanked on each side by panels of picket fencing with posts capped with cast iron finials.

Leading through the front pastures is a slightly curving gravelled driveway which is flanked by some mature elm trees. This leads to a bifurcated driveway within the garden area to the west of the original house site. The garden has a curved boundary on the west to the pasture areas. The house is sited to the north of the driveway.

Screened by trees to the south west of the house is a large modern shed. To the south and slightly east of the house is the remains of an early picturesque swimming pool which has a long narrow central section with a brick base at the south

¹¹ Federation University, Ballarat and District Industrial Heritage.
https://bih.federation.edu.au/index.php/James_Coghlan

¹² Personal comment from Mr James Coghlan after discussions with his Aunt Teresa who grew up on the property.

¹³ The date of the house fire has not been ascertained. It was after 1942 and it is believed to be near the end of or after the end of World War 2 and before 1953. Discussions with the Coghlan family.

end which may have once held a diving board. There are curved ponds to the east and west divided from the central pond by walls which stop below the main outer wall height. Other curved pool areas lead off to the north east and are now partly obscured by fallen parts of a cypress tree. The pool is of brick and concrete construction and appears to date from the early part of the twentieth century. It has been reported as being known as the earliest in ground swimming pool in the Ballarat district.¹⁴

To the north east of the house is a collection of sheds which would appear to have been stables and store sheds. There is some remnant bluestone cobbles and some brick floor areas. The sheds appear to have been modified and repaired over the years and are in poor condition. Some appear to date from the early twentieth century and others appear to be nineteenth century but have had external fabric replaced. The sheds are used for storage and do not appear to retain any internal stable fittings. There is a timber shingle roof evident in one shed.

The house suffered a major fire in the 1940s or 1950s. There are two sections with hipped slate roofs and a number of bluestone footing walls remaining. There is a large cellar under what is now an outdoor terrace. The west wing of the building was constructed in 1998/99, the east wing may have some early building fabric. The central large room was reconstructed as part of the 1998/99 works having been heavily modified in the post fire reconstruction.

¹⁴ Conversation with James Coghlan grandson of Oswald Coghlan.

4. Comments on earlier heritage statements

4.1 Glimpses of a Past Era, Learmonth & District Historical Society Inc. 2005

In this publication on page 94 with a photograph of the gates and gate posts is the paragraph:

In the 1880s Mr Stephen Holgate, owner of “Arranmore”, Miners Rest, contracted Patrick Davey to build this impressive stonework and gates at the entrance to the property, Patrick Davey is also believed to have constructed the stonework for the gates at the entrance of the Redemptorists Monastery, corner of Gillies and Howitt Sts. Wendouree, at about the same time.

Talking with the author, Mr William Loader, he stated that the information about Patrick Davey and his association with the gates came for a Davey family history publication. Patrick Davey had been a contractor with the Shire of Ballarat and would probably have been involved with the assembling of the structure on the site. He was not a stone mason or cast iron founder.¹⁵

The Redemptorist Monastery was constructed in 1893. The gates do have 4 basalt pillars with central vehicle gates and flanking pedestrian gates but the scale of the pillars is much smaller and the gates are of a much simpler design. The main section of the gate pillars is composed of a number of stones, not one massive stone as used at Arranmore.

4.2 Information regarding the arrival of the gates and posts as ballast on the “Bourneuf”

It has been reported that the gates and bluestone came from Scotland as ballast in the ship Bourneuf with Tom Wickham’s Great Grandfather. A Ms Jean Reece researched the ship and an undated and unsourced article states that the Boerneuf arrived in Geelong in 1852. It is my belief that it would be highly unlikely that the gates were part of the ship’s cargo. The ship appeared to be basically an immigrant ship. If they had been ordered and were shipped, then they were probably intended for some other place as the land was not sold until 1854 and squatters were unlikely to install such large gates so far inland. The basis for this information has not been ascertained.

5. Detailed description of the gates.

The gates comprise the four main basalt pillars, the central vehicular cast iron gates, the flanking cast iron pedestrian gates and the curved timber picket fence with exposed posts capped with cast iron finials. There is also a central basalt stone in the roadway which was used to fix the gates shut.

The four gateposts are of identical height and comprise a squat base stone finished with rock faces on all sides with a chisel draughted margin on each side of each face. This tapers to a very large single piece of basalt also with chisel draughted margins but with a pointed finish. These terminated with a narrow cornice, another section to

¹⁵ Phone conversation with Mr William Loader, 2 February 2015.

match the main pillar and a moulded cornice capped with a four way gabled terminating stone.

The cast iron gates are very flat and severe in design with the main decorative element being the upright trio of flowers at the apex and upper part of the gates and drooping flowers across the mid section of the gates. These resemble bluebells which may have caused the supposition that the gates were of Scottish derivation. Each gate is fitted with a large cast iron lock and latch. These have floral decorated handles.

The timber picket fence was reconstructed in the late 1990s using the remaining fabric as evidence and reusing the cast iron capping finials. The outer posts are very large in cross section and the tops echo the cornice decoration of the main stone gate posts. The intermediate posts are all expressed and capped with cast iron finials and more modest cornice moulding.

There are no maker's marks or inscriptions on the stonework or cast iron.

The second pillar from the north has been impacted by a vehicle at some stage in the past resulting in a missing small section of stone and the main stone being rotated slightly. The post has remained structurally stable.

The stone work and cast iron gates are in substantially intact condition and appear to be stable and well maintained.

6. Summary

The property appears to have been settled from the time of purchase and used for grazing and cultivation from 1854. The earliest evidence of a residence is the note in the 1870 ratebooks.

Although the house retains some original fabric such as the slate roofs of two small sections, the large cellar and some bluestone footings, it has been substantially rebuilt in the late 1940s/1950s and undergone significant alteration and additions in 1998/99. It is very difficult to discern the original layout of the building and it is now difficult to match the one surviving painting and the surviving partial photographs of the building with the existing building. It is my opinion that there is not sufficient integrity to warrant a heritage overlay on this building.

The stable buildings and store sheds to the north east of the main house retain some form and some building fabric which demonstrate their original use. All the buildings appear to have had ad hoc changes over the years resulting in lowered integrity and they are all in poor to very poor condition. It is my opinion that they are below the threshold for integrity and condition for placing them under a heritage overlay. The work that would be required to retain the buildings would be similar to almost total reconstruction and not conservation.

Although the history of the swimming pool has not been ascertained with certainty, it is of a highly unusual form and at this stage I believe that the area should be protected under heritage overlay pending further investigation into its provenance and the statement that it is the earliest in ground swimming pool in the Ballarat region.

At this stage no definitive information has been located on the date or origin of the gate posts. The flat nature of the casting and the design may indicate that the gates and posts are of early twentieth century design and may date from the occupation of the Coghlan family. It is known that the level, curved western lawn of the house was installed as a croquet lawn by Oswald Coghlan¹⁶ and he may have undertaken other substantial upgrades to the property including the swimming pool after acquiring the property. The gates display some similarities to the gates at Killarney near Dunnstown which were designed by Ballarat architects Clegg and Millar in 1897. The Killarney gates have very similar basalt pillars but a more geometric design to the cast iron. Another link to George Clegg is that he designed James Coghlan's house in Ballarat in 1888.

The entry way including the picket fences, boundary planting and large flanking trees have been a landmark in Howe Street for over a century. The slightly curved entrance driveway, mature trees and remnant homestead building, altered sheds and remains of an early swimming pool all contribute to the heritage significance of the property.

It is my opinion that the entrance way, comprising stone pillars, cast iron gates, central stone for fastening, flanking reconstructed picket fence and posts with cast iron cappings should be retained in situ on enough land to ensure that they can be interpreted and with some planting flanking the entry.

If the gateway must be relocated, it should be relocated as the entry to the retained remnant residence to retain the relationship of the two parts of the property.

7. Recommendation

It is my opinion that a Heritage Overlay be applied to the gates (including the four basalt pillars, cast iron gates, central basalt stone for fixing and the flanking reconstructed timber picket fence with exposed posts and cast iron capping finials), sufficient land to retain at least one mature tree to each side of the gates, the existing curving driveway with sufficient land to retain the mature trees flanking the driveway, and the area occupied by the swimming pool.

¹⁶ Information from Coghlan family phone call, 21/1/2015



Photo 1 Gate posts and cast iron gates



Photo 2 Detail of pedestrian gate



Photo 3 Detail of lock and cast iron handle



Photo 4 Detail of central stone slab for fastening gates



Photo 5 Pillar showing slight damage and rotation.



Illustration 1 Copy of painting of house prior to fire.



Illustration 2 State Library of Victoria, John T Collins Collection, 9 April 1983.
Showing gates and picket fences prior to reconstruction.



Illustration 3 Gates at Killarney, Dunnstown, 1901 have a similar scale and layout but differ in detail and cast iron pattern. They were designed by George Clegg, architect of Ballarat, who had also designed James Coghlan's home in Ballarat in 1888 and if the gates date from Oswald Coghlan's ownership may possibly have been the architect.¹⁷

¹⁷ Information about George Clegg from Vernon Collection Catalogue, Ballarat Fine Art Gallery, Peter Vernon 1992

Statement of Significance

What is Significant?

The entry gates and associated picket fencing and planting, the form of the existing entry road and planting from Howe Street to the entry to the house garden and the remains of the early ponds/swimming pool have significance as remaining items of the development of a family farm and horse stud of the nineteenth and early twentieth century. The farm was first owned and farmed from 1854 by Harry Mount who was well known in horse riding circles in Ballarat and a friend and partner of Adam Lindsay Gordon in the horse stables that operated from Craig's Hotel. The property was then owned from 1875 to 1909 by Stephen Holgate a stock and station agent with horse breeding and owning connections. From 1909 until 1954 the property was owned by prominent brewer and racing identity Oswald Coghlan. The date of construction of the gates is as yet undetermined but appear to date from at least 1910 and they have been a major landmark on the road to Miner's Rest. The roadway appears to date from the mid to late nineteenth century providing the one entry to the house and garden area. The ponds/swimming pool appear to date from the late nineteenth or early twentieth century. The conversion to (or construction of) the swimming pool is said to be the earliest private swimming pool in Ballarat. The main house was gutted by fire in the mid twentieth century and the remaining stable and farm buildings have been substantially altered and therefore the significant fabric remaining to interpret the site are the gates, driveway and ponds/swimming pool.

How is it significant?

The gates, driveway and ponds/swimming pool are aesthetically and historically significant at a LOCAL level.

Why is it Significant?

The gates, gateposts, flanking picket fence, central stone for fastening and adjacent mature trees, driveway and ponds/swimming pool at 80 Howe Street, Miners Rest are historically significant for the association with a substantial and affluent family farm and horse stud development in the late nineteenth and early twentieth century. (Criterion A). The property is associated with three owners with prominent association in horse breeding and racing circles in Miners Rest and Ballarat, Harry Mount, Stephen Holgate and Oswald Coghlan (Criterion H)

The entry gates are aesthetically significant for demonstrating late nineteenth and early twentieth century design qualities, being the substantial scale, materials and design of the stone pillars and cast iron gates (Criterion E). The single piece of basalt for the main section of the gate pillars is rare. The flat nature of the castings for the gates and the sinuous floral nature of the pattern which appears to be a precursor to Art Nouveau decoration are unusual and distinctive. No similar design has been found in the region. The flanking timber picket sections of fence, although reconstructed are part of the original entry and complement the central gates. The entry is a landmark in the region.

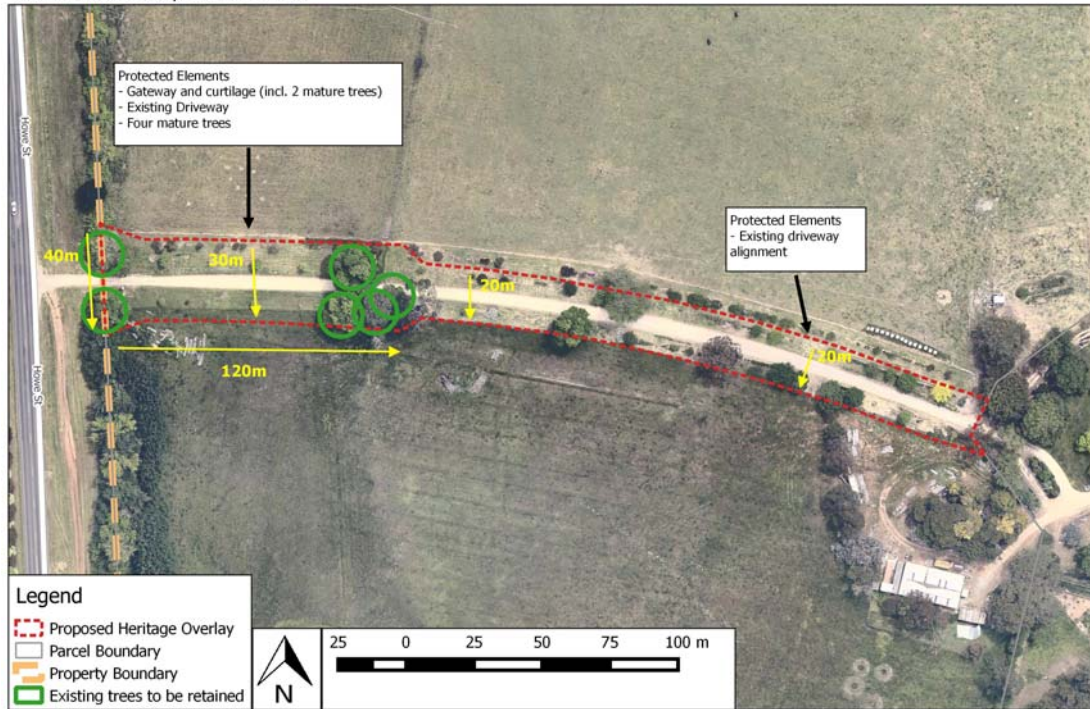
The ponds/swimming pool are aesthetically significant for demonstrating late nineteenth and early twentieth century design qualities, being the unusual curved shape forming a rounded H plan with subsidiary channels and ponds. The design

incorporated (or was altered to) a central lap pool across the flanking ponds. The early date of the private swimming pool is also significant.

Addendum

Proposed Heritage Overlay (HO) Boundary 80 Howe Street, Miners Rest

March 2015



Proposed Overlay Area map as supplied by the City of Ballarat