

A photograph of a traditional Japanese house with a red-tiled roof and a white fence in the foreground. The house is partially obscured by a large green tree on the left and a white fence runs across the middle ground. The background shows more trees and a clear sky.

CROWN ALLOTMENT 4, SECTION 12,  
TOWNSHIP OF BEECHMOUTH,  
COUNTY OF BOGORA,  
3

139° 21' 20"  
(67.90)

139° 30'  
(14.75)

23° 07'

24° 3' 36"

ROAD

PLAN SURVEYED BY  
K.A. REED, PTY. LTD  
71 REID ST, WANGARATTA  
REF. No W53613

**Victorian Heritage Register (VHR) Number**

H0354

## **Heritage Overlay Numbers**

HO55

## **VHR Registration**

October 9, 1974

## **Amendment to Registration**

January 5, 1979

## **Heritage Listing**

Victorian Heritage Register

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## **Statement of Significance**

Last updated on - July 2, 2004

What is significant?

The house at 10 John Street was built in stages. In 1862 a miner named R Chant built a 16ft x 12ft calico tent with slab walls on the site. The slab walls were later replaced by weatherboards and the calico roof by shingles. This early structure probably comprises the central part of the present three gabled building. The principal section, built of brick with decorated barge boards and a verandah round three sides, probably dates from c1878. A notable feature of the house is its various additions, which are well documented, and its evolution from a miner's tent to a more conventional picturesque cottage with some pretension, as expressed in the decorative barge boards. The house is located close to the old gold mining area and is an interesting survivor of the gold rush period.

The house at 10 John Street is a single storey brick and weatherboard building made up of three gable roofed sections of different ages. The central part was originally a slab walled tent, which became a small miner's cottage with two rooms. Adjoining this on one side is a gabled brick section with fine decorative barge boards similar to those on several other houses in Beechworth. The house is an essential element of this important historic town. The low timber picket fence shown in early illustrations of the house has been removed. The windows and doors have been considerably altered, and the brickwork has been painted [1976 study]. The timber verandah posts have been placed on rendered brick pedestals.

[This information was obtained from the RNE citation, which does not give the date of the other section of the house. The National Trust Statement of Significance states that the three stages were built in 1864, 1872 and 1876. More research needs to be done to establish the correct dates and the present condition of the house.]

How is it significant?

The house at 10 John Street Beechworth is of historical and architectural significance to the State of Victoria.

Why is it significant?

The house at 10 John Street is historically significant as a survivor from the early days of Beechworth and as an essential element of this historic gold town.

The house at 10 John Street is architecturally significant as a surviving example of a small early miner's cottage, and for its documented evolution from a miner's slab walled tent to a picturesque cottage.

*[Online Data Upgrade Project 2004]*

## 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 Heritage Victoria 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 the Executive Director, 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 all works shall be in accordance with it. **Note:** A Conservation Management Plan or a Heritage Action Plan 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 determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions. **General Conditions:** 5. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable. **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 must 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.

Construction dates        1862, 1878,

Heritage Act Categories   Registered place,

## History

The house at 10 John Street was built in stages. In 1862 a miner named R Chant built a 16ft x 12ft calico tent with slab walls on the site. The slab walls were later replaced by weatherboards and the calico roof by shingles. This early structure probably comprises the central part of the present three gabled building. The principal section, built of brick with decorated barge boards and a verandah round three sides, probably dates from c1878. A notable feature of the house is its various additions, which are well documented, and its evolution from a miner's tent to a more conventional picturesque cottage with some pretension, as expressed in the decorative barge boards. The house is located close to the old gold mining area and is an interesting survivor of the gold rush period.

## Extent of Registration

Historic Building No. 354, Building, 10 John Street, Beechworth (to the extent of the house and area of land within the red perimeter defined on the plan approved with this Order), Part Crown allotment 4, Section T2, Township of Beechworth, Parish of Bogong.

[Victoria Government Gazette No.3 5 January 1979 p.47]

*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/>*