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# ROSEMUNDY HOUSE



John Goyne's factory  
(demolished)



South elevation of  
Rosemundy House, with the  
scullery, c.1858 at centre, the  
'gold office' at right and the  
west wing, c. 1890s, at left.



East elevation, the  
verandahed component at left  
dates to c. 1867, the faceted  
bay window to the 1890s and  
the north wing, at right, to  
2007.



West elevation, 1890s.

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## Location

15 ROSEMUNDY ROAD, EPSOM - PROPERTY NUMBER 203261, GREATER BENDIGO CITY

## Municipality

GREATER BENDIGO CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO421

## Heritage Listing

Greater Bendigo City

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## Statement of Significance

Last updated on - November 7, 2023

### What is significant?

Rosemundy House is a substantial and evolved single-storey Italianate red brick and stuccoed house. It was built in multiple stages from 1858. As originally built, a weatherboard factory was located to the east of the house. The factory was used for the manufacture of the quartz stamper components that made Goyne's fortune. A depression to the east of the house indicates the location of the factory. Goyne's original house was a small brick construction at the south of the present house, now known as the scullery. As his business prospered, the house was expanded to the north, with a passage leading from the scullery providing access to bedrooms and reception rooms. At its height the property comprised eight hectares (20 acres). As well as the main house, built structures included a laundry, stables (also demolished) and a 'gold office'. The latter is extant and is assumed to have had an administrative function associated with the factory operation, rather than a role involving the storage or holding of gold, or perhaps even a household/domestic role.

### How is it significant?

Rosemundy House is of local historical and aesthetic/architectural significance.

### Why is it significant?

Rosemundy House at Epsom, an essentially Italianate residence built in stages from 1858, is of local historical and aesthetic/architectural significance. Historically (Criterion A), Rosemundy House was established by the successful miner turned quartz stamper component manufacturer, John Goyne (1826-1907). The property was originally developed with a timber factory (since demolished) and a small red brick 1858 dwelling to its east, which survives as the scullery to the enlarged residence. The expansion of Rosemundy House in 1867 and again in the 1890s reflects Goyne's growing commercial success and social status; the 1867 addition also provided for Goyne's family with whom he was reunited after a long separation. At its height, the estate extended for over eight hectares, and included a substantial orchard and two-storey stables, of which the footings survive. Rosemundy House is also significant for the combination of private residence and factory/place of work at a single property. The survival of the free standing 'gold office' is also an unusual element, which enhances the significance of the property. The association with John Goyne is additionally important (Criterion F), as he was a prominent and respected member of the local community, a councillor for 15 years from 1881, and president of Huntly Shire in 1883 and 1895. His son, Davey, continued to manage the factory after John's retirement, although business slowed from the 1890s with the decline of quartz reef mining.

Rosemundy House is of local aesthetic/architectural significance (Criterion E). It is a substantial evolved nineteenth century dwelling set within a generous garden setting. The earliest (1858) component is a humble red brick building with limited architectural pretension, typical of goldfields buildings of the period. The 1867 and 1890s additions are essentially Italianate in character and of greater scale and substance. All these elements are substantially intact to their periods of construction. The 'gold office', although modest, is also significant. Its simple detailing and vertical proportions are distinctive; its visual relationship with the main house and former factory site is additionally an aspect of its significance, emphasising its original role within the property. The property overall is further enhanced by the substantial garden setting, with open fields to the east.

## Theme

4. Transforming and managing the land 5. Building Victoria's industries and workforce 6. Building towns cities and the garden state

Heritage Study/Consultant Greater Bendigo - Heritage Policy Citations Review, Lovell Chen P/L, 2011;

Construction dates 1856,

Hermes Number 184746

## Physical Description 1

Rosemundy House, built from 1858 for John Goynes, is located on Rosemundy Road, to the east of Goynes Road. The large, asymmetrical allotment comprises a substantial and evolved single-storey Italianate red brick and stuccoed house to the west, a freestanding 'gold office' and outbuildings to the east. A depression between the house and outbuildings, which was the site of the former factory, is used as a barbeque/seating area.

The earliest part of Rosemundy House, forming the south wing, is a small red brick construction, rectangular in plan with a gable roof clad with corrugated galvanised sheet steel, crude barge boards and a simple face brick chimney at its west end. There is distinctive post-supported convex verandah to the south elevation. Between 1858 and 1867 this was John Goynes's principal residence. A relatively recent infill connects the 1858 component (known as the scullery) to the main component of the residence to the north, built in 1867 with additions in the 1890s and 2007.

The main component of the building has a hipped roof in corrugated galvanised steel, with steel finials and cream bricks to the chimney corbels. Its principal presentation is to the east, facing Bendigo Creek. This east elevation, L-shaped in plan, comprises a recessed timber-posted verandah, with elaborate cast iron lacework, and a projecting bay to the north. The projecting bay, which provided a formal reception space, is believed to date to the 1890s and has faceted windows with elaborate, classically-inspired moulding surrounds. Internally, the space survives with a high level of integrity. The original west elevation of the 1867 addition has been enclosed by a symmetrically-composed west wing, also believed to date from the 1890s, with hipped roof and full-width verandah supported by metal poles with an elaborate cast iron lacework frieze. There is a central door with fanlight and sidelights, although the door itself is modern, and a flanking pair of double hung sash windows. The 2007 addition to the north is a long narrow wing, with a faceted north window. The addition continues the red face brick, hipped roof form and generally Italianate character of Rosemundy House.

The 'gold office' to the east of the house is a single-storey construction built of red face brick. Although on a tight rectilinear footprint the building achieves a sense of verticality. The gable roof is clad with corrugated galvanised sheet steel. There is an external chimney breast to the south, and an addition (WC?) to the north. The face brick chimney stack is surmounted by dog tooth brickwork and a two-course cornice. The north gable has decorated barge boards, a gable cross-bar, a square timber vent and timber finial. The timber work is generally in poor condition. The date of the building has not been established.

To the north, east and south there is a generous garden, with open fields to the east and the creek beyond. The footings of the former stables, a two storey timber building, are to the north of the house, and a cellar is to the west of the scullery (the 1858 part of the house). A gable roofed outbuilding with bush pole frame and timber slab walls is also located to the west of the allotment. The open setback and turning circle to the south is of recent origin; it is believed that the property was originally accessed from the north. Some machinery related to the factory, including a large boiler, survives at the site.

*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/>*