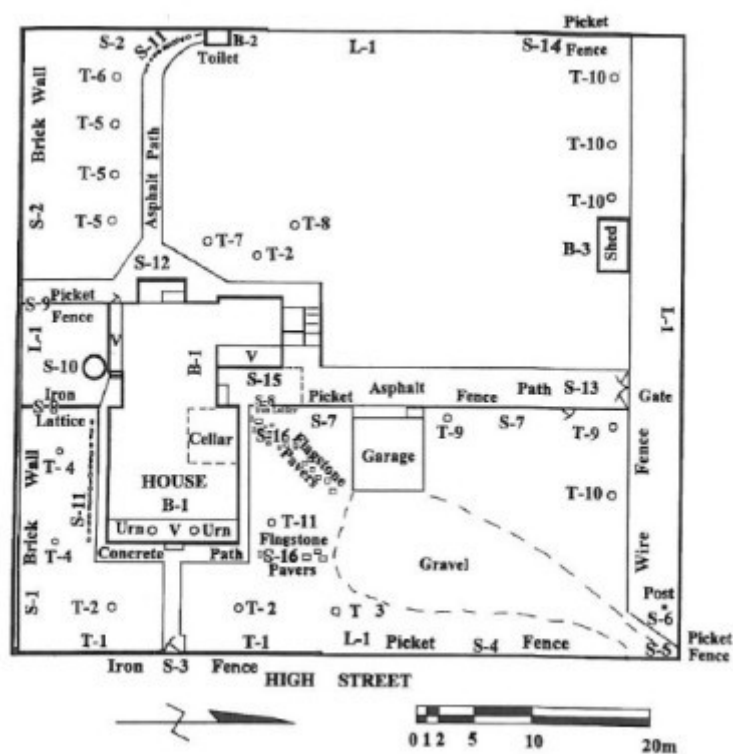




1 lauriston high street maldon
front verandah sep1997



MOUNT ALEXANDER SHIRE

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H1421

Heritage Overlay Numbers

HO115

VHR Registration

February 12, 1998

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - June 2, 2000

Lauriston was built in 1866 for the mining entrepreneur Robert Dent Oswald who named it after his home town in Scotland. It stands in a prominent position at the entrance to the town, overlooking the former crushing works once owned by Oswald. Lauriston is a single storeyed, symmetrical house constructed of dressed Malmsbury bluestone and rendered schisty stone from the quarry of the stonemasons, Bowe & Sons, with a slate roof and an elaborate timber verandah.

Lauriston is of architectural, historical, aesthetic (landscape) and scientific (horticultural) significance to the state of Victoria.

Lauriston is architecturally significant as an ornate cottage from the gold rush period with a wealth of original detail. It is noteworthy for its unusual treatment of the local schisty stone which has been rendered, the only exposed material being the dressed Malmsbury bluestone used in the window surrounds and the front facade. The elaborate timber front verandah is distinctive, characterised by fretted valances, brackets and a turned timber balustrade. The front fence and gate, an iron palisade fence with stone plinth and gateposts and a gate with a wrought iron arch and radiating spikes, are noteworthy. The interior fixtures and features of particular significance include fine examples of joinery especially the doors, cupboards, and skirtings; marble fireplaces, elaborate pelmets; concealed shutters folding from the reveals of the windows and remains of early wallpaper behind the shutters. The two elaborate glazed urns with decorative grape vines in relief are important works of art believed to have been brought out from Britain by Oswald.

Lauriston is historically significant for its associations with Robert Dent Oswald, who played an important role in the mining industry of Maldon. Oswald was also a Justice of the Peace, member of the Maldon Shire Council and its president. The highly intact state of Lauriston, its solid construction and location demonstrate the lifestyle and status of the Oswald family. The house continued its associations with the mining industry when it was purchased in 1911 by John Bowen, the manager of Oswald's mine. Both the house and garden retain a high level of integrity. Original fences, including a lattice fence around the kitchen garden and a picket fence at the front, remain. Other original features include the well, the laundry and boiler at the rear, the cellar, the kitchen with its original hearth place and pantry, the flagstone courtyard and timber slatted Venetian blinds.

Lauriston is aesthetically significant and of horticultural value due to the use of plants and fences to create an enclosed garden with garden compartments, and the established fruit trees and grape vines. The *Pittosporum undulatum* hedge, brick walls, iron lattice and picket fences and gates are of outstanding form, and the iron lattice

is a rare example of fencing in Victoria, The mature row of citrus trees is a fine example of a citrus grove and the three *Euonymus japonica* are large examples of the species.

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:

EXEMPTIONS FROM PERMITS:

(Classes of works or activities which may be undertaken without a permit under Part 4 of the Heritage Act 1995)

General Conditions:

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.

Should it become apparent during further inspection or the carrying out of alterations 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 alteration shall cease and the Executive Director shall be notified as soon as possible.

If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it.

Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions.

Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authority where applicable.

Exterior

Minor repairs and maintenance which replace like with like.

Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, antennae, aerials etc, and making good.

Installation or repair of damp-proofing by either injection method or grouted pocket method.

Repair or replacement of timber paling fences and gates.

Erection of small, plain (not "period") outbuildings including sheds, aviaries, kennels, poultry sheds and the like provided that they are not visible from the front garden and provided that no new outbuilding is larger than 10 square metres in floor area or 2.4 metres in height.

Interior

Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of the original paint or other decorative scheme.

Removal of paint from originally unpainted or oiled joinery, doors, architraves, skirtings and decorative strapping.

Installation, removal or replacement of carpets and/or flexible floor coverings.

Installation, removal or replacement of curtain track, rods, blinds and other window dressings.

Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted artworks.

Refurbishment of bathrooms, toilets and or en suites including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings.

Installation, removal or replacement of kitchen benches and fixtures including sinks, stoves, ovens, refrigerators, dishwashers etc and associated plumbing and wiring.

Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and provided that the location of the heating unit is concealed from view.

Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed and any original light switches, pull cords, push buttons or power outlets are retained in-situ. Note: if wiring original to the place was carried in timber conduits then the conduits should remain in-situ.

Installation, removal or replacement of bulk insulation in the roof space.

Installation, removal or replacement of smoke detectors.

Landscape

The process of gardening, hedge clipping, removal of dead plants, emergency and safety works and landscaping in accordance with the original concept.

Management of trees in accordance with Australian Standard, Pruning of amenity trees AS 4373

Removal of plants listed as State Prohibited and Regionally Controlled Weeds in the Catchment and Land Protection Act 1994

Repairs, conservation and maintenance to hard landscape elements, asphalt paths, quartz stone edging, fences and gates and gravel driveway.

Installation, removal or replacement of garden watering systems.

Construction dates 1866,

Heritage Act Categories Registered place, Registered object integral to a registered place,

Hermes Number 3662

Property Number

Extent of Registration

NOTICE OF REGISTRATION

As Executive Director for the purpose of the Heritage Act, I give notice under Section 46 that the Victorian Heritage Register is amended in that the Heritage Register Number 1421 is now described in the category as a Heritage Place:

Lauriston, 9 High Street, Maldon, Mt Alexander Shire Council.

EXTENT

1. All the land marked L-1 on Diagram 604855 being all of the land described in Certificate of Title Volume 8847, Folio 206 (Allotment 5); Volume 5693, Folio 413 (Allotment 6) and part of Volume 4289, Folio 601 (Allotment 4A), held by the Executive Director.

2. All of the building known as Lauriston marked B-1, Toilet B-2, and Shed B-3 shown on Diagram 604855 held by the Executive Director.

All of the structures marked as follows on Diagram 604855 held by the Executive Director:

S-1 Brick Wall (formerly Hotel Wall)

S-2 Brick Wall

S-3 Iron Palisade Fence

S-4 Picket Fence

S-5 Picket Fence

S-6 Gate Post

S-7 Picket Fence

S-8 Iron Lattice Fence (X2)

S-9 Picket Fence

S-10 Underground Water Tank

S-11 Quartz Stone Edge

S-12 Asphalt Path

S-13 Asphalt Path

S-14 Picket Fence

S-15 Flagstone Pavers

S-16 Flagstone Pavers (X2)

4. The trees and shrubs marked as follows on Diagram 604855 held by the Executive Director.

T-1 Pittosporum undulatum hedge

T-2 Euonymus japonica (X3)

T-3 Pittosporum undulatum

T-4 Ficus Carica (X2) (Fig)

T-5 Citrus cv. (Orange X3)

T-6 Citrus cv. (Lemon)

T-7 Morus nigra (Black Mulberry)

T-8 Prunus armeniaca cv. (Apricot)

T-9 Prunus dulcis cv. (X2 Almond)

T-10 Schinus molle var. areira (X4)

T-11 Eriobotrya japonica (Loquat)

5. All of the following movable objects: the two glazed urns with grapevine decoration in relief located on the front verandah.

Dated 5 February 1998

RAY TONKIN

Executive Director

[Victoria Government Gazette No. G6 12 February 1998 p.353]

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/>