

GORDONVILLE



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Location

38 ADAIR STREET MALDON, MOUNT ALEXANDER SHIRE

Municipality

MOUNT ALEXANDER SHIRE

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0412

Heritage Overlay Numbers

HO983

VHR Registration

December 3, 1975

Amendment to Registration

September 28, 1977

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - June 11, 1999

What is significant?

A brick residence was recorded as existing on the site at the corner of Adair and High Streets in the earliest Maldon Rate Book of 1866. The recorded owner, Thomas Blenkiron, purchased the land in 1861, erected the residence by 1866 and subsequently sold it to John Lewis, a miner, in 1867. It remained in this family's ownership until 1894 when it was sold to James Rule, a legal manager who had arrived in Maldon in 1866 and took the mining lease of the South German Mine with Isaac Daniels. Rule became legal manager of this and other mines in the Maldon, Ballarat and Ararat districts. The house was owned by the Rule family until the 1920s. Throughout this period, the recorded value of this house was much greater than many other dwellings in Maldon.

Maldon's wealth was based on quartz mining, with mines well established by the late 1850s. The town was surveyed and sites were sold in 1856, and from this date substantial and permanent buildings were constructed. Because of the nature of quartz mining, many miners bought sites and subsequently built houses throughout the town and by 1861 Maldon was the eighth largest town in Victoria. Quartz mining was profitable in Maldon until the early 1900s, with, in fact, a revival in the 1890s due to depressed economic conditions in other areas.

It appears that the house was built in two stages, although this is not reflected in the Rate Book valuations. It has been suggested that the first section, built by 1866, comprised two rooms each side of a central passageway, with the main entrance from Adair Street. An external concave verandah appears to have fronted Adair Street. The second stage would appear to have been added in the 1890s, probably by James Rule after he acquired the property in 1894. It included a ballroom, anteroom and new entrance hall from High Street and a new verandah which encircled both the High Street and Adair Street facades. It would also appear likely that the rear section, including kitchen and service areas, was added at this stage.

The house is a single storey brick dwelling with a render finish. The Adair Street frontage has quoined corners and an extensive verandah, with cast iron valance, encircles three sides of the house. A gable end, which faces High Street and defines the position of the ballroom, is of pedimented form, incorporating a cornice, architrave and acroteria and contains a bay window with spiralling Corinthian columnettes, a stylised architrave and lead light window panels.

The interior of the house is dominated by the elaborately decorated plaster ceiling of the ballroom. This features a finely detailed cornice and frieze and concentric ceiling details which incorporate a simple perimeter moulding and floral designs with a three-dimensional appearance. Etched glass doors lead into the ballroom which contains a black marble fire place, flanked by recessed arches. Similar arches also flank fireplaces in the four rooms which were thought to be built earlier. The plaster work in the entrance hall and sitting room is less elaborate, but complements that of the ballroom.

How is it significant?

Gordonville, Maldon is of architectural and historical significance to the State of Victoria.

Why is it significant?

Gordonville, Maldon is of architectural significance due to its elaborate ballroom interior which is exceptional and intact. It contains some fine and unusual detailing, including the ballroom window and gable end. It is a substantial house which is conspicuously located in the historic township of Maldon.

The residence is of historical significance as an example of a house first built in the 1860s when quartz mining was developing in the area, and then extensively added to in the 1890s in a period when the town of Maldon was relatively prosperous, while many areas in Victoria went into decline. It is illustrative of these stages of Maldon's development and, together with many other intact examples in the town, forms an important collection of 19th century buildings. Its association with the Rule family, who resided in Maldon for many years, is also significant.
[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 1866, 1894,

Heritage Act Categories Registered place,

Hermes Number 672

History

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The draft statement of significance and the above history were produced as part of an Online Data Upgrade Project 2004. Sources were as follows:

Jacobs, Lewis, Vines. *Maldon Conservation Study*. 1977.

Reports on Heritage Victoria file, including submission to the Historic Buildings Council, 1975

(This statement of significance has been largely based on reports contained in the Heritage Victoria file. The source of some of this information has not been substantiated.)

Extent of Registration

No 202B. Dwelling, Corner High and Adair Streets, Maldon, Crown allotment 1, section 4, Town of Maldon, excluding the eastern kitchen-laundry section, the interior of the bed sitting room on the northern side and the interiors of the four bedrooms on the southern side.

[*Victoria Government Gazette* No.101. December 3, 1975 p.3975]

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/>