

HERITAGE PLACE

NAME OF PLACE: CHEVIOT HILLS HOMESTEAD COMPLEX

ADDRESS/LOCATION OF PLACE: Ritchie Street PENSURST

STUDY NUMBER: 341

HERITAGE OVERLAY NUMBER:

PRECINCT: outside

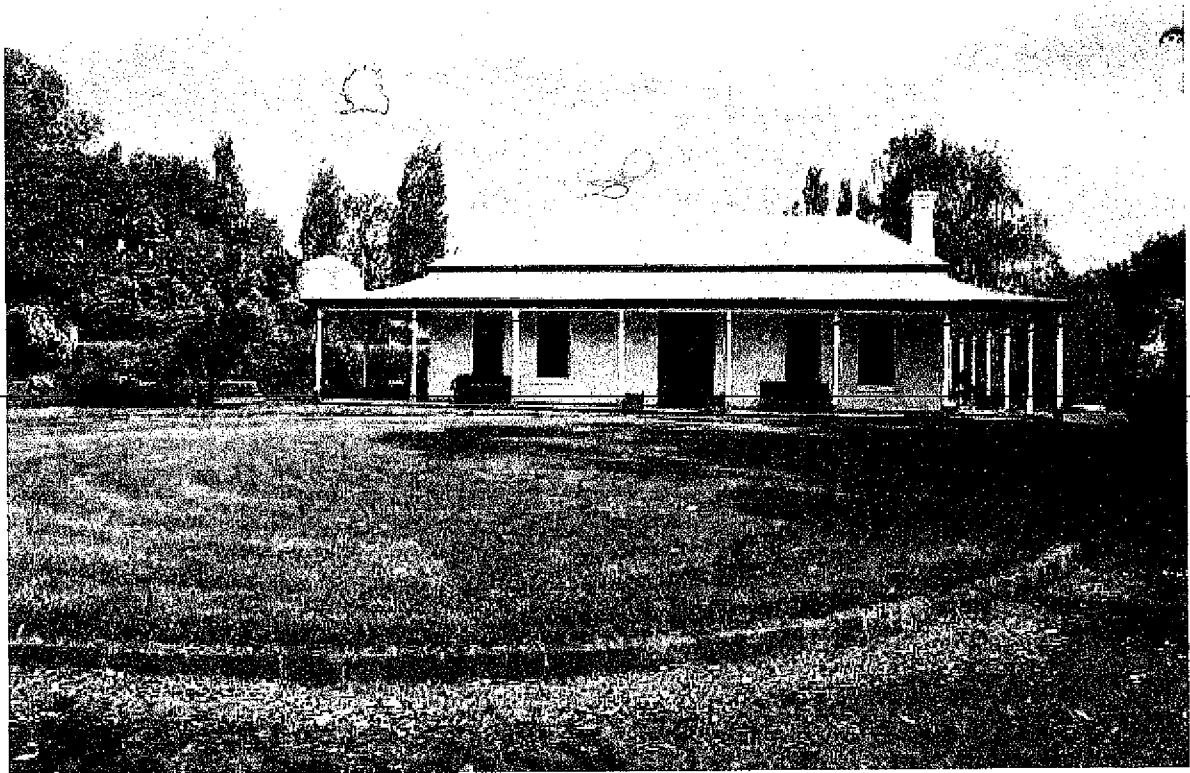
LOCAL GOVERNMENT AREA: Southern Grampians Shire

ALLOTMENT: 1-3 of 3, 4 & 6 of 4 **SECTION:** 3 & 4 **PARISH:** PARISH OF YATMERONE

ACCESS DESCRIPTION:

CFA 475C 23 & 24; VicRoads 233 L M & N12; located on the south side of Ritchie Street, Penshurst and extending to the west as two sites approximately 1.5kms apart.

SIGNIFICANCE RATING: Local



Cheviot Hills, Penshurst, "Eden" or second homestead

Image Date: 29/04/02

EXTENT OF LISTING:

To the extent of: 1. All the original homestead complex including the first homestead (now a barn), the second homestead (partly ruinous), the men's quarters and associated outbuildings, and the woolshed, and 2. All the land around the first and second homestead for a sufficient curtilage, and 3. All the third homestead (but excluding the interiors), the associated outbuildings and the surrounding garden and yards.

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PHYSICAL DESCRIPTION:

The first homestead was a simple vernacular stone cottage, probably of two rooms. From an early photograph, it had a central front door, windows on either side with square proportions, a massive chimney at the southern end, possibly a timber skillion addition at the southern end and a shallow pitched hipped roof. The front and internal walls have been demolished, the chimney removed and the roof replaced but the form of the building survives. The second homestead, located immediately to the north-east, was built in at least two stages. The earlier part was a two-roomed cottage with the front door opening into the main room. The front door is partly glazed with three panes in each of the two upper panels. There is a small rectangular fanlight above the door. The main room is simply detailed but finer than might be expected. It has a chimney at the southern end and deep arched niches on either side of the chimney breast. The mantel has been removed. The ceiling is coved slightly to accommodate the roof and, although unnecessary, this continues along the internal wall and across the chimney breast. Remnants of early interior decoration survive. A door leads into the smaller room. Both rooms have doorways opening to the rear and both had relatively large windows, almost certainly 12 paned double hung sashes. The smaller room also has a square, high level opening in the northern wall. This may have given access to a passage because beyond there is a stone chimney breast with ruinous footings between it and the cottage. On the rear or western wall of the cottage there is render and plaster, again indicating an extension behind the cottage to the west. Other physical evidence, such as the detailing of the rear doorways as internal, indicates substantial structures but it is impossible to say, without further research, what they were like exactly or if they were built in one or more stages.

Well to the north west of the cottage are the stone men's quarters. These are the usual long rectangle in plan with a large chimney for cooking at the eastern end. Two of the three doors are framed in red brick, suggesting that they are later alterations. The windows are 12 paned double hung sashes. The hipped roof is corrugated iron. The interiors have had a basic modernisation and a later twentieth century cream brick chimney has been introduced between the middle and western rooms. Other timber outbuildings survive nearby in very poor condition.

The later homestead, formerly called "Eden", is a single storey stone house with a verandah on three sides. The house is symmetrical about the front door, conventional with its sidelights and fanlight, and having pairs of windows on either side. The verandah has been changed twice from its original, once in the early twentieth century when piers replaced posts and a pedimented porch was introduced, and then in the later twentieth century when it was generally returned to its former appearance. The chimneys for the front rooms are in the side walls. The house has three original wings, the two service wings forming a courtyard since built in about 1900. The interiors are much altered from their original condition but the house retains its nineteenth century scale, form and plan.

There are several domestic outbuilding to the side and rear of the house. These include staff quarters, stables and coachhouse, a motor garage, etc. There is an extensive mature garden including large trees, an orchard and a former vegetable garden. The circular drive and lawn in front of the house appears to have survived from the earliest times.

The whole of the Cheviot Hills property appears to have been landscaped according to the Picturesque aesthetic. The first homestead was sited on the edge of the lava flow from Mount Rouse and close to a permanent spring which created a small lake. This was planted out as a pinetum, with many of the trees surviving. It faced towards the volcano of Mount Rouse and, across the lake, enjoyed a diagonal view towards Mount Sturgeon and Mount Abrupt in the Grampians range. To the rear, again on the perpendicular axis, is Mount Napier but there is no evidence that this prospect was employed in the design although it may have been. An early photograph shows a well developed garden around the second stage of the first homestead and a substantial hedge. The gate in the hedge would have aligned with the axis towards Mount Rouse. (Members of the household disport themselves artfully on the rocky slope facing the photographer and Mount Rouse while a

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child looks across the lake, out of the frame, towards the Grampians. There is also a bullock dray with six beasts pulled up.) Almost nothing survives of the early garden, hedge and gate which appear in the old photograph. The second homestead, called "Eden", which faces due north was also surrounded by a garden of several compartments. An early twentieth century photograph shows what the garden was probably like in the late nineteenth century. There is an extensive paved area in front of the house with a circular bed on axis with the front door and a drive down the east side. Further to the east are areas for growing vegetables, flowers and fruit. The service yard is at the rear and the west side is heavily timbered. There is no indication that the prospect towards the Grampians in the north was taken advantage of, but it may have been. Much of the structure and some major plantings survive. Beyond the homesteads, the landscape was improved by the planting of groves of pines on rocky outcrops. It was further linked by stonewalls in various directions. Although in poor condition, these features can still be read as an improved landscape.

HISTORY:

The land on which the two halves of the Cheviot Hills Homestead Complex stand, was originally either part of John Cox's Mount Rouse or Alexander Donaldson's Purdeet squatting runs (B&K, 1974, 51, 253 & 267). Cox's run was taken up in 1839 but cancelled in 1842 while Donaldson's was not taken up until 1843 or 1844. Cox was forced to abandon his run for the establishment of a local Aboriginal Protectorate, triggered by the killing by Aborigines in May 1840 of Patrick Codd, an employee of the Wedge brothers at the Grange squatting run (Garden, 1984, 17). The 'murder' marked a serious deterioration in the relationship between blacks and whites. The Port Phillip Aboriginal Protectorate had been established in 1839 with George Augustus Robinson in charge (ADB, Vol. 2, 1979, 385-7). Charles Sievwright, the Assistant Aboriginal Protector, was sent from Geelong to investigate in June 1840.

On the basis of Sievwright's report and the recommendation of his superior, George Augustus Robinson, the government established the Protectorate at Mount Rouse because it was a traditional Aboriginal meeting place. It appears to have been centred on the springs now part of the Botanic Garden reserve. The Map of Australia Felix published by Thomas Ham in 1847 shows an area of one hundred square miles for the Protectorate, a square of ten miles by ten miles more or less divided into quarters by the roads running north-south and east-west. The Map Showing the Pastoral Holdings of the Port Phillip District 1835-1851 prepared by A. S. Kenyon and published by the Victorian Historical Society in 1932 shows the same square but only the top half is called the Protectorate while the lower west quarter is called Purdeet and the lower east corner is called Kolor. The 1855 Portland Bay District Stock Assessment Roll includes an entry for D. Hutton at Purdeet and D. Hutton at Gazette (Fawcett).

A feature plan prepared by the Surveyor, Robert Hoddle indicates a small cluster of buildings towards the northern end of what, in 1858, became the Police Reserve of the new township of Peshurst. These structures on the rise immediately to the south of the springs are on the public reserve now occupied by the ambulance station, police station, courthouse and post office. They may have been built by Cox and re-used by the Protectorate. The plan also shows a grave, possibly Cobb's, about 0.5km to the north-west. When the community called for permanent police protection in 1860, the officer in charge of the Belfast police district considered the proposed accommodation to be "in a most dilapidated condition and certainly not fit for any human being to live in, in fact, the place is going rotten and tumbling down." Huts in this area were still rated in the early 1860s before the present public buildings were constructed.

The map of Country Allotments in the Parishes of Yatmerone and Purdeet, County of Villiers published by the Crown Lands Office and dated 1857, shows all the important topographical features in the area and any buildings, structures and other works. The former includes springs, watercourses and bodies of water, some of which are also marked as reserves, caves and higher ground. The latter includes the Purdeet homestead, its sheep yards, fences and a dam located on what became allotment 4 of section 11 of the Parish of Yatmerone. There is a hut located on allotment 4 of section 2 of the Parish of Purdeet, apparently on a slight rise beside a swamp. There is nothing indicated as built on the present site of Kolor. Nor is there anything indicated on the

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present site of Cheviot Hills except an unnamed square, set on the diagonal immediately opposite the southern end of Burchett Street and located on allotment 1 of section 4 of the Parish of Yatmerone.

Consequently, it seems possible that the Hutton family did not establish Cheviot Hills until late 1857. David Hutton, according to the Yatmerone Parish Plan, purchased his very first block of land, allotment 5 of Section 1 on 30 December 1857 but the next day he purchased four disparate allotments. The first was west of Burger's Lane, the others to the east. He then purchased thirteen subsequent allotments, generally in a south-westerly direction from Peshurst on 14 July 1859, four more to the south on 22 June 1860, another four further to the south on 21 October 1864, one to the west of Burger's Lane on 9 October 1865 and the last one immediately to the east of Burger's lane on 4 August 1866. His total purchase from the Crown totalled some 7,459 acres or 3,018 hectares, of which about 80% was a consolidated area bounded by the modern Burger's Lane (or its unmade extension), Ritchie Street (or its unmade extension), the Peshurst-Warnambool Road and the southern boundary of the Parish.

The two important blocks he failed to purchase from the Crown were allotment 5 of section 7 which included the "Duck Holes and Common Water Reserve" sold much later in 1875 to a J. Alexander, and the original Purdeet homestead which was purchased in 1859 by John Twomey of Kolor. This is surprising because David Hutton held the squatting licence for Purdeet from 1851 or 1852 (B&K, 1974, 267).

The history of the Purdeet run is complicated. There seem to have been two of them. Alexander Donaldson lodged a lease application in March 1848 stating that he had occupied the run for four years (Shire of Mount Rouse, 1964). "Caveats against granting the lease to Donaldson were recorded on 8 July 1848 from Matthew Gibb of St Patrick's Day run and Edward Bell of Green Hills run. Gibb claimed the station called Purdeet was in his run and belonged to him. Bell made a similar claim." The Caveat Commissioner upheld the protests, ruled that Purdeet did not exist and allocated the land to St Patrick's Day. The official Purdeet was surveyed out of the Mount Rouse Aboriginal Protectorate in 1851 and the "recorded description by C. C. Horrell, draftsman on 27th June of that year accurately fits the Cheviot Hills station—occupied in 1852 by David Hutton" (shire of Mount Rouse, 1964). Adolphus Sceales had tendered for the run but withdrew. Hutton's tender of 404 pounds per annum for the next eight years was accepted. It may be that the Hutton family lived in the Purdeet homestead from 1851 when the lease was obtained, until a new house, called Cheviot Hills was built when the land was secured as freehold. At the end of May 1852, "Hutton asked permission to use the Government huts at Mount Rouse for a short time until he had new huts and undertook to be responsible for all Government property that may be there". Alternatively, it may be that the Hutton family lived in the Old Kolor or Purdeet homestead on the Peshurst Warnambool Road until a new house, called Cheviot Hills was built on the land secured as freehold.

William Hutton, a brother of David Hutton, purchased three allotments east of Burger's Lane in the first sale and another allotment six months later in 1860, totalling 670 acres or 271 hectares. William Hutton Junior, presumably his nephew, purchased one block of 265 acres or 107 hectares in 1863. The latter, if not the former, may have been acting as a dummy. The subsequent ownership of the land has not been researched.

George Augustus Robinson had emigrated from England to Van Diemen's Land on the Triton, arriving in January 1824. David Hutton, who was to take over the lease for Purdeet in 1851 and to establish Cheviot Hills sometime in the 1850s, is said by present members of the family to have emigrated on the same ship as Robinson. However, the entry for his son Thomas Hutton, in Victoria and Its Metropolis, differs. It states that "the late Mr. David Hutton, C.E. ... landed in Tasmania in 1832 from the ship Clyde, and went thence to Portland, Victoria in 1846, proceeding to Peshurst, which was then a bush-covered country, and a black protectorate under Dr. Walton [sic]" (Sutherland, Vol. 2, 64). David Hutton, who was born in Roxburgh died in 1875 aged 70 (VPI, Reg. No. 14558). The Victoria and Its Metropolis entry continues "he took up a large tract of land, which he called the Cheviot-hills station, and carried on sheep-farming upon it until his death in 1875, when his sons, John Alexander and Thomas, came into possession, and now conduct it." Both sons

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appear to have been born in Tasmania.

According to the first Shire of Mount Rouse rate book, prepared in 1863, David Hutton was rated for: 5,000 acres, partly enclosed and homestead Cheviot Hills, net annual value, 650 pounds, rate 32 pounds and ten shillings; and 3,000 acres of Crown land, valued at 420 pounds, rate seven pounds. The executors of the late Mr William Hutton were rated nine pounds and ten shillings for 1,555 acres of land in Yatmerone, which indicates that he had purchased further land.

The first homestead, since converted into a barn, the second homestead built immediately adjacent and later extended, the woolshed and the men's quarters all appear to be located in the centre of the main 1859 purchase. The dwellings were sited on a rocky rise to address Mount Rouse immediately to the east and, looking diagonally across a natural lake, north-east to address the Grampians. The siting was deliberately Picturesque and can be compared with the siting nearby of Kolor on the slope of Mount Rouse. The second stage is clearly designed by an architect. Because of the family's personal and mercantile connections with Port Fairy, it is possible that John Mason of Belfast (Port Fairy) was the architect. An historical photograph of uncertain date shows a garden in front of the second dwelling, before its extensions, while the other dwelling is quite bare. The second dwelling was described in 1888 as "being erected on a slight rise, and commanding a fine view of the surrounding country" (Sutherland, 64). This appears to have become the residence of John Alexander Hutton in 1875 because the description of his residence continues "Connected therewith is a large woolshed, with men's huts, and other necessary buildings for carrying on the requirements of a station" (ibid.). The old photograph shows surviving eucalypts. There seems to have been an extensive planting of Monterey Pines, *Pinus radiata* both immediately around the lake and throughout the property. The more extensive plantings are in clusters, usually on the stony rises characteristic of the area. The landscape is further united by the use of traditional dry stone walls. It is possible that this landscaping was undertaken or influenced by the very significant landscape gardener, Edward La Trobe Bateman who designed the garden at Kolor Homestead in the mid 1860s.

Another dwelling was established at an unknown date closer to the township of Penshurst off Ritchie Street. Its scale, form and materials suggest a date in the 1870s at least and possibly earlier. This appears to be Eden, the residence in 1888 of Thomas Hutton. ~~His entry in Victoria and Its Metropolis states that "Mr. Thomas Hutton's dwelling, called "Eden", is also part of the estate, and is a spacious and comfortable house, the grounds surrounding it being tastefully laid out, and presenting a highly ornamental aspect" (Sutherland, 64).~~ Thomas Hutton married Jean Mason of Belfast (Port Fairy) in 1878 and this event may have precipitated the construction of Eden (VPI, Reg. No. 3373). It seems likely that her father, John Mason, an architect in Belfast designed this house if not the second stage of the first homestead. It was substantially modernised in the early twentieth century and was renovated again in the later twentieth century. Little survives of its nineteenth century appearance. It remains the principal residence at Cheviot Hills and includes a range of domestic outbuildings mostly from the early twentieth century.

By the early 1870s, the Shire of Mount Rouse was charging David Hutton rates on more than 8,000 acres (SMRRB, 1870, # 188, 1871, #340, 1872, #383). The net annual value was, at first, 1,100 pounds but by 1873, for only slightly more land, the NAV has increased by almost half. While this might at first, indicate substantial capital improvements, such as extensions to the second dwelling, the rates on other estates also increased sharply. At Kolor, where the new house had been built for a few years, the rates increased 22%. At The Gums, where the new house was not yet under construction, the rates increased 51%. At Banemore, where the main house was probably already built, the rates increased 61%. Other valuations for what appears to be just land also increased about 50% although a small number declined slightly.

According to his death certificate, Thomas Hutton, sheep farmer, the son of David Hutton and Mary Hutton, nee Paul, was born in Hobart and died at Penshurst on 5 January 1900, aged 56 years. It states that he had been in the colony for 55 years, that is, arriving in Victoria as a one-year-old infant about 1845, several years before

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David Hutton secured the lease of Purdeet and well before he purchased the land which became Cheviot Hills. Thomas Hutton had 5 children, four under the age of 20 and one who predeceased him. He was President of the Shire of Mount Rouse twice, in 1893-94 and 1896-97. His brother John Alexander Hutton was President three times, in 1900-01, 1903-04 and 1906-07. Thomas Hutton was buried in the Port Fairy cemetery.

His death triggered major changes for the estate. It was sub-divided into 32 allotments and sold up. The local newspaper had no doubt that the sale was "a record one, and every lot, aggregating 8100 acres, was sold under the hammer at exceptional prices" (Hamilton Spectator [?], 4/5/1901). Thomas's brother, John Alexander purchased more than half the land including one allotment, the homestead block, containing 1342 acres. The newspaper notes "The homestead block ... was the next to be put up. The first bid was seven pounds, and it was rapidly run up to eight pounds, at which price it was secured by Mr. J. A. Hutton, and that gentleman was greeted with great applause when it became known that he was still to remain in the district."

By 1964, Cheviot Hills, formerly the official Purdeet run of 1851 containing 9875 acres, was reduced to 4,820 acres (Shire of Mount Rouse, 1964). The property remains in the Hutton family's ownership.

THEMATIC CONTEXT:

Theme 3: Developing local, regional and national economies

3.5 Developing primary production

3.5.1 Grazing stock

3.5.2 Breeding animals

3.5.3 Developing agricultural industries

Theme 5: Working

5.8 working on the land

CONDITION:

The various buildings survive in a range of conditions, the best being the present homestead, formerly called Eden, with its outbuildings and the worst being the original homestead and its extensions which are ruinous in parts. The men's quarters is in fair condition. The woolshed appears to be modern. Only remnants of the first homestead's garden survive but the second homestead's garden and the broader landscaping survive well.

INTEGRITY:

1st Homestead is much altered after its conversion to a barn.

2nd homestead is partly intact although in very poor condition and partly ruinous

3rd homestead is much altered but retains a full complement of outbuildings and a garden.

Men's Quarters retain a good degree of integrity

Woolshed retains a good degree of integrity

STATEMENT OF SIGNIFICANCE:

What is significant?

Cheviot Hills was established by David Hutton in the mid-1850s after the closure of the Mount Rouse Aboriginal Protectorate and the settlement of Peshurst. The Hutton family, which still owns Cheviot Hills, were important pastoralists as well as having influential mercantile interests at Port Fairy and through its direct links to the hinterland. Cheviot Hills superseded the earlier Purdeet squatting run and is unusual because it does not stem from a pre-emptive right. The first homestead was built in the centre of the property on a slight rise facing Mount Rouse. This was soon amplified by the construction of a new house, itself later extended. The woolshed (since replaced), men's quarters and other working buildings were built towards the rear. This dwelling was abandoned and is now largely ruinous. Another separate homestead, called Eden, was established on the northern boundary of the property and closer to the town. The architect may have been John Mason of Port Fairy, the father-in-law of Thomas Hutton, its first occupant. This house, its garden and various

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outbuildings survive as the principal residence although much altered and extended. The houses were both surrounded by compartmentalised gardens and a cultivated park which maximised the landscape's Picturesque potential. These could have been associated with Edward La Trobe Bateman who was responsible for the neighbouring Kolor and The Gums nearby, a property once associated with the Hutton family. The houses were occupied by John Alexander and Thomas Hutton the sons of David Hutton, after his death in 1875, an unusual example of two households on the one property. Both these generations were important members of the community, as have their descendents been.

How is it significant?

Cheviot Hills homestead is of historical and architectural significance to the community of Peshurst and to the Southern Grampians Shire.

Why is it significant?

Cheviot Hills Homestead Complex is of historical significance for its continuous occupation by an important family, the Huttons, since its beginning in the early 1850s. The Huttons were not only successful pastoralists, but had mercantile and other connections with Port Fairy and were community leaders. It is a rare example of two households, occupied by brothers, on one site. The establishment of Cheviot Hills is directly associated with the closure of the Mount Rouse Aboriginal Protectorate.

Cheviot Hills is of architectural significance for the sequence of development demonstrated by individual buildings, including both the homesteads, by other works and by the complex generally, for its diversity and for its siting. It is possible that the homesteads were designed by the Port Fairy architect, John Mason, father-in-law of Thomas Hutton. The designed landscape is of particular interest as a sophisticated example of the Picturesque aesthetic.

COMPARISON:

052 Kolor Homestead Complex, Peshurst-Warrnambool Road, Peshurst
060 Gazette Homestead Complex, Macarthur-Peshurst Road, Gazette
108 Violet Creek Homestead Complex, Dartmoor-Hamilton Road, Yulecart
229 Correagh, Roger's Road, Strathkellar

232 Prestonholme, Strathkellar Road, Strathkellar

342 Kolor Homestead (original site), Peshurst-Warrnambool Road, Peshurst

461 Old Strathkellar (Garden), Strathkellar Road, Strathkellar

ASSESSED BY: tfh

ASSESSMENT DATE:

28-Aug-02

EXISTING LISTINGS:

HERITAGE STUDY RECOMMENDATIONS:

Include in VHR Include in RNE Include in Local Planning Scheme

No Recommendations for Inclusions

REFERENCES:

Author	Title	Year	Page
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Department of Justice Victoria	Pioneer Index Victoria 1836 - 1888	2001	
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Ian Cameron	They Came of Bold and Roving Stock	1996	var.
Lindsey Arkley	The Hated Protector, the story of Charles Wightman Sievwright protector of aborigines 1839-42	2000	var.

HERITAGE PLACE

NAME OF PLACE: CHEVIOT HILLS HOMESTEAD COMPLEX

ADDRESS/LOCATION OF PLACE: Ritchie Street PENSHURST

STUDY NUMBER: 341

HERITAGE OVERLAY NUMBER:

N. J. B. Plomley, ed., in Douglas Pike, gen, ed.	"Robinson, George Augustus (1788-1866), Australian Dictionary of Biography, Vol. 2	1967	385-7
Paul de Serville	Pounds and Pedigrees	1991	474
R V Billis and A S Kenyon	Pastoral Pioneers of Port Phillip	1974	51, 253, 267