

# HERITAGE PLACE

**NAME OF PLACE:** PARK HILL (SECOND SITE)

**ADDRESS/LOCATION OF PLACE:** Falkenburg's Road WANNON

**STUDY NUMBER:** 042

**HERITAGE OVERLAY NUMBER:**

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**PRECINCT:** outside

**LOCAL GOVERNMENT AREA:** Southern Grampians Shire

**ALLOTMENT:** CA 1 **SECTION:** 8 9 9A **PARISH:** PARISH OF REDRUTH  
to 8A 10

**ACCESS DESCRIPTION:**

CFA 431E28; VicRoads 72 E5; at the southern end of Falkenburg's Road, about seven kilometres south-south-west of the township of Wannon.

**SIGNIFICANCE RATING:** Local



Park Hill, Falkenburg's Road, Wannon.

**Image Date:** 05/01/02

**EXTENT OF LISTING:**

To the extent of: 1. All the exterior of the house, the tennis court, meat house, garden and the orchard, but excluding the other outbuildings.

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## PHYSICAL DESCRIPTION:

Park Hill is located at the southern end of Falkenburg's Road approximately 7.0kms south of Wannon. The house overlooks the river valley towards the original site. The new Park Hill is a single storey asymmetrical timber house with a timber verandah on three sides. Its style is loosely Arts and Crafts with some Queen Anne influences but its simple detailing and overall form are strongly suggestive of the Bungalow Movement which emerged about this time. The corrugated iron roof is low pitched which, with the broad verandah, emphasises the building's horizontality. The spoutings are asbestos cement and may be replacements. The plan of the house is unusual and is similar to the rather grander house, The Wilderness at Gritjurk, which deserves further research. They may have been designed by the same architect.

The house is approached from along a diagonal drive, with concrete gate posts and a gate marking the entrance of the garden. The extensive garden dates from the construction of the house, and includes a formal area at the front, an orchard beyond, a later tennis court on the western side of the house and a more recent 'cottage' garden including herbs and roses at the rear. Two poplar trees and a weeping elm between them are the principal plantings in front of the house. A small gate in the garden fence directly opposite the off-centre front door leads to the orchard where several fruit trees survive. The whole looks across to the valley of the Wannon River.

## HISTORY:

The Park Hill run, which was on the south bank of the Wannon River, was first taken up by William Thomson with his brothers, Alexander and Robert Thomson who moved from the Geelong district. In 1848, it consisted of 9,680 acres running 7,000 sheep. In his 1848 application for a lease, William Thomson describes the country thus: The Run is Woody, the soil a sand clay, except the river Banks which are light loam; bounded on the west by S. Winter 2 1/2 miles on south side & 3 miles and the north side of the River; bounded on the South ... by D McIntyre; on the East and North East 5 miles by Donald Cameron East side of the River; & on north, west side of the River 2 1/2 by De Little (Pastoral Run File No. 1013. Note B&K give the date 1841 for the first lease). In 1855 Frederick Hale Pickle, Lands Officer for Port Phillip District at Hamilton described the property thus "The improvements on this section will consist of Dwelling house, Woolshed, Mens huts, Cultivation and grazing paddocks value £1500. Contains original homestead. Run never subdivided. No indication of Gold. Will not interfere with any [not decipherable] or any surveyed line of road. There is a crossing place of the Wannon at the home station which has always been used by settlers from the Northwards in conveying wool to Portland and at which place I believe the Road Board contemplates building a bridge" (Run File No. 1013).

Alexander Thomson took over the run alone in 1858. A different Alexander Thomson held other squatting leases nearby including Lower Crawford, Grange Burn No. 1, Brung Brungle and Mepunga (B&K, 149-50 and 263).

In 1863 the Park Hill squatting lease was taken over by Thomas Must, MLA a business man from Portland, who did not live at the site. He also held the runs Argyle from 1849 to 1880, Sutledge, north of Lake Mundi, from 1866 to 1875, and Ardno West from 1870 to 1878 (B&K, 119). The Hiscock Map of the County of Normanby describes the property as "Park Hill (Home): 9,000 acres, Thomas Must, 9,000 sheep". The lease was cancelled in 1872.

Thomas Must died in 1905 and in 1907 his son Philip Must, a solicitor, sold Park Hill to Charles Alexander Nicholson McDonald for six pounds an acre (Shire Rate Books; HHC 'Bailey Papers'). In 1909, C. A. N. McDonald was paying rates on Park Hill, which by that time included the Glencoe paddock and, with his wife and three children, he at first occupied the original homestead. In 1912, a new homestead was built by McDonald high on the opposite bank of the River Wannon, supposedly to avoid the mosquitoes at the original site.

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In 1930, Archibald Lindsay purchased the property and lived in the old house. He paid rates from 1930 until 1932 but the sale fell through and C. A. N. McDonald repossessed the property. For a short time the land on the south side of the River Wannon was leased to Reynolds Rippon, who owned the Hamilton Spectator and was a director of Thompson's Store in Hamilton. Rippon was the brother-in-law of W. C. Bailey, a future owner of Park Hill.

The same land and developments were again put up for sale in 1932 at seven pounds ten shillings an acre (HHC, copy of Auctioneer's advertisement by T. H. Laidlaw). The 1932-33 rate books indicate that, while McDonald paid rates on much of the land, the rates on that portion which included the new house were paid by J. and H. P. Linke. In January 1934, Park Hill was sold to Johannes Reinhold Linke and Harold Philip Linke of Peshurst (C of T, Vol. 5896 Fol. 1179075). Park Hill was purchased by Charles William Bailey, a grazier of Wool Wool, Sandringham in 1936. He and his family moved into the new house. By 1940, the original bluestone homestead was in ruins.

When C. W. Bailey took possession in February 1936, the property consisted of 2,974 acres valued at seven pounds sixteen shillings and sixpence an acre, carrying 3,800 sheep and 121 cattle (HHC, 'Bailey Papers' with note in C. W. Bailey's hand). The Bailey family remains in possession of Park Hill. The new house was altered and extended at the rear in the 1960s.

## **THEMATIC CONTEXT:**

Theme 3: Developing local, regional and national economies

3.5 Developing primary production

3.5.1 Grazing stock

Theme 5: Working

5.8 Working on the land

## **CONDITION:**

The house and garden are in good to fair condition.

## **INTEGRITY:**

Significantly intact although altered and extend at the rear.

## **STATEMENT OF SIGNIFICANCE:**

What is significant?

The second site for the Park Hill homestead was developed in 1912, high on the opposite bank of the River Wannon from the original site which was low and damp. It is located at the southern end of Falkenberg's Road about seven kilometres south-west of the township of Wannon. Park Hill, with its associated garden, was built by the new owner, C. A. N. McDonald for his family. It is a large asymmetrical timber house with a typical bungalow form emphasising its horizontality. The name of an architect has not been associated with the design but there are similarities with the date, materials, form and plan of the new Wilderness homestead, at Gritjurk, 18 kms north of Park Hill. The house and garden retain a high degree of integrity and are in good condition.

How is it significant?

The second Park Hill homestead is of historical and architectural significance to the Southern Grampians Shire.

Why is it significant?

The second Park Hill homestead is of historical significance for its associations with the McDonald and Bailey families in particular and for demonstrating a shift away from the original site. It is of architectural significance as an early example of the bungalow form. This is reinforced by the surrounding garden.

## **COMPARISON:**

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034 Wilderness Homestead Complex, Wilderness Rd, Gritjurk  
116 Ardachy Homestead Complex, Dartmoor-Hamilton Road, Branxholme  
119 Konongwootong Creek Homestead, Coleraine-Balmoral Road, Coleraine  
128 Nigretta Falls Reserve, , Nigretta Falls Road, Wannon  
457 Nigretta Homestead Complex, Nigretta Falls Road, Wannon

ASSESSED BY: tfh

ASSESSMENT DATE:

02-Sep-01

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
Bailey Family	Bailey Papers	n.d.	
Crown Lands Dept.	Park Hill Run File No 1013	n.d.	
de Serville, Paul	Pounds and Pedigrees	1991	500, 527
R V Billis and A S Kenyon	Pastoral Pioneers of the Port Phillip District	1974	var.
Shire of Dundas	Rate Books	1907	var.