

**Locality:** ROSEDALE  
**Place address:** 25-27 PRINCE STREET  
**Citation date** 2016  
**Place type (when built):** Bank  
**Recommended heritage protection:** Local government level  
Local Planning Scheme: Yes  
Vic Heritage Register: No  
Heritage Inventory (Archaeological): No

**Place name:** Bank of Australasia (former)



**Architectural Style:** Victorian Classical  
**Designer / Architect:** Anketell Henderson  
**Construction Date:** 1885

## Statement of Significance

This statement of significance is based on the history, description and comparative analysis in this citation. The Criteria A-H is the Heritage Council Criteria for assessing cultural heritage significance (HERCON). Level of Significance, Local, State, National, is in accordance with the level of Government legislation.

### *What is significant?*

The former Bank of Australasia and attached residence at the rear, at 25-27 Prince Street, Rosedale, are significant. The original form, materials, detailing and colours as constructed in 1885 are significant.

Later outbuildings, alterations and additions to the building are not significant.

### *How is it significant?*

The former Bank of Australasia and attached residence at 25-27 Prince Street, Rosedale, is locally significant for its historical, and aesthetic values to the Shire of Wellington and particularly the town of Rosedale

### *Why is it significant?*

The former Bank of Australasia is **historically significant at a local level** as it illustrates the importance of Rosedale when it was the administrative centre of the Shire of Rosedale, an established town centre serving the surrounding agricultural properties and an important town at the intersection of two main Gippsland routes that were travelled by coaches and miners. The building served as a bank from its construction in 1885 until 1925, and again from 1953 to 1990 when it was occupied by the ANZ bank. (Criterion A)

The former Bank of Australasia is **aesthetically significant at a local level** for its architectural quality as a fine example of an intact Classical building, built in 1885. It is one of the most prominent and architecturally refined commercial buildings in Rosedale. It is significant for its association with architect Anketell Henderson, of the prominent Melbourne firm Reed, Henderson & Smart, who designed banks throughout Victoria in the 1880s and 1890s which were identifiable for their austere treatment of the Classical language. This is exemplified by the Rosedale former Bank of Australasia, where the Classical language is expressed in a simplified and unelaborated composition of unpainted render, as evident in the simplified engaged pilasters which are repeated at the corners of the building and frame the window and door openings, keystone, freize, parapet, and the slightly central projecting mass of the entrance the strong cornice moulding and the ruled lines to the wall planes (to create an ashlar effect). (Criteria D, E & H)

## Statutory Recommendations

This place is recommended for inclusion in the Schedule to the Heritage Overlay of the Wellington Shire Planning Scheme to the extent of the title boundary, as shown on the map.

<b>External Paint Controls</b>	Yes
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Outbuildings or fences which are not exempt under Clause 43.01-3</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	No
<b>Aboriginal Heritage Place</b>	Not assessed

## Map of recommended boundary for Heritage Overlay



### KEY

- Recommended for Heritage Overlay
- Title boundary
- Existing Heritage Overlay

### Bank of Australasia (former) 25-27 Prince St, Rosedale

Project: Wellington Shire Stage 2 Heritage Study  
Client: Wellington Shire Council  
Author: Heritage Intelligence Pty Ltd  
Date: 12/2/16

## History

### Locality history

In 1842, the first known Europeans visited the Rosedale area, and by 1844 squatters had taken up land in the region which was called 'Snake Ridge'. The run to the west of the current Rosedale, north of Latrobe River, was 'Rosedale Run', taken up by David P. Okeden and thought to have been named after his wife Rosalie. Four grandsons of the 3<sup>rd</sup> Governor of New South Wales, Philip Parker King, were amongst the early settlers in the area. These included John King and William King. In the late 1840s, Rosedale township was referred to as 'Blind Joe's Hut', named after the local hut of a Chinese shepherd who was blind in one eye (RDHS web).

By the late 1850s the town comprised a store, hotel and a blacksmith, with most of the inhabitants of the town being employed at Snake's Ridge Run. In 1855, Rosedale township was gazetted. It is thought to have been named after either Lieutenant Okedon's Rosedale Run (which was named in honour of his wife Rose) or Rosedale Abbey in North Yorkshire, England (RDHS web). The town grew due to its location at the intersection of two main routes that were travelled by coaches and miners. The track from Port Albert passed through Rosedale and was the main entry into Gippsland, which intersected with the route from Melbourne to Sale. In 1862, the first bridge was built over the Latrobe River, replacing the punt (Fletcher & Kennett 2005:72).

The town grew rapidly, becoming the third most important town in Gippsland in this early period. A school was opened in 1863, and a court house, police station, three churches, three hotels, bakers, butchers, saddlers and blacksmiths were soon established (Fletcher & Kennett 2005:72). One of the earliest Mechanics' Institute buildings in the Shire is the Rosedale Mechanics' Institute, an extant brick structure that opened in 1874 (Context 2005:43).

Rosedale was proclaimed a Road District in 1869 and the Shire of Rosedale was proclaimed in 1871. The town of Rosedale became the administrative centre for the large Shire, which extended from the Ninety Mile Beach in the south-east to the Thomson River in the north-west. The Rosedale Shire Offices were built in 1873, and new offices in 1913 and 1969. The railway station, with a residence and goods shed was opened in 1881 (Context 2005:30, 38). Most of the land in the Rosedale district was settled by 1880, and much of the land had been cleared in the area, with timber supplying the tannery and timber mills. Crops of wheat, oats, potatoes, peas and beans were grown, while grazing and dairying were also important during this period. However, the town's growth soon suffered due to its close proximity to Sale and Traralgon, which continued to expand (Fletcher & Kennett 2005:72).

As a response to the 1890s depression, and influenced by the ideas of Christian Socialist Reverend Horace Tucker, the Victorian government introduced the village settlement scheme, where unemployed workers could settle on very small allotments and supplement their farming enterprise with other seasonal work. Under the Settlement on Lands Act in 1893, Crown land was made available for this scheme. In Wellington Shire, village settlements were established at Sale and Rosedale. In Rosedale, 1,200 acres of unalienated land near the town were made available for village settlement but very little of this was successfully cultivated. Some houses remain from this settlement. A post-World War II soldier settlement estate was the Evergreen estate established south of Rosedale (Context 2005:7, 9).

In the twentieth century, Rosedale remained a small country town, serving the surrounding farming properties. Growth in other towns within Rosedale Shire increased the importance of Rosedale as an administrative centre. A small amount of residential growth occurred in the town in the 1960s as a result of the opening of a company manufacturing particle board, which opened in 1964 and stimulated the local business sector. Upon its closure in 1979, much of the community pursued jobs in other locations (Fletcher & Kennett 2005:72).

Rosedale ceased serving as an administrative centre following amalgamation in 1994, when Wellington Shire was created by the amalgamation of the former Shires of Alberton, Avon and

Maffra, the former City of Sale, most of the former Shire of Rosedale, as well as an area near Dargo which was formerly part of Bairnsdale Shire. The duplication of the long bridge over Latrobe River in Rosedale was opened in 1996, improving on the two bridges and a causeway constructed after the devastating floods of 1934 (Context 2005:28, 39).

## Thematic context

This place is associated with the following themes from the *Wellington Shire Thematic History* (2005):

### 7. Building Settlements and Towns

#### - 7.2 Service Centres

Banks were an indication of the importance of a town as a main commercial centre. When banks were first established in regional Victorian locations, they often operated out of the rooms of existing commercial premises (for example hotels), before the construction of a purpose-built bank which was a direct result of commercial growth in the location. Early purpose-built banks often had an attached manager's residence to the rear. During periods of economic growth, the banks were often upgraded with the construction of new premises. These new buildings were usually imposing brick structures in the style of the era, often architect designed. With the amalgamation and disseverment of banks due to changes in Acts, banks often closed and were sold into private ownership. A number of former bank buildings remain today in the Shire, and now serve as either commercial premises or private residences. Examples of these are the former Commercial Bank of Australia in Maffra, the former Bank of Australasia in Rosedale, the former State Savings Bank in Stratford and the former Union Bank of Australia in Yarram.

## Place history

The lots on the south side of Prince Street (between Lyons and Hood streets) were all sold by the Crown in 1858 (the north side of this block in 1855). In July 1858, J. Shepard received the Crown Grant for the lot (lot 7, Township of Rosedale), which extended from Prince Street to Albert Street at this date (Township Plan). In May 1865, John Sadleir of Sale, an Inspector of Police, purchased the lot, which totalled approximately half an acre (LV:V308/F61431). In 1869, Sadleir sold the lot to William Essington King, grazier of Nambrok (LV:V328/F560).

In October 1880, the land was purchased by the Bank of Australasia who retained ownership until November 1925 (LV:V328/F560). In April 1885, architects Reed, Henderson & Smart advertised for tenders to erect a banking premises at Rosedale for the Bank of Australasia (*Argus*, 25 Apr 1885:14, as cited in AAI). The Bank of Australasia was built in 1885, by builder George Wynd (RDHS). An article in a local newspaper in December 1885 reported that 'the new bank is out of the contractor's hands, and is really a very handsome and commodious building (*Gippsland Times*, 18 Dec 1885:3). The rear (south) portion of the bank building served as a residence (RDHS).

In 1925, the bank was sold into private ownership, to a Mr (title not confirmed; forename missing from title certificate) Kenyon, factory manager. In 1928 it was sold to Ernest Anderson, Rosedale Labourer (LV:V1208/F408).

A photo dating to the opening of the new concrete bridge in 1934 (Hardy 1989:45) showed three ladies in period costume, posing in front of the side (west elevation) of the building (Figure H1). The tall chimney could be seen above the verandah with small cast-iron brackets (since removed). The visible side wall of the bank building appeared to be painted at this date. Along the north boundary (west of the bank) was an elegant timber framed fence clad in galvanised corrugated iron.

Between 1953 and 1990, the bank building was owned by, and served as, the Australia and New Zealand (ANZ) Bank Ltd (LV:V9957/F918; Hardy 1989:27). In the 1980s, the southern portion of the lot (the current 14 Albert Street) was subdivided and on-sold. In 1990, the ANZ sold the property to private owners (LV:V9957/F918).

Existing alterations include: entrance doors on the facade have been replaced. The face brickwork on the east side has been painted (the paint was chemically removed from the front and west sides in 2010). In 2015, the building is privately owned and occupied by Tarra Valley Foods P/L. An aerial in 2015 shows that additions are located at the rear (south) of the building, and an outbuilding near the south boundary. The dates of these has not been confirmed. The original words 'Bank of Australasia' remains (mostly visible) on the parapet of the western elevation.

An outbuilding is located on the south boundary, the date of which is not known.

#### **Anketell Henderson, architect**

In the 1850s Joseph Reed (1822-90) established a successful Melbourne architectural practice, first alone and then with partner Frederick Barnes (c1823-83), as Reed & Barnes. Reed & Barnes's most prolific design was the Melbourne International Exhibition Building in Carlton (1878-80). Just before Barnes's death in 1883, the firm Reed, Henderson (A.M.) & Smart was formed, comprising Reed, Anketell Henderson and Francis Smart. The new firm received a number of commissions from the University of Melbourne including a new Medical School (1884), a group of houses for professors (1882, 1887), new buildings for Natural Philosophy (1886-9), Biology (1887-8) and Chemistry (1887). Reed also took over work on St Paul's Anglican Cathedral in Melbourne after William Butterfield resigned in 1888. During this period, the firm 'pioneered red-brick designs' such as Sacred Heart Roman Catholic church in St Kilda (1884), which was a building that moved the Catholic Church in Victoria towards the Classical style (Tibbits & Goad 2012:586-8).

Reed, Henderson & Smart's, and particularly Anketell Henderson's commercial commissions included a number of banks, such as the Commercial Bank of Australia in Rushworth (1884), the ANZ Bank on Grey Street, St Kilda (1885), the Bank of Australasia in Rosedale (1885), CBA bank in High Street, Charlton (1887) and the Bank of Australasia on Burnley Street, Richmond (1889), all of which were designed in the Classical idiom. Henderson favoured an austere treatment of the facade when incorporating the Classical language in his designs of the 1880s and 90s. The firm also designed the Commercial Banks at Nhill, Charlton and Woodend and the Union (ANZ) banks at Nathalia, Terang and Burnley (Trethowan 1976:Section 7).

Henderson left the firm just before Reed's death in 1890. A succession of later partners and an amalgamation meant that the practice continued to the present day, as the firm Bates Smart (Tibbits & Goad 2012:586-8).



**Figure H1. Local ladies dressed in period costume outside the ANZ Bank on the day of the opening of the new bridge in 1934 (Hardy 1989:45).**

## Sources

- Context Pty Ltd (2005), *Wellington Shire Heritage Study Thematic Environmental History*, prepared for Wellington Shire Council.
- Fletcher, Meredith & Linda Kennett (2005), *Wellington Landscapes, History and Heritage in a Gippsland Shire*, Maffra.
- Hardy, Gwen (1989), *Rosedale, 150 Years Pictorial History*, Rosedale [Vic].
- Land Victoria (LV), Certificates of Title, as cited above.
- Rosedale & District Historical Society (RDHS) collection: historical information and photos generously provided by Marion Silk, provided Nov 2015. Includes information held on the Rosedale facebook page 'Rosedale & District Historical Society', accessed Dec 2015.
- Rosedale & District Historical Society (RDHS) website, 'Some Early History of Rosedale' and 'Our Buildings', <<http://home.vicnet.net.au/~rdhs/>>, accessed 2 February 2016.
- The *Argus*. As cited in Miles Lewis' Australian Architectural Index (AAI), record no. 263, <<https://aai.app.unimelb.edu.au/>>, accessed 11 Jan 2016.
- Tibbits, George & Philip Goad 'Reed & Barnes' in Goad, Philip & Julie Willis (2012), *The encyclopedia of Australian architecture*, Port Melbourne [Vic].
- Township of Rosedale Plan

## Description

This section describes the place in 2016. Refer to the Place History for additional important details describing historical changes in the physical fabric.

The former Bank of Australia is a building constructed in 1885 in the Victorian Classical style, designed by architect Anketell Henderson of Reed, Henderson & Smart. Henderson favoured an austere treatment of the Classical language in his designs of banks in the 1880s and 90s (Trethowan 1976). The bank is a prominent one-storey building on the south side of Prince Street, the main commercial street of Rosedale, and is located flush with the footpath.

**Figure D1.** The Classical details of the facade are applied in an austere manner, as were many of Henderson's banks during the 1880s and 90s. The symmetrical facade has unpainted render (with ruled lines to the wall planes to create an ashlar appearance) and comprises a tall parapet, which hides the corrugated iron roof behind, and bold cornice mouldings. The base of the front section of the building is coursed local stone. The central bay of the facade projects slightly, typical of Anketell's style, with an entrance which has semi-circular arch mouldings with a bold keystone. The entrance is flanked by a pair of flat-headed windows, framed by engaged pilasters with fluting to the bottom halves. These pilasters are repeated in larger proportions on the corners of the facade, with triglyphs at the cornice. The walls of the facade have incised ruled lines. The original timber casement windows have highlights. The bank (front) portion of the 1885 building is in good condition and has a high degree of integrity.

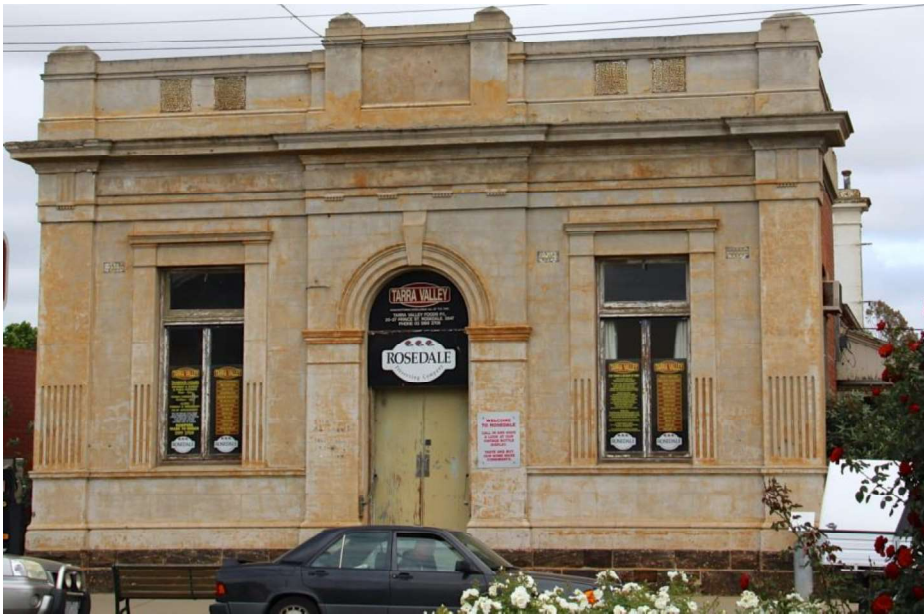
**Figure D2.** The bank retains the parapet to the depth of one room on the side elevations. This portion of the building is red brick below the rendered parapet; the west elevation is face brick (fortunately the paint was chemically removed from the front and west elevation in 2010) while the east elevation is still overpainted. The words 'Bank of Australasia' are mostly visible on the parapet of the west elevation. Below this are segmental arch windows with voussoirs (with modern metal security grills).

**Figures D3 & D4.** To the rear (south) of the bank is the attached (still overpainted) brick single-storey residence with a gabled roof clad in corrugated iron. There are segmental-arched windows to the side elevations. The west elevation of this section has a skillion-roof verandah supported by metal poles (later alterations); the verandah is probably original as it originally had cast iron decoration typical of

the Victorian era, but is known to date to at least 1934 as it is evident in a photo of this date which shows small brackets (since removed). The 1885 residence has a medium degree of integrity and what is visible from the street is in good condition. Weatherboard additions are located to the rear (south) of the building and appear to be in poor condition. Three tall (overpainted) rendered/brick chimneys with moulded cornices remain on the residential portion of the building; one chimney (of the same style) is located on the rear weatherboard portion of the building, which suggests that this section was built at the same or similar period as the bank and residence.

**Figure D5.** Alterations include the entrance doors on the façade, modern metal handrails and three concrete steps. Modern signs have been attached above the entrance, within the arch. These modern elements are not significant.

A garden is located to the west of the building, behind a modern fence along the front boundary. An outbuilding is located on the south boundary, the date of which is not known.



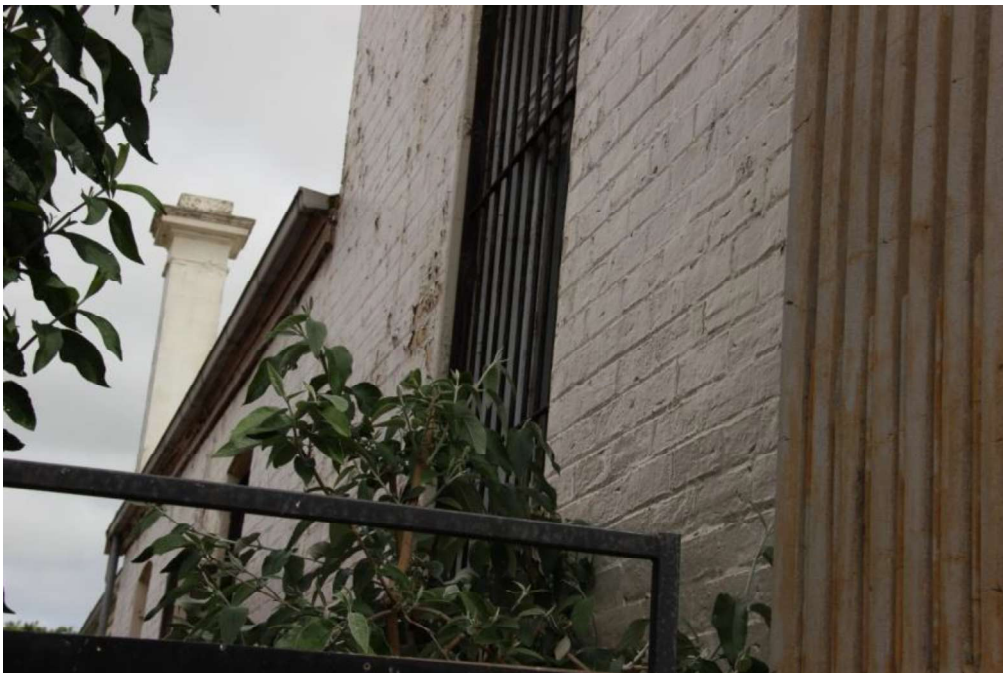
**Figure D1.** The rendered façade, prominent parapet and central projecting bay with the entrance.



**Figure D2.** The west elevation of the bank, partially showing 'Bank of Australasia' and the original face red-brick wall (exposed after the chemical removal of the paint in 2010).



**Figure D3. The west elevation showing the rendered pilaster and parapet wrapping around from the front elevation to the face red-brick wall of the bank, and the residence to the rear. The early/original skillion-roof verandah attached to the residence has been altered (cast iron brackets removed and columns replaced with simple metal pole supports).**



**Figure D4. The east elevation, showing the overpainted brick walls and chimney of the bank and residence.**



**Figure D5.** A detail of the facade and entrance showing the unpainted original local stone plinth ruled lines to the unpainted rendered wall planes, and the later doors, metal balustrades and concrete steps.

### Sources

All photos taken in 2015 by Heritage Intelligence Pty Ltd as part of Wellington Shire Stage 2 Heritage Study.

Trethowan, Bruce (1976), *A Study of Banks in Victoria, 1851-1939*, prepared for the Historic Buildings Preservation Council.

## Comparative analysis

There are other banks designed in the Classical manner in Wellington Shire, particularly in Sale, and many throughout Victoria, including other country towns, however it is the only one in Rosedale. It is one of the most prominent and architecturally refined commercial buildings in Rosedale.

Reed, Henderson & Smart's, and particularly Anketell Henderson's commercial commissions included a number of banks, such as the Commercial Bank of Australia in Rushworth (1884), the ANZ Bank on Grey Street, St Kilda (1885), the Bank of Australasia in Rosedale (1885), CBA bank in High Street, Charlton (1887) and the Bank of Australasia on Burnley Street, Richmond (1889), all of which were designed in the Classical idiom. Henderson favoured an austere treatment of the facade when incorporating the Classical language in his designs of the 1880s and 90s. The firm also designed the Commercial Banks at Nhill, Charlton and Woodend and the Union (ANZ) banks at Nathalia, Terang and Burnley (Trethowan 1976:Section 7).

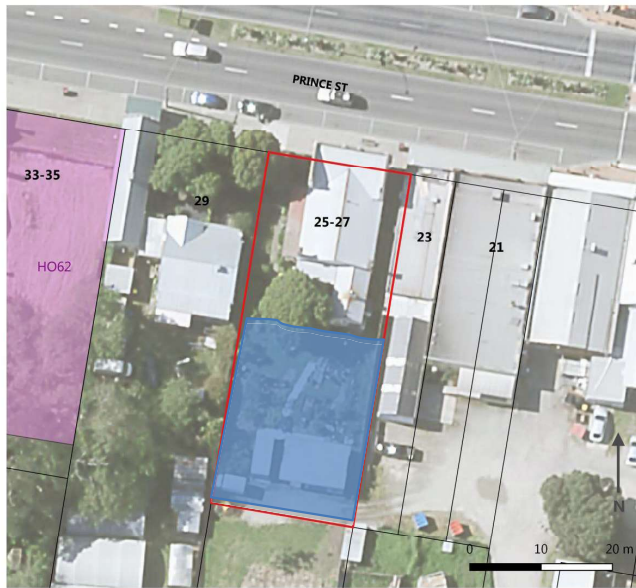
## Management Guidelines

Whilst landowners are not obliged to undertake restoration works, these guidelines provide recommendations to facilitate the retention and enhancement of the culturally significant place, its fabric and its setting, when restoration works or alterations to the building are proposed. They also identify issues particular to the place and provide further detailed advice where relevant. The guidelines are not intended to be prescriptive and a pragmatic approach will be taken when considering development proposals. Alternative approaches to those specified in the guidelines will be considered where it can be demonstrated that a desirable development outcome can be achieved that does not impact on a place's heritage integrity.

1. Additions and new buildings
  - 1.1. Retain clear views of side elevations of the taller (bank portion) of the building, as well as the front elevation.
  - 1.2. New structures should be restricted to the rear of the property and largely concealed behind the heritage fabric when viewed from Prince St.
  - 1.3. Additions and new buildings should be a maximum of two-storeys tall
2. Accessibility
  - 2.1. A new entry on the east or west elevations with ramp access is preferable to a ramp on the footpath at the existing front entry. It is important that the ramp is not concrete as this can damage the solid masonry wall, instead, construct a timber or metal framed ramp so that there is good airflow under it so that the wall structure can evaporate moisture and it can easily be removed in the future.
3. Reconstruction and Restoration
  - 3.1. Chemically remove the paint on the east elevation, chimneys and residence. Fig D4.
  - 3.2. Reconstruct the original front doors, and replace the hand rails with more appropriate ones for the Victorian era building. Replace the concrete steps with bluestone or local stone steps. Figure D2.
  - 3.3. Reconstruct the Victorian supports and cast iron brackets for the verandah.
4. Care and Maintenance
  - 4.1. Obtain a copy of "Salt Attack and Rising Damp" by David Young (2008), which is a free booklet available for download from Heritage Victoria website. It is in plain English, well illustrated and has very important instructions and should be used by tradesmen and Council maintenance staff. Further assistance is available from the Shire's heritage advisor.
  - 4.2. If there is damp in the walls, or the timber floor is failing, it is imperative that the drainage is fixed first. This may involve the lowering of the ground outside so that it is lower than the ground inside under the floor, installation of agricultural drains, running the downpipes into drainage inspection pits instead of straight into the ground. The reason for the pits is that a blocked drain will not be noticed until so much water has seeped in and around the base of the building and damage commenced (which may take weeks or months to be visible), whereas, the pit will immediately fill with water and the problem can be fixed before the floor rots or the mortar falls out, the bricks start to crumble, and the building smells musty.
  - 4.3. Ensure good subfloor ventilation is maintained at all times to reduce the habitat for termites and rot of the subfloor structure. Subfloor ventilation is critical with solid masonry buildings. Check that sub floor vents are not blocked and introduce additional ones if necessary. Ensure the exterior ground level is 250mm or more, lower than the ground level inside the building.
  - 4.4. Never install a concrete floor inside a solid masonry building as it will, after a year or so, cause long term chronic damp problems in the walls. Do not install a new damp proof course (DPC) until the drainage has been fixed, even an expensive DPC may not work unless the ground has been lowered appropriately.

- 4.5. Never seal solid masonry buildings, they **must be able to evaporate water** which enters from leaking roofs, pipes, pooling of water, storms, etc. Use appropriate cleaning materials, agents and methods, as recommended by the Shire's heritage advisor. The biggest risk to solid masonry buildings is permanent damage by the use of cleaning materials, agents and methods. Sand and water blasting removes the skilled decorative works of craftsmen as well as the fired surface on bricks and the lime mortar from between the bricks. It is irreversible and reduces the life of the building due to the severe damp that the damage encourages.
- 4.6. Never use cement mortar, always match the original lime mortar. Traditional mortar mixes were commonly 1:3, lime:sand. Cement is stronger than the bricks and therefore the bricks will eventually crumble, leaving the cement mortar intact! Lime mortar lasts hundreds of years. When it starts to powder it is the 'canary in the mine', alerting you to a damp problem – fix the source of the damp problem and then repoint with lime mortar.
  - 4.6.1. Remove the dark grey patches to the mortar joints. This is cement mortar which will damage the bricks and longevity of the walls. Repoint those joints with lime mortar. The mortar is not the problem it is the messenger.
5. Signage
  - 5.1. Ensure all signage is designed to fit within or around the significant architectural design features, not over them. The current Tarra Valley signs are appropriate in size and location.
  - 5.2. Do not obscure the historic 'Bank of Australasia' sign on the west parapet.
6. Services
  - 6.1. Ensure new services and conduits, down pipes etc, are not conspicuous. To do this, locate them at the rear of the building whenever possible, and when that is not practical, paint them the same colour as the building or fabric behind them. Therefore if a conduit goes up a red brick wall, it should be painted red, and when it passes over say, a cream coloured detail, it should be cream.
  - 6.2. When a new air conditioner is to be installed, the existing one on the west side should be removed from the window, and a split system should be installed and the inverter incased in a red-brick coloured cage if it can be seen from Prince St.

NOTE: The blue shaded area is the preferred location for additions and new development



**KEY**

- Recommended for Heritage Overlay
- Title boundary
- Existing Heritage Overlay

**Bank of Australasia (former)  
25-27 Prince St, Rosedale**

Project: Wellington Shire Stage 2 Heritage Study  
Client: Wellington Shire Council  
Author: Heritage Intelligence Pty Ltd  
Date: 12/2/16

## Sources

Young, David (2008), "Salt Attack and Rising Damp, a guide to salt damp in historic and older buildings" Technical Guide, prepared for Heritage Victoria.