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# **West Moorabool Heritage Study Stage 2A**



## **Individual Citations Ballan**

### **Volume 4**

**Prepared By**

**Dr David Rowe, Authentic Heritage Services Pty Ltd  
& Wendy Jacobs, Architect & Heritage Consultant**

**October 2016**

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**INDIVIDUAL CITATIONS**

**BALLAN**

**VOLUME FOUR**

Commissioned by Moorabool Shire Council

Funded by the Victorian Government

**Prepared By**

**Dr David Rowe, Authentic Heritage Services Pty Ltd  
&  
Wendy Jacobs: Architect & Heritage Consultant**

**Support Staff:**

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**October 2016**

Cover Photo: 'Mayfield', 39 Steiglitz St, Ballan, c.1900. Source: *A Pictorial History of the Shire of Ballan*, p.68.

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## Executive Summary

### 1.0 Introduction

The Moorabool Shire Council commissioned Dr David Rowe, Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant, to undertake Stage 2A of the West Moorabool Heritage Study in March 2014. The project was carried out over a two year period. A draft of the Heritage Study was provided to the Shire in February 2016. It was subsequently exhibited in June-August 2016 and then redrafted.

Volume 1 provides details about the methodology, significance assessment, criteria and thresholds adopted and it also provides recommendations for implementing the study results.

Volume 2 of the project is a Thematic Environmental History. It provides the principal historic and thematic basis for the project.

Volume 3 provides the assessments of the heritage precincts that are located at Blackwood, Ballan and Lal Lal. Proposed heritage overlay maps accompany each of the assessments.

This volume (Volume 4) consists of the heritage citations for each of the individual heritage places at Ballan assessed as part of Stage 2A of the study. Proposed heritage overlay maps accompany each of the assessments.

Volume 5 consists of the heritage citations for the individual heritage places at Blackwood, Bungaree, Gordon, Millbrook, Mt Egerton and Wallace assessed as part of Stage 2A of the study. Proposed heritage overlay maps accompany each of the assessments.

#### Project Aim

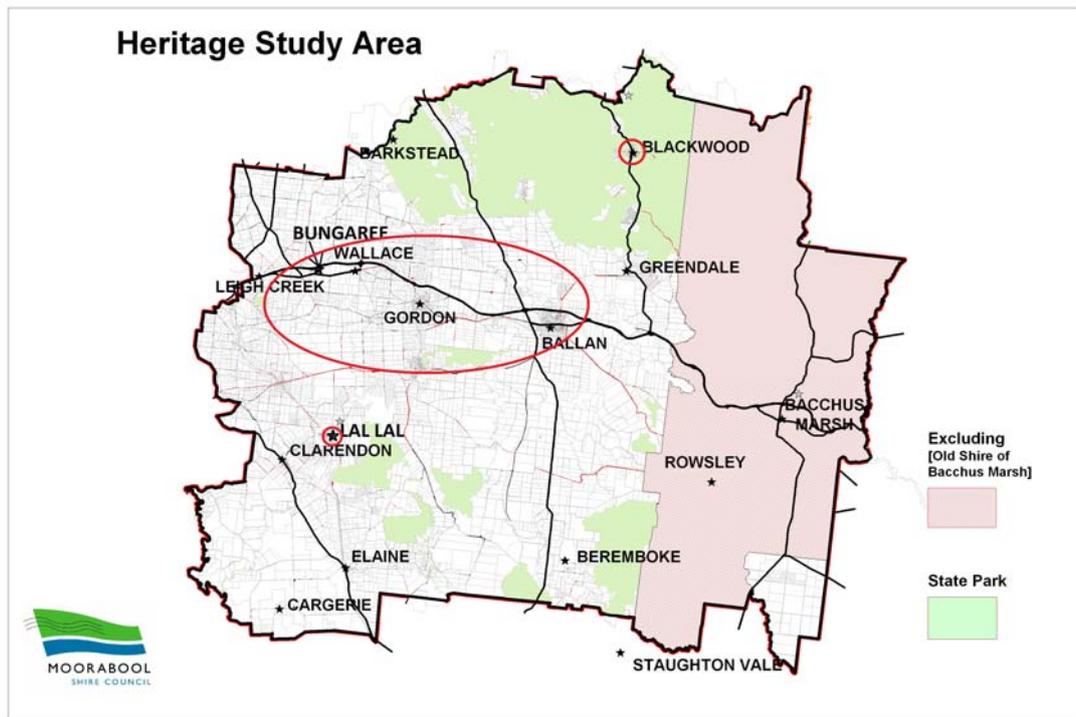
The aim of the project was to assess places of cultural heritage significance within the priority areas through fieldwork, historical research, targeted consultation, and comparative analysis, the results culminating in the preparation of heritage citations with statements of significance prepared using heritage assessment criteria in accordance with *VPP Practice Note: Applying the Heritage Overlay* (versions 2013 & 2015).

#### The Study Area

The Study Area is parts of the western portion of the Moorabool Shire. The Project Brief outlined the following priorities:

- Heritage Precincts.
- Ballan to Leigh Creek Corridor (the Ballan to Leigh Creek Corridor encapsulates the 19<sup>th</sup> century service town of Ballan, together the smaller centres of Gordon, Wallace, Bungaree, Leigh Creek and Warrenheip, following the original transport route between Melbourne and Ballarat, being both the original road route and railway line).
- Blackwood.

These priority areas are shown circled in the following map:



Source of base map: Moorabool Shire Council.

## 2.0 Recommendations

### 2.1 Consultation

#### 2.1.1 Internal Consultation

It is recommended that internal workshops are held with Moorabool Shire Councillors and Council staff about the outcomes of the heritage study and how places may be managed under the heritage overlay. Incorporated Plans (listing permit exemptions) should also form part of the workshop discussions (see later subsection for further details on the Incorporated Plans).

#### 2.1.2 Formal Exhibition

Although the West Moorabool Heritage Study Stage 2A has been exhibited and the views and information of submitters considered, it is recommended that affected owners and other stakeholders are given opportunity for further consultation as part of any planning scheme amendment to introduce the recommended heritage overlays. Several heritage assessments recommend that the condition, integrity and significance of the heritage places are confirmed by site visits (with permission from the respective owners).

It is recommended that Incorporated Plans (listing permit exemptions) are prepared by Council staff and exhibited as part of any planning scheme amendment to introduced heritage overlays.

## 2.2 Heritage Overlays

### 2.2.1 Heritage Precincts

It is recommended that the 6 heritage precincts (including the 79 places within the precincts) listed as follows are included as heritage overlays in the Schedule to the Heritage Overlay in the Moorabool Planning Scheme, through a planning scheme amendment.

#### A. Ballan

##### Fisken Street Heritage Precinct

Principally a residential precinct, the southern landmark is the Ballan Railway Station complex. The places included in the precinct, and the respective significance of each of the places, are:

- 78 Atkinson Street – Dwelling (contributory).
- 80 Atkinson Street – Dwelling (contributory).
- 81 Atkinson Street - Ballan Railway Station complex (local).
- 2 Fisken Street – Dwelling (contributory).
- 3 Fisken Street – Dwelling (contributory).
- 4 Fisken Street – Dwelling (non contributory).
- 6 Fisken Street – Units (non contributory).
- 8 Fisken Street – Dwelling (contributory).
- 9 Fisken Street – Dwelling (contributory).
- 11 Fisken Street – Dwelling (contributory).
- 12 Fisken Street – Dwelling (contributory).
- 13 Fisken Street – Dwelling (contributory).
- 14 Fisken Street – Dwelling (contributory).
- 15 Fisken Street – Dwelling (non contributory).
- 16 Fisken Street – Dwelling (non contributory).
- 17 Fisken Street – Ruddle House (contributory).
- 18 Fisken Street – Dwelling (non contributory).
- 19 Fisken Street – Dwelling (contributory).
- 20 Fisken Street – Dwelling (contributory).
- 21 Fisken Street – Dwelling (non contributory).
- 21a Fisken Street – Unit (at rear) (non contributory).
- 22 & 22A Fisken Street – Shop and Dwelling (contributory).
- 23 Fisken Street – Dwelling (contributory).
- 24 Fisken Street – Memorial Aleppo Pine tree, McLean Reserve (contributory).
- 24 Fisken Street – Bills Trough (contributory).
- 25 Fisken Street – Teresa Graham Memorial Oak Tree (contributory).
- 25 Fisken Street – Dwelling (non contributory).
- 27 Fisken Street – Ballan Fire Station (Federation era brick building only) (contributory).
- Fisken Street. – Avenue of Oak Trees (mainly between Steiglitz & Atkinson Streets) (contributory).

**91-97 Steiglitz Street Heritage Precinct**

This small precinct is a grouping of four Victorian and Late Victorian styled dwellings. These dwellings are:

- 91 Steiglitz Street (contributory).
- 93 Steiglitz Street (contributory).
- 95 Steiglitz Street (conservation desirable).
- 97 Steiglitz Street (contributory).

**B. Blackwood****13-25 Golden Point Road Heritage Precinct**

This small precinct comprises three places (two being representative examples of residential development in the late 1860s) and remnants of a water race. The places are:

- 13 Golden Point Road - Dwelling (contributory).
- 13 Golden Point Road – Garage & Outbuilding (non contributory).
- 15 Golden Point Road - Dwelling (contributory).
- 13-25 Golden Point Road – Remnant Water Race (contributory).
- 25 Golden Point Road - Dwelling (conservation desirable).

**Martin Street Heritage Precinct**

This precinct is the 19<sup>th</sup> and early 20<sup>th</sup> century commercial hub of Red Hill, a goldfields settlement at Blackwood. It includes a small number of commercial and public infrastructure buildings and dwellings, a landmark Oak tree and garden settings. The places are:

- 1 Golden Point Road - Blackwood Hotel (local).
- Martin Street (north of Blackwood Hotel) – Algerian Oak tree (local).
- 11 Martin Street – ‘Myrtleford’ (contributory).
- 13 Martin Street – Dwelling (non contributory).
- 15 Martin Street – former National Bank of Australasia (contributory).
- 19 Martin Street – vacant land (non contributory).
- 21 Martin Street – Blackwood Merchant & Blackwood Antique Merchant stores (contributory).
- 24 Martin Street – Dwelling (contributory).
- 25 Martin Street – Dwelling (non contributory).
- 20 Fiske Street – Dwelling (contributory).
- 26 Martin Street – former Post & Telegraph Office (local).
- 29 Martin Street – Blackwood House (contributory).
- 30 Martin Street – Dwelling (non contributory).

**Prayer Hill Heritage Precinct**

This is a unique precinct on the crown of the hill in the former Red Hill settlement, Blackwood, that includes three churches, Blackwood Mechanics’ institute and a number of dwellings within a picturesque bushland setting. The places are:

- Cnr Byres Road & Martin Street – War Memorial & Stamper Battery (contributory).
- 54 Byres Road – Ma’ Place (former All Saints’ Parsonage) (contributory).
- 60 Byres Road – All Saints’ Anglican Church (local).
- 74 Byres Road – St. Malachy’s Catholic Church (local).
- 24 Golden Point Road – Dwelling (non contributory).
- 28 Golden Point Road – ‘Kanagra’ (contributory).

- Lots 25B, C & F Golden Point Road – Public Hall (former Mechanics’ Institute) (conservation desirable).
- 2 Martin Street – Former Bootmaker’s Shop & Dwelling (contributory).
- Lot 16 Martin Street – Blackwood Uniting Church (contributory).
- 3 Prayer Hill Lane - Dwelling (non contributory).
- 5 Prayer Hill Lane – Dwelling (non contributory).
- 10 Prayer Hill Lane – ‘Ambleside’ (contributory).

### **Simmons Reef Road Heritage Precinct**

This precinct is an intact residential area comprising a small number of Victorian dwellings and two former stores. The places are:

- 1069 Greendale Trentham Road – Bromwich Bed & Breakfast (contributory).
- 1071 Greendale Trentham Road – Blackwood Cobb & Co. Tea Rooms (contributory).
- 1077 Greendale Trentham Road – Dwelling (former newsagency & emporium) (contributory).
- 1077 Greendale Trentham Road (rear) – remnant Water Race (contributory).
- 6 Simmons Reef Road – ‘Byres House’ (contributory).
- 6-8 Simmons Reef Road (rear) – remnant Water Race (contributory).
- 7 Simmons Reef Road – Dwelling (contributory).
- 8 Simmons Reef Road – Dwelling (contributory).
- 9 Simmons Reef Road – Dwelling (contributory).
- 9 Simmons Reef Road – remnant Water Race (contributory).
- 11 Simmons Reef Road – ‘Woodbine Cottage’ (contributory).

### **Whalebone Road Heritage Precinct**

A small precinct, it is especially identified by modestly-scaled log huts constructed in the early 20<sup>th</sup> century. The places are:

- 3 Richards Road – Log Hut (contributory).
- 3 Richards Road – Dwelling & Outbuilding (non contributory).
- 11 Whalebone Road – Dwelling (contributory).
- 20 Whalebone Road – ‘Green Gables’ Log Hut (contributory).
- 21 Whalebone Road – ‘Mac Haven’ Log Hut (contributory).
- 21 Whalebone Road – Dwelling (non contributory).
- 22 Whalebone Road – Two Log Huts (contributory).
- 22 Whalebone Road – Outbuilding (non contributory).

### **C. Lal Lal Heritage Precinct**

The original centre of the small 19<sup>th</sup> century rural settlement of Lal Lal forms a precinct identified by the railway station, hotel, dwellings, hall, ruins, avenue of honour and settings. The places are:

- Clarendon-Lal Lal Road - Avenue of Honour of Cypress and Pine Trees (local).
- 391 Clarendon-Lal Lal Road: -Dwelling (contributory).
- 410 Clarendon-Lal Lal Road: -Dwelling (contributory).
- 410 Clarendon-Lal Lal Road - Outbuildings (non contributory).
- 412 Clarendon-Lal Lal Road - Soldiers’ Memorial Hall (contributory).
- 421 Clarendon-Lal Lal Road - Dwelling (contributory).
- 421 Clarendon-Lal Lal Road - Brick shop and mechanics’ garage (non contributory).
- 424 Clarendon-Lal Lal Road - Lal Lal Falls Hotel (local).
- 424 Clarendon-Lal Lal Road - Memorial Pine Trees (local).
- 424 Clarendon-Lal Lal Road - Outbuildings to rear and side of the Lal Lal Falls Hotel (non contributory).

- 5 Eaglesons Road - Lal Lal Railway Station complex (local).
- 10 Lal Lal Falls Road - Old Lal Lal Falls Hotel Kitchen ruins (contributory).
- 10 Lal Lal Falls Road - Other buildings and structures on the site of the Old Lal Lal Hotel Kitchen Ruins (non contributory).
- Off Parkers Road - Lal Lal water tower (local).
- 8 Vaughan Street - Former School Teacher's residence (local).
- 12 Vaughan Street - Lal Lal Primary School (local).

### 2.2.2 Individual Heritage Overlays

It is recommended that the 108 places identified as having heritage significance listed as follows are included as heritage overlays in the Schedule to the Heritage Overlay in the Moorabool Planning Scheme, through a planning scheme amendment.

#### Ballan

- 31 Atkinson St, Ballan (BA084) – Dwelling.
- 45 Atkinson St, Ballan (BA087) – Dwelling.
- 55 Atkinson St, Ballan (BA086) – Dwelling.
- 360 Ballan Egerton Rd, Ballan (BA108) – ‘Hunterston’ (recommended for the Victorian Heritage Register).
- 1001 Ballan Gordon Rd, Ballan (GOR009) – ‘Llandeilo’ (complex place).
- Ballan Greendale Rd, Ballan (BA076) – Caledonian Park (complex place).
- 1-5 Cowie St, Ballan (BA124) – Recreation Reserve (complex place).
- 18 Duncan St, Ballan (BA105) – Dwelling.
- 35 Edols Rd, Ballan (BA092) – Dwelling.
- 49 Edols St, Ballan (BA093) – Dwelling.
- 30 Fiske St, Ballan (BA058) – Dwelling & Former Bake House.
- Geelong Ballan Rd, Ballan (BA107) – Ballan Old Cemetery.
- Gosling St, Ballan (BA104) – Ballan New Cemetery.
- 34 Inglis St, Ballan (BA002) – Dwelling.
- 36 Inglis St, Ballan (BA004) – Dwelling.
- 42 Inglis St, Ballan (BA005) – ‘White Thorn’.
- 47 Inglis St, Ballan (BA006) – ‘Girraween’.
- 56 Inglis St, Ballan (BA009) – Dwelling.
- 63 Inglis St, Ballan (BA011) – Dwelling.
- 65 Inglis St, Ballan (BA012) – Dwelling.
- 73 Inglis St, Ballan (BA014) – St. Paul's Uniting Church Complex (complex place).
- 77 Inglis St, Ballan (BA017) – ‘Everleigh’.
- 78 Inglis St, Ballan (BA018) – Dwelling.
- 79-81 Inglis St, Ballan (BA020) – Former Dr Salter's Residence & Medical Rooms (complex place).
- 88 Inglis St, Ballan (BA021) – ‘Lucerne’.
- 90 Inglis St, Ballan (BA022) – ‘Lea Hurst’.
- 92 Inglis St, Ballan (BA023) – Former Masonic Hall.
- 96 Inglis St, Ballan (BA024) – ‘The Mill Cottage’.
- 98 Inglis St, Ballan (BA025) – St. Brigid's Catholic Church (complex place).
- 101 Inglis St, Ballan (BA026) – ‘Invergowie’.
- 122 Inglis St, Ballan (BA034) – ‘The Avenue’.
- 123 Inglis St, Ballan (BA036) – Former Saddlery Store.
- 125 Inglis St, Ballan (BA038) – War Memorial Fountain.
- 130 Inglis St, Ballan (BA039) – Former Chambers Red House Drapery Store.
- 136 Inglis St, Ballan (BA040) – Ballan Hotel.
- 143 Inglis St, Ballan (BA041) – Ballan Mechanics' Institute.
- 146 Inglis St, Ballan (BA042) – Ballan RSL Clubrooms & Bakery.

- 150 Inglis St, Ballan (BA043, 075) – Former Ballan Times Printing Office & Dwelling (complex place).
- 153 Inglis St, Ballan (BA044) – Commercial Hotel.
- 164 Inglis St, Ballan (BA048) – Ballan Health Care (formerly ‘Annean’).
- 169 Inglis St, Ballan (BA050) – ‘Mossfield’.
- 172-174 Inglis St, Ballan (BA051) – Former Police Residence, Stables & Lock ups (complex place).
- 188 Inglis St, Ballan (BA054) – ‘Westcott’.
- 439 Old Melbourne Rd, Ballan (BA056) – ‘Hadham’.
- 27 Shaws Rd, Ballan (BA130) – ‘Stirling Park’.
- 56 Simpson St, Ballan (BA057) – St. John’s Anglican Church (complex place).
- 39 Steiglitz St, Ballan (BA102) – ‘Mayfield’.
- 59 Steiglitz St, Ballan (BA099) – ‘Ramsgate’.
- 63 Steiglitz St, Ballan (BA098) – ‘Longley’.

### Blackwood

- 4 Albert Street, Blackwood (GP01) – Dwelling.
- 35 Byres Road, Blackwood (BLA12) – Blackwood Cemetery.
- Caravan Park Rd, Blackwood (BLA16) – Blackwood Mineral Springs (complex place).
- 14 Clarendon St, Blackwood (GP03) – Former Blackwood Police Quarters & Court House (complex place) (recommended for the Victorian Heritage Register).
- 111 Golden Point Rd, Blackwood (GP04) – Dwelling.
- Martin St, Blackwood (BLA73) – Blackwood & District Historical Society (former Police Stables).
- 5 Old Golden Point Rd, Blackwood (BLA22) – ‘Hillside’.
- Recreation Reserve Rd, Blackwood (BLA09) – Blackwood Cricket & Recreation Reserve.
- 6 Terrill Street, Blackwood – Dwelling.
- 14 Victoria St, Blackwood (GP06) – Dwelling.

### Bungaree

- 145 Bungaree Wallace Rd, Bungaree (BRE003) – ‘Hawthorn Farm’.
- 186 Bungaree Wallace Rd, Bungaree (BRE05-08) – St Michael’s Catholic Church, School, Presbytery & Convent (complex place).
- 190 Bungaree Wallace Rd, Bungaree (BRE009) – Bridge Hotel.
- 221 Bungaree Wallace Rd, Bungaree (BRE10) - Bungaree Mechanics’ Institute.
- 231 Bungaree Wallace Rd, Bungaree (BRE14) – Dwelling.
- 243 Bungaree Wallace Rd, Bungaree (BRE15) – Dwelling.
- 248 Bungaree Wallace Rd, Bungaree (BRE016) – Former Morning Star Hotel.
- 255 Bungaree Wallace Rd, Bungaree (BRE018) – Former Police Residence & Lock Up (recommended for the Victorian Heritage Register).
- 309 Bungaree Wallace Rd, Bungaree (BRE019) – St. John’s Anglican Church & Hall (complex place).
- 323 Bungaree Wallace Rd, Bungaree (BRE022) – Former London Bank of Australia (recommended for the Victorian Heritage Register).
- 323 Bungaree Wallace Rd, Bungaree (BRE21) – former State School No. 1960.
- 348 Bungaree Wallace Rd, Bungaree (BRE25) – Bungaree Primary School No. 1960.
- 447 Bungaree Wallace Rd, Bungaree (BRE004) – ‘Sunny Rise’ (complex place).
- 535-537 Bungaree Wallace Rd, Bungaree (BRE26-27) – Victorian dwelling at 535 Bungaree Wallace Rd & Canary Island & Cypress trees at 535-537 Bungaree Wallace Rd (complex place).
- 196 Lesters Rd, Bungaree (BRE31) – ‘Mayfield’ (complex place).
- 100 Murphys Rd, Bungaree (BRE36) – Dwelling.

- 64 Torpys Rd, Bungaree (BRE039) – ‘Clare Place’ (complex place).

### **Gordon**

- 55 Boundary Rd, Gordon (GOR026) – ‘Summerhill’.
- 55 Brougham St, Gordon (GOR027) – Former St. Mark’s Anglican Church.
- 10 Careys Rd, Gordon (GOR012 & 08) – St. Patrick’s Catholic Church & Presbytery (complex place).
- 1 Dicker St, Gordon (GOR007) – Gordon Primary School.
- 179 Donnellans Rd, Gordon (GOR016) – ‘Oakvale’.
- 35 Main St, Gordon (GOR020) – Dwelling.
- 46 Main St, Gordon (GOR024) – Dwelling.
- 56-60 Main St, Gordon (GOR028) – Dwelling.
- 64 Main St, Gordon (GOR029) – Former London Chartered Bank.
- 67 Main St, Gordon (GOR030) – Gordon Post Office.
- 68 Main St, Gordon (GOR032) – Gordon Public Hall.
- 69 Main St, Gordon (GOR033) – Former Hotel.
- 71 Main St, Gordon (GOR034) – Dwelling & Outbuilding.
- 82 Main St, Gordon (GOR035) – Dwelling & Former Store & Bakery.
- 90 Main St, Gordon (GOR036) – General Store.
- 92 Main St, Gordon (GOR037) – Gordon Hotel.
- Old Melbourne Rd, Gordon (GOR005) – New Gordon Cemetery.
- 1558 & 1564 Old Melbourne Rd, Gordon (GOR013) – St. Patrick’s Catholic School & Convent (complex place).
- Old Western Highway, Gordon (GOR44) – Kerrit Bareet Cemetery (Gordons Burial Ground).
- 32 Russell St, Gordon (GOR018) – Dwelling & Former Store.
- 33 Russell St, Gordon (GOR019) – Dwelling.

### **Millbrook**

- 108 Donnellans Rd, Millbrook (GOR002) – ‘Woodlawn’.
- 91 Ryans Rd, Millbrook (YEN014) – Former Ryan Family Farm.
- 52 Sullivans Rd, Millbrook (GOR025) – ‘The Pines’.

### **Mount Egerton**

- Ballan Egerton Rd, Mt Egerton (BA110) – Former ‘The Pines’ Dairy.

### **Wallace**

- 634 Bungaree Wallace Rd, Wallace (WAL03) – Dwelling.
- 720 Bungaree Wallace Rd, Wallace (WAL04-05) Former Holden’s Chaff Mill Dwelling & Store (complex place).
- 4 Erin Court, Wallace (WAL08) – former ‘Maryville’ Stables.
- 10-24 Old Western Hwy, Wallace (WAL016) – Fmr Wallace Millbrook & District Factory & Creamery Complex (complex place).
- 12 Westcotts Rd, Wallace (WAL021) – Former Masonic Temple.
- 30 Westcotts Rd, Wallace (WAL022) – Former Wallace Methodist Church.
- 97 Westcotts Rd, Wallace (WAL025) – ‘Wellwood’.

### 2.2.3 Additional Heritage Controls in the Schedule to the Heritage Overlay

#### A. External Paint Controls

It is recommended that those identified face brick and masonry places, including specific rendered masonry places, are included in the Schedule to the Heritage Overlay with external paint controls. Although Clause 43.01-1 of the Moorabool Planning Scheme already requires a planning permit to externally paint an unpainted surface, the inclusion of these places in the relevant column of the Schedule reinforces this control:

#### A.1 Places in Heritage Precincts

##### Fisken Street Heritage Precinct, Ballan

- 81 Atkinson Street – Ballan Railway Station.
- 27 Fisken Street – Ballan Fire Station (Federation era brick building only).

##### Lal Lal Heritage Precinct

- 424 Clarendon-Lal Lal Road – Lal Lal Falls Hotel.
- 5 Eaglesons Road – Lal Lal Railway Station complex.
- 10 Lal Lal Falls Road – Old Lal Lal Falls Hotel.
- Off Parkers Road – Lal Lal Water Tower.

#### A.2 Individual Heritage Places

##### Ballan

- 360 Ballan Egerton Road – ‘Hunterston’ (main dwelling only).
- 30 Fisken St – Stone Bake House only.
- Geelong Ballan Road – Old Ballan Cemetery.
- Gosling Street – Ballan New Cemetery.
- 73 Inglis Street – St. Paul’s Church (church building only).
- 92 Inglis Street – Former Masonic Hall.
- 96 Inglis Street – The Mill Cottage.
- 98 Inglis Street – St. Brigid’s Catholic Church (church building only).
- 125 Inglis Street – War Memorial Fountain.
- 143 Inglis Street – Ballan Mechanics’ Institute front wing & main hall.
- 172-174 Inglis Street – Former Police Residence, Stables & Lock Ups.
- 188 Inglis Street – ‘Westcott’ (dwelling only).
- 56 Simpson Street – St. John’s Anglican Church (church building only).

##### Blackwood

- 35 Byres Road – Blackwood Cemetery.
- Caravan Park Road – Rendered masonry walls to pavilions (Blackwood Mineral Springs).
- Recreation Reserve Road – Stone Gate Piers only (Blackwood Cricket & Recreation Reserve).

##### Bungaree

- 186 Bungaree Wallace Road – Presbytery, Church, former Convent and Former School.
- 190 Bungaree Wallace Road – Bridge Hotel (hotel building only).
- 221 Bungaree Wallace Road – Bungaree Mechanics’ Institute & Free Library.
- 248 Bungaree Wallace Road – Former Morning Star Hotel (hotel building only).
- 309 Bungaree Wallace Road – St. John’s Anglican Church (church building only).
- 323 Bungaree Wallace Road – Former Bungaree State School.
- 348 Bungaree Wallace Road – Bungaree Primary School (original school building only).

**Gordon**

- 10 Careys Road – St. Patrick’s Catholic Church & Presbytery (church & presbytery buildings only).
- 1 Dicker Street – Gordon Primary School (original school building only).
- 179 Donnellans Road – ‘Oakvale’.
- 64 Main Street – Former London Chartered Bank (bank building only).
- 92 Main Street – Gordon Hotel (hotel building only).
- Old Melbourne Road – New Gordon Cemetery.
- 1558 & 1564 Old Melbourne Road – St. Patrick’s Catholic School & Convent (original school building only).
- Old Western Highway – Kerrit Bareet Cemetery (existing headstone only).

**Millbrook**

- 108 Donnellans Road – ‘Woodlawn’ (dwelling only).
- 91 Ryans Road – Former Ryan Family Farm (main dwelling only).

**Wallace**

- 720 Bungaree Wallace Road – Former Holden’s Chaff Mill operations (store only).
- 4 Erin Court – Former ‘Maryville’ Stables.
- 10-24 Old Western Highway – Former Wallace Millbrook & District Butter Factory & Creamery Company Ltd. (early brick factory, chimney stack, brick Bungalow and terra cotta block tank only).
- 12 Westcotts Road – Wallace Masonic Temple.

**B. Internal Alteration Controls**

It is recommended that internal alteration controls apply to:

- 143 Inglis Street – Ballan Mechanics’ Institute front wing & main hall.

**C. Tree Controls**

It is recommended that the following place be included in the Schedule to the Heritage Overlay with tree controls, given that trees are considered to contribute to the significance of these places. It is recognised that exemptions from the need for a planning permit for the removal of the some listed trees may already apply under Clause 42.48 Bushfire Protection Exemptions in the Moorabool Planning Scheme, but these exemptions could be considered in conjunction with the locations and contexts of the trees outlined:

**C.1 Places in Heritage Precincts****Fisken Street Heritage Precinct, Ballan**

- 24 Fisken Street – Aleppo Pine Tree in McLean Reserve.
- 25 Fisken Street, on nature strip – Memorial Oak Tree.
- Fisken Street (between Steiglitz & Atkinson Streets) – Avenue of Oak Trees.

**Martin Street Heritage Precinct, Blackwood**

- 22 Martin Street – Algerian Oak Tree.

**Prayer Hill Heritage Precinct, Blackwood**

- 54 Byres Road – Exotic trees.
- 60 Byres Road – Exotic trees.
- 28 Golden Point Road – Exotic trees.
- 10 Prayer Hill Lane – Bunya Bunya Pines (2).

**Simmons Reef Road Heritage Precinct, Blackwood**

- Simmons Reef Road - Pin Oak and Elm street trees.

**Lal Lal Heritage Precinct, Lal Lal**

- Clarendon-Lal Lal Road – Avenue of Honour.
- 424 Clarendon-Lal Lal Road – Memorial Trees (outside Lal Lal Falls Hotel).

**C.2 Individual Heritage Places****Ballan**

- Ballan Greendale Road – Rows of Cypress Trees and other Exotic Trees.
- 1-5 Cowie Street – Rows of Cypress Trees and individual Cypress Trees (Ballan Recreation Reserve).
- 73 Inglis Street – Blue Spruce Trees (at front of St. Paul’s Church complex).
- Gosling Street – Cypress and Fir Trees (Ballan New Cemetery).
- 27 Shaws Road – Golden Cypress Trees & Hedge (‘Stirling Park’).
- 56 Simpson Street – Cypress and Monterey Pine Trees (St. John’s Anglican Church).

**Blackwood**

- 35 Byres Road – Spruce trees (Blackwood Cemetery).
- Caravan Park Road – Two memorial Pine trees adjacent to bridge (Blackwood Mineral Springs).
- Recreation Reserve Road – Pinus Radiata Trees (Blackwood Recreation Reserve).
- 6 Terrill Street – Dwelling.

**Bungaree**

- 186 Bungaree Wallace Road – Cypress trees adjacent to the grotto only (St. Michael’s Catholic Church complex).
- 447 Bungaree Wallace Road – Golden Cypress Trees and mature Exotic trees near main dwelling (‘Sunny Rise’).
- 535-537 Bungaree Wallace Road – Canary Island Palm and Cypress Trees at rear of dwellings.
- 196 Lesters Road – Mature exotic trees in front garden and along driveway (‘Mayfield’).
- 64 Torpys Road – hedges to front and side boundaries to ‘Clare Place’ and original homestead ruin.

**Gordon**

- 55 Brougham Street – Mature Cypress tree in south-east corner of former St. Mark’s Anglican Church site.
- 10 Careys Road – Rows of Cypress hedges and other Cypress trees (St. Patrick’s Catholic Church and Presbytery).

**Millbrook**

- 91 Ryans Road – Mature exotic trees adjacent to main dwelling (former Ryan Family Farm).
- 52 Sullivans Road – Mature exotic trees adjacent to ‘The Pines’ dwelling.

**Mount Egerton**

- Ballan Egerton Road – Palm Tree (former ‘The Pines’ Dairy).

**Wallace**

- 634 Bungaree Wallace Road – Mature Cypress trees at front and rear.

**D. Fences &/or Outbuildings of Note**

It is recommended that the following fences and/or outbuildings of note are listed in the relevant column in the Schedule to the Heritage Overlay:

**Ballan**

- 1001 Ballan Gordon Road – Gable timber and stone outbuildings (subject to confirmation with a site visit) – ‘Llandeilo’.
- 30 Fiskin Street – Stone bake house.
- Gosling Street – octagonal robing room & gabled sexton’s buildings (Ballan New Cemetery).
- 98 Inglis Street – Metal entrance gates fronting Inglis Street (St. Brigid’s Catholic Church).
- 101 Inglis Street – Front timber picket fence along western boundary portion.
- 172-174 Inglis Street – Stables & Lock Ups (former Police Residence).
- 188 Inglis Street – ‘Westcott’ stables.
- 56 Simpson Street – Stone gate piers & associated metal gates (St. John’s Anglican Church).
- 63 Steiglitz Street – Outbuildings attached to rear west corner of ‘Longley’ dwelling.

**Bungaree**

- 447 Bungaree Wallace Road – Original Dwelling & Associated Gabled Outbuildings, possibly dry stone walls [to be confirmed with site visit] (‘Sunny Rise’).
- 255 Bungaree Wallace Road – Former Police Lock Up.
- 309 Bungaree Wallace Road – Parish Hall (St. John’s Anglican Church).
- 64 Torpys Road – Original Homestead Ruin (adjoining ‘Clare Place’).

**Gordon**

- 71 Main Street – Gabled outbuilding.

**Millbrook**

- 108 Donnellans Road – Outbuilding adjoining the south-west corner of ‘Wood Lawn’.
- 91 Ryans Road – Elongated gabled outbuilding and chimney stack (former Ryan Family Farm).

**E. Prohibited Uses May be Permitted**

It is recommended that “yes” is included in the relevant column in the Schedule to the Heritage Overlay for Prohibited Uses May be Permitted for the following places:

**Fiskin Street Heritage Precinct, Ballan**

- 81 Atkinson Street – Ballan Railway Station.
- 22A Fiskin Street – Shop and Dwelling.
- 27 Fiskin Street – Ballan Fire Station.
- 143 Inglis Street – Ballan Mechanics’ Institute.
- 164 Inglis Street – Ballan Health Care (formerly ‘Annean’).
- 172-174 Inglis Street – Former Police Residence, Stables & Lock Ups.

**Martin Street Heritage Precinct, Blackwood**

- 1 Golden Point Road – Blackwood Hotel.
- 15 Martin Street – former National Bank of Australasia.
- 21 Martin Street – The Blackwood Merchant & Blackwood Antique Merchant stores.
- 26 Martin Street – former Post & Telegraph Office.

**Prayer Hill Heritage Precinct, Blackwood**

- 60 Byres Road - All Saints' Anglican Church.
- 74 Byres Road - St. Malachy's Catholic Church.
- Lots 25B, C & F Golden Point Road - Public Hall (former Mechanics' Institute).
- Lot 16 Martin Street – Blackwood Uniting Church.

**Simmons Reef Road Heritage Precinct, Blackwood**

- 1071 Greendale Trentham Road – Blackwood Cobb & Co. Tea Rooms.
- 1077 Greendale Trentham Road – Dwelling (former newsagency & emporium).

**Lal Lal Heritage Precinct**

- 424 Clarendon-Lal Lal Road – Lal Lal Falls Hotel.
- 5 Eaglesons Road – Lal Lal Railway Station complex.

**Individual Heritage Places****Ballan**

- 1-5 Cowie Street – Ballan Recreation Reserve.
- 73 Inglis Street – St. Paul's Uniting Church complex.
- 92 Inglis Street – Former Masonic Hall.
- 96 Inglis Street – The Mill Cottage.
- 98 Inglis Street – St. Brigid's Catholic Church.
- 123 Inglis Street – Former Saddlery Store.
- 130 Inglis Street – Former Chambers' Red House Drapery Store.
- 136 Inglis Street – Ballan Hotel.
- 146 Inglis Street – Ballan RSL Clubrooms & Bakery.
- 150 Inglis Street – Former Ballan Times Printing Office & Dwelling.
- 151-153 Inglis Street – Commercial Hotel.
- 56 Simpson Street – St. John's Anglican Church.

**Blackwood**

- Caravan Park Road – Blackwood Mineral Springs.
- Martin Street – Blackwood & District Historical Society (former Police Stables).
- Recreation Reserve Road – Blackwood Recreation Reserve.

**Bungaree**

- 186 Bungaree Wallace Road – St. Michael's Catholic Church complex.
- 190 Bungaree Wallace Road – Bridge Hotel.
- 221 Bungaree Wallace Road – Bungaree Mechanics' Institute & Free Library.
- 248 Bungaree Wallace Road – Former Morning Star Hotel.
- 255 Bungaree Wallace Road – Former Police Residence and Lock Up.
- 309 Bungaree Wallace Road – St. John's Anglican Church and Hall.
- 323 Bungaree Wallace Road – Former London Bank of Australia.

**Gordon**

- 55 Brougham Street – Former St. Mark's Anglican Church.
- 10 Careys Road – St. Patrick's Catholic Church and Presbytery.
- 1 Dicker Street – Gordon Primary School.
- 64 Main Street – Former London Chartered Bank.
- 65 Main Street – Gordon Post Office.
- 68 Main Street – Gordon Public Hall.
- 69 Main Street – Former Hotel.
- 82 Main Street – Dwelling and Former Store and Bakery.
- 90 Main Street – General Store.

- 92 Main Street – Gordon Hotel.
- 1558 & 1564 Old Melbourne Road – St. Patrick’s Catholic School & Convent.
- 32 Russell Street – Dwelling and Former Store.

### **Mount Egerton**

- Ballan Egerton Road – Former ‘The Pines’ Dairy.

### **Wallace**

- 720 Bungaree Wallace Road – Dwelling and Store (former Holden’s Chaff Mill operations).
- 10-24 Old Western Highway – Former Wallace Millbrook & District Butter Factory & Creamery Company Ltd.
- 12 Westcotts Road – Wallace Masonic Temple.
- 30 Westcotts Road – Former Wallace Methodist Church.

## **F. Incorporated Plans – Permit Exemptions**

It is recommended that Incorporated Plans are prepared for planning permit exemptions for specific buildings and works as outlined in the heritage assessments for each of the heritage places. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays. The Incorporated Plans should be formally exhibited with the Heritage Study.

### **Township Places**

In township contexts it is recommended that the Incorporated Plan provide permit exemptions for:

- Construction of an outbuilding (which is behind the rear façade of the significant dwelling and of non-reflective construction);
- Construction of a rear verandah or pergola not visible the road;
- Construction or extension of a rear deck no higher than 800 mm;
- Demolition of side or rear fences.
- Installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines;
- Construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling
- Construction of side and rear fences to match existing or are timber paling fences no higher than 1800 mm (and side fences that are raked to the height of the front fence in the front setback).

### **Rural Places**

In rural contexts, it is recommended that the Incorporated Plan provide permit exemptions for:

- Construction of an outbuilding (which is behind the rear façade of the significant dwelling and of non-reflective construction);
- Construction of a rear verandah or pergola not visible from the road;
- Construction of a rear verandah or pergola not visible the road;
- Demolition of side or rear fences,

- Installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines;
- Construction or extension of a domestic swimming pool, spa, mechanical equipment and associated fencing at the rear of the dwelling.
- Construction of rural/agricultural fencing to match existing rural/agricultural fencing.
- Upgrades and construction of driveways and roadways physically distant from significant buildings, outbuildings, trees and gardens.

## 2.3 Nominations for the Victorian Heritage Register

Given their potential state significance, it is recommended that the following places are nominated for the Victorian Heritage Register:

- 360 Ballan Egerton Road, Ballan – ‘Hunterston’.
- 14 Clarendon Street, Blackwood – Former Blackwood Police Quarters & Court House.
- 255 Bungaree Wallace Road, Bungaree – Former Police Residence & Lock Up.
- 323 Bungaree Wallace Road – Former London Bank of Australia.

In accordance with the Project Brief, the above list of places has been peer-reviewed by an officer from Heritage Victoria.

## 2.4 HERMES

It is recommended that any changes resulting from consultations and a planning scheme amendment are reflected in HERMES.

It is recommended that the Moorabool Shire Council prepare a heritage page on its website, giving basic details on the purpose and application of the heritage overlay, suggested resources and contacts, definitions for heritage conservation and a link to the Victorian Heritage Database.

## 2.5 Moorabool Planning Scheme

### Clause 21.06: Heritage – Municipal Strategic Statement

It is recommended that the Municipal Strategic Statement is refreshed given the completion of Stage 2A of the West Moorabool Heritage Study.

### Clause 22: Local Heritage Policy

It is recommended that consideration is given to the preparation of a local heritage policy to guide the protection, conservation and management of heritage places in the Shire, including those identified in the West Moorabool Heritage Study Stage 2A.

### Reference Documents

It is recommended that the West Moorabool Heritage Study Stage 2A including the Report (vol. 1), Thematic History (vol. 2), Heritage Precincts (vol. 3) and Individual Places (vols. 4-5) are included as a Reference Document in the Moorabool Planning Scheme.

## 2.6 Heritage Information/Guidance Sheets

It is recommended that consideration is given to the inclusion of *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications* prepared for the Victorian Heritage Council, draft, February 2007) as one basis for assisting Council planners and affected owners in making changes to heritage places identified in the West Moorabool Heritage Study Stage 2A.

More ideally, it is recommended that illustrated Heritage Information Sheets are prepared that give illustrated practice advice on specific, local heritage matters including (but not limited to):

- Front Fences.
- Signage.
- Repairs.
- Demolition.
- Additions.
- Carports and Garages.

## 2.7 Additional Heritage Assessments: Stage 2B

### Priority Single Heritage Places

It is recommended that the 124 single priority heritage places identified in Stage 1 of the West Moorabool Heritage Study and not assessed as part of Stage 2A of the Heritage Study are assessed as part of a study in the immediate future. See Appendix 7.04 for an illustrated list of these places.

### Priority Complex Heritage Places (Places with more than one building and may include significant settings and other fabric)

It is recommended that the 11 complex priority heritage places identified in Stage 1 of the West Moorabool Heritage Study and not assessed as part of Stage 2A of the Heritage Study are assessed as part of a study in the immediate. See Appendix 7.05 for an illustrated list of these places.

### Single Built Heritage Places with Existing Heritage Overlays

It is recommended that the 12 single built heritage places with existing heritage overlays and without heritage assessments form part of a study in the immediate future. This would give a basis to the significance of these places and greatly assist in the assessment of planning permit applications. See Appendix 7.06 for an illustrated list of these places.

### Complex Built Heritage Places with Existing Heritage Overlays

It is recommended that the 9 complex built heritage places with existing heritage overlays and without heritage assessments form part of a study in the immediate future. This would give a basis to the significance of these places and greatly assist in the assessment of planning permit applications. See Appendix 7.07 for an illustrated list of these places.

### Archaeological Sites

It is recommended that the 75 archaeological sites identified in Stage 1 and not assessed in Stage 2A of the West Moorabool Heritage Study are assessed as part of a future Study. See Appendix 7.08 for a list of these places.

### Dry Stone Walls

It is recommended that the 9 dry stone walls (and any other dry stone walls) identified in Stage 1 of the West Moorabool Heritage study are assessed as part of a future study. The known dry stone walls are:

- Reidys Road, Bungaree (BRE37).
- Clarendon (CLA01).
- 6301 Midland Highway, Clarendon (CLA10).
- 6329 Midland Highway, Clarendon (CLA11).
- 360 Hewitsons Road, Dunnstown (DUN02).
- Yendon No. 2 Road, Scotsburn (SCO02).
- 89 Ditchfield Road North, Yendon (YEN15).
- Haines Street, Yendon (YEN14).
- Wroe's Road, Yendon (YEN16).

### Water Infrastructure Sites

It is recommended that the 18 heritage water infrastructure sites (including 13 major infrastructure sites and 5 local water supply sites) identified in Stage 1 and not assessed in Stage 2A of the West Moorabool Heritage Study are assessed as part of a future study. These water infrastructure sites are:

#### Major Infrastructure Sites

- Shaws Road, Ballan (BA129) – Bostock Reservoir.
- Linehams Road, Bolwarrah (BWH01) – Moorabool Reservoir (including Lodge & Gardens).
- Springbank Road, Bullarook (BU05) – Water Channel from Beal Reservoir.
- Wilsons Road, Bullarook (BU09) – Wilsons Reservoir (including surrounds & buildings).
- Denhert's Road, Bunding (BUN06) – Bolwarra Weir (formerly Hunt's Dam).
- Denherts Road, Bunding (BUN07) – Ballan Water Channel.
- Barkstead Road, Claretown (CT02) – Beales Reservoir.
- Reservoir Track, Korweinguboorra (KOR09) – Korweinguboorra Reservoir.
- Lal Lal (LAL01) – Lal Lal Reservoir (formerly Bungal Dam).
- Frawleys Road, Leigh Creek (LCK01) – Water Channel from Pincott Reservoir.
- Donnellans Road, Millbrook (MIL02) – Millbrook Reservoir.
- Frawleys Road, Pootilla (POO04) – Pincott Reservoir.
- Old Western Highway, Pykes Creek Weir (PCW02) – Pykes Creek Reservoir & Tower.

#### Local Water Supply Sites

- Blackwood (BLA06) – Shaws Lake Swimming Pool & Lookout.
- Kennedy's Lane, Bunding (BUN08) – Railway Weir.
- Wades Road, Bungaree (BRE43) – Water Channel.
- Millbrook Egerton Road, Millbrook (MIL07) – Greenes Springs & Toohy's Water Facility.
- Simmons Reef (SR02) – Simmons Reef Reservoir.

### Bridges

It is recommended that the 2 heritage bridges identified in Stage 1 and not assessed in Stage 2A of the West Moorabool Heritage Study are assessed as part of a future study. These bridges are:

- Bungaree Wallace Road, Bungaree (BRE44) Bluestone Bridge.
- Yendon Egerton Road, Lal Lal (LAL17) – Blue Bridge.

Other heritage bridges identified on any current Moorabool Shire bridge mapping and numbering system should also be assessed at this stage.

**Geological Sites**

It is recommended that the 80 geological sites (most having been identified by the Geological Association of Australia) in Stage 1 and not assessed in Stage 2A of the West Moorabool Heritage Study are assessed as part of a future study. See Appendix 7.09 for a list of these places.

**2.8 Heritage Advisory Service**

It is recommended that the Moorabool Shire Council establish a heritage advisory service by engaging a suitably qualified heritage consultant. Given the notable number of proposed heritage overlays, in addition to the heritage overlays already in the Moorabool Planning Scheme, a heritage advisor is vital in ensuring the appropriate conservation of places in the municipality and assisting owners and planners with change and development to heritage places.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Dwelling

Place No. BA084

**ADDRESS:** 31 Atkinson Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Moderate**Photograph Date:** 20 May 2014 & 24 June 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The dwelling at 31 Atkinson Street has significance as a representative example of the small number of Edwardian houses in Ballan. Built in 1911 for a retired ganger of the Victorian Railways Department, Samuel Knox, the significant fabric includes the single storey height, asymmetrical composition, the main front hipped roof form that traverses the site, projecting gabled wing and

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** Dwelling

Place No. BA084

**ADDRESS:** 31 Atkinson Street, Ballan

Assessment Date: Feb 2016

post-supported skillion verandah at the front, rear hipped and gabled roofed wings, face red brick chimney with a multi-corbelled top, narrow eaves, timber framed double hung tripartite window in the front gable end, other timber framed double hung windows, moulded timber window architraves, window sills, square timber verandah pilasters with moulded timber capital on the front wall at the east of the verandah and on the east wall of the front gabled wing, front window hood, corrugated profile sheet metal roof cladding and the timber weatherboard wall cladding.

### How is it significant?

The dwelling at 31 Atkinson Street, Ballan, is historically and aesthetically significant at a LOCAL level.

### Why is it significant?

The dwelling at 31 Atkinson Street has historical significance for its associations with residential developments for Ballan's working class in the early 20<sup>th</sup> century (Criterion A). Built in 1911 for Samuel Knox, retired ganger of the Victorian Railways Department, it is an historical legacy of the small number of dwellings constructed in Ballan at this time.

The dwelling at 31 Atkinson Street is aesthetically significant as a representative example of the small number of timber weatherboard, Edwardian styled dwellings in Ballan. It is a moderately intact Edwardian dwelling, as defined in its composition, scale, construction and detailing. The design reflects the aspirations of Ballan's working class in the early 20<sup>th</sup> century.

### Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 31 Atkinson Street as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:** <sup>1</sup>

The dwelling at 31 Atkinson Street, Ballan, is set on a contextually long, corner allotment, with boundaries to Atkinson and Windle Streets, and the railway reserve at the rear. The dwelling has a modest front setback, a narrow setback on the east side and a wider western side setback identified by mature trees. The front is open, comprising a grassed area with pedestrian path and trees on the east and west boundaries, and garden beds in front of the dwelling. The front and side (east) boundaries are defined by an introduced timber post and rail and lattice fence approximately 1200 mm high. This fence has recently replaced an earlier (postwar) visually permeable horizontal timber paling fence (Photo 2). There is also a metal framed and wire pedestrian gate at the front. At the rear is a large grassed yard with perimeter trees and other plantings, a gabled garage and a driveway accessed from the Windle Street boundary.

The single storey, asymmetrical, timber weatherboard, Edwardian styled dwelling has a main front hipped roof form that traverses the site, a projecting gabled wing and post-supported skillion verandah at the front. There are also rear hipped, gable and skillion roofed wings. These roof forms are clad in introduced corrugated red colorbond, having replaced a galvanised steel roof in recent times (Photo 2). A feature of the roofline is the face red brick chimney with a multi-corbelled top. Other early features include the narrow eaves, timber framed double hung tripartite window in the front gable end, other timber framed double hung windows, moulded timber window architraves, window sills, square timber verandah pilasters with moulded timber capital on the front wall at the east of the verandah and on the east wall of the front gabled wing, and possibly the window hood above the front tripartite window. The front doorway (including sidelights) appears to have replaced an earlier doorway, or the sidelight glazing has been introduced. The front verandah posts have replaced the original posts.



**Photo 2:** Dwelling, 31 Atkinson Street, 2009.

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**HISTORY:**

**The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named “Ballan” after Robert von Stieglitz’s nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street,

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<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

<sup>2</sup> T. O’Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>3</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### **History of the Dwelling at 31 Atkinson Street**

The dwelling at 31 Atkinson Street is located on allotment 15 of Section 44 in the Township of Ballan and was first purchased by Samuel Knox on 5 April 1910.<sup>11</sup> A ganger with the Victorian Railways Department, Knox retired in December 1911 after 37 years of service.<sup>12</sup> The existing dwelling was also built in 1911 as his retirement home.<sup>13</sup> He was married to Clara Smith and they had six children, with four born at Batesford between 1877 and 1880, another child born at Gordon in 1884 and the sixth child born at Ballan in 1887.<sup>14</sup>

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4 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History*, *op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

11 Township of Ballan Plan, 1954, VPRS 16171 PROV. See also Ballan Shire Rate Book, 1910-11, VPRS 5557/P0 Unit 45 PROV (Ballarat).

12 *The Argus*, 1 December 1911 reported Knox's retirement. He was presented with a double gold Albert chain and pipe by his fellow employees.

13 Ballan Shire Rate Book, *op.cit.*, 1911-12, listed Knox as the owner of a tenement, Ballan, with a net annual value of £10.

14 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Dwelling

Place No. BA084

ADDRESS: 31 Atkinson Street, Ballan

Assessment Date: Feb 2016

In 1914, the property was sold to Fred Densley for £180.<sup>15</sup> He also owned adjoining allotment 14.<sup>16</sup> Densley was the son of an early family of Ballan, his parents being Harry and Elizabeth Densley (nee Pierpoint).<sup>17</sup> Harry Densley first took up employment as a bullock driver in Ballan in 1853.<sup>18</sup> Densley appears to have sold the property before 1920-21.<sup>19</sup>

### COMPARATIVE

#### Other Comparable Edwardian Styled Dwellings in Ballan

The dwelling at 31 Atkinson Street is one of approximately six timber weatherboard Edwardian styled dwellings built in the early 20<sup>th</sup> century of moderate integrity in Ballan. The other dwellings include:

- 18 Duncan Street, built in 1902:<sup>20</sup> an unusual example of the Edwardian type, this timber dwelling has an asymmetrical composition defined by the main gambrel roof form and projecting minor gabled wing at the front. The dwelling has an encircling post supported verandah, face brick chimneys, narrow eaves and decorative timber bargeboards to the front gable end.
- 13 Fiskin Street, built in 1903-05:<sup>21</sup> the timber asymmetrical, single storey dwelling has an elongated hipped roof form and a minor gabled wing and front post-supported skillion verandah. There are face brick chimneys with corbelled tops.
- 20 Fiskin Street, built 1910:<sup>22</sup> the timber weatherboard, asymmetrical dwelling has a main gambrel roof form and a projecting minor gabled wing at the front. There is also a return post-supported verandah with a gabled portico emphasising the corner. There are early brick chimneys with rendered tops. It appears that the tiled roof cladding has been introduced.
- 30 Fiskin Street, built c.1910 and relocated to site c.1921-25:<sup>23</sup> the timber weatherboard dwelling has an asymmetrical composition defined by a main gambrel roof form and a projecting minor gabled wing at the front. There is a hipped, post-supported front verandah formed as an extension of the main roof. The two stuccoed chimneys appear to date from the 1920s.
- 47 Inglis Street, built c.1900:<sup>24</sup> A single storey asymmetrically composed dwelling, it has a hipped roof form that traverses the site and a minor gabled wing to the front which features decorative timber bargeboards. The return verandah has been introduced in recent years,

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15 *Ballan Times*, 2 July 1914.

16 Ballan Shire Rate Book, op.cit., 1915-16.

17 'Densley Street' in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, March 2008.

18 *Ibid.*

19 Densley was not listed at this address in the Ballan Shire Rate Books, op.cit., for 1920-21, 1925-26, 1930-31 or 1935-36.

20 Certificate of Title, vol. 2891 fol. 111 & Ballan Shire Rate Book, op.cit., 1902.

21 *Ibid.*, 1905-06.

22 *Bacchus Marsh Express*, 10 November 1910.

23 In the early 20<sup>th</sup> century, this property was owned by Hubert Chambers and it included a stone bakery (which is still located at the rear of the site). He sold the property to Hector Norman Flack in 1921 (see Certificate of Title vol. 2083 fol. 486) and it appears that he had the dwelling relocated to this site. He was listed as the owner of two dwellings at Ballan in 1925-26 in the Ballan Shire Rate Book, op.cit.

24 Certificate of Title, vol. 2411 fol.123. The early owner, Dennis Wheelahan, was not listed as the owner of a tenement in the Ballan Shire Rate Book, op.cit., for 1898, but he was the owner of a tenement and 4 ½ acres in 1901-02.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16**

**PLACE NAME:** Dwelling

Place No. BA084

**ADDRESS:** 31 Atkinson Street, Ballan

Assessment Date: Feb 2016

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replacing the original front verandah. There are early chimneys with corbelled tops with introduced overpainting.

- 150 Inglis Street, built c.1900-01.<sup>25</sup> This dwelling has a hipped roof form that traverses the site, a minor hipped wing at the front, and a post-supported front verandah with decorative cast iron valances and brackets. The front wing has a timber framed double hung tripartite window. The false brick wall sheeting has been introduced. There is also early face brick chimneys with multi-corbelled tops.

Overall, the dwelling at 31 Atkinson Street is a representative example of the Edwardian type in Ballan. It has similar integrity to most of the other Edwardian dwellings in the township. The dwelling is also a reflection of residential developments for the working class in the early 20<sup>th</sup> century.

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<sup>25</sup> *Bacchus Marsh Express*, 25 April 1901.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Dwelling

Place No. BA087

**ADDRESS:** 45 Atkinson Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Moderate**Photograph Date:** 15 July 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:****Local Significance****RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The dwelling at 45 Atkinson Street has significance as one of four examples of standard interwar State Savings Bank of Victoria interwar Bungalow designs in Ballan. Built in c.1929 for Walter Shimmen, blacksmith, it reflects the Bank's 'Type T31' Bungalow that was designed as part of a large number of working class cottages by G. Burrigidge Leith, architect of Melbourne. The significant fabric includes the single storey height, asymmetrical composition, broad hipped roof, minor front gabled wing and verandah (as an extension of the main roof face), square timber posts with elongated

**West Moorabool Shire Heritage Study Stage 2A: 2014-16**

**PLACE NAME:** Dwelling

Place No. BA087

**ADDRESS:** 45 Atkinson Street, Ballan

Assessment Date: Feb 2016

timber brackets, paired timber framed double hung windows with nine paned upper sashes, timber window architraves and timber window sills, front timber framed doorway with sidelight and timber and glazed door, wide eaves, battening and panelling in the front gable end, timber weatherboard wall cladding and the galvanised corrugated steel roof cladding.

**How is it significant?**

The dwelling at 45 Atkinson Street, Ballan, is historically and aesthetically significant at a LOCAL level.

**Why is it significant?**

The dwelling at 45 Atkinson Street has historical significance for its associations with the modest, working class residential developments in the central Ballan township in the late 1920s and early 1930s (Criterion A). Built in c.1929 for Walter Shimmen, blacksmith, the dwelling has particular associations with the State Savings Bank’s finance, design and construction scheme that was established to assist low income earners build their own homes following standard Bungalow types designed by G. Burrige Leith, a Melbourne architect (Criteria A & H).

The dwelling at 45 Atkinson Street is aesthetically significant as one of four known interwar Bungalow styled dwellings in Ballan based on the State Saving Bank’s standard designs of 1929. The dwelling is an intact example of a ‘Type T31’ design (Criterion D) and is most comparable with the dwelling at 9 Fisken Street, being a ‘Type 54’ State Savings Bank example.

**Heritage Overlay Map**

It is recommended that the heritage overlay is applied to the site at 45 Atkinson Street containing the dwelling as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:<sup>1</sup>**

The dwelling at 45 Atkinson Street, Ballan, is situated on a contextually wide but shallow rectangular allotment on the south side of the street and backing onto the Melbourne to Ballarat railway line. The site is largely characterised by open grassed areas and perimeter garden beds, with two mature cypress trees in the rear south-west corner. There is a pedestrian path that leads from the front boundary to the entrance of the dwelling, and a driveway is situated in the east part of the site. The front has an unusual pointed wide picket fence (approximately 1m high) and a scrolled metal pedestrian gate.

The single storey, asymmetrical, timber weatherboard, interwar State Savings Bungalow styled dwelling has a broad hipped roof form that traverses the site, together with a minor gabled wing and verandah (as an extension of the main roof face) that project towards the front. At the rear is an introduced skillion wing. These roof forms are clad in lapped, galvanised corrugated steel roof cladding. The rudimentary character of the design is enhanced by the front verandah that is supported by square timber posts with elongated timber brackets. Other early features include the paired timber framed double hung windows with nine paned upper sashes, timber window architraves and timber window sills, front timber framed doorway with sidelight and timber and glazed door, wide eaves, battening and panelling in the front gable end. A galvanised steel flue on the east roof face has replaced an original brick chimney.

**HISTORY:**

**The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

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1 Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

2 T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

3 L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

4 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### History of Dwelling

The dwelling at 45 Atkinson Street is situated on the original allotment 8 of Section 44 in the Township of Ballan, first owned by incumbent Minister of St. Paul's Presbyterian Church, Ballan, Rev. James Edward Welch from 20 May 1920.<sup>11</sup> Welch resided at the St. Paul's Church manse in Inglis Street and in 1917, Welch had been appointed Moderator of the Ballarat Presbyterian Church.<sup>12</sup> It appears that Welch relocated to Ballarat in 1927, prompting the sale of his unimproved land at 45 Atkinson Street to Mrs Daphne May McClelland on 28 February 1927.<sup>13</sup>

Two months later on 7 April 1927, Mrs McClelland sold the land (which then also comprised the adjoining allotment 9, totalling 1 rood and 12 perches) to Walter Robert Shimmen, blacksmith and motor mechanic.<sup>14</sup> He had this house built on allotment 8 in c.1929,<sup>15</sup> following the State Savings Bank's standard 'Type T31' design by G. Burridge Leith, Melbourne architect.<sup>16</sup> Operated by the Bank in the 1920s and 1930s, the scheme provided a range of cottage types and plans designed by Leith.<sup>17</sup> He created 56 standard timber designs in Victoria, generally of five main rooms.<sup>18</sup> The Bank's scheme involved the lending of a high percentage of the finance required for erecting homes for low income earners, in accordance with certain conditions. Under Victoria's Housing Act of 1920, the Credit Foncier System enabled housing loans to be more widely available.<sup>19</sup> Loans were made on houses and shops based on the security of title of the land. The conditions of the loans included the following: that the applicant could not own a dwelling house in Victoria or elsewhere; that the applicant could not be in receipt of an income of more than £400 a year; that a married woman would not be eligible for a loan

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7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

11 Town of Ballan Plan, 1954, VPRS 16171 PROV.

12 *The Argus*, 12 December 1917, p.3 & 11 July 1918, p.6.

13 Certificate of Title, vol. 4491 fol. 085.

14 *Ibid.* & Ballan Shire Rate Book, 1930-31, VPRS 5557/P0 Unit 45, PROV (Ballarat).

15 The site was unimproved when Shimmen purchased it but the Rate Book for 1930-31 listed him as owner of a house having a net annual value of £22.

16 See *The State Savings Bank of Victoria Design Book: Timber-Framed Dwellings Containing 56 Standard Types*, March 1929, VPRS8933/P0437, Units 2 and 3, PROV, P. Cuffley, *Australian Houses of the '20s and '30s*, The Five Mile Press, 1989, pp. 14-20 and G. Butler, *The Californian Bungalow in Australia*, Lothian Books, 1992, pp. 31-46.

17 *Ibid.*

18 *Ibid.*

19 *Ibid.*

unless her husband was also eligible; and that the entire cost of the house (including land, outbuildings, fences, lighting, water supply, drainage, and sewerage) did not exceed £800.<sup>20</sup>

For Country Selection Only.

TYPE NO. 31

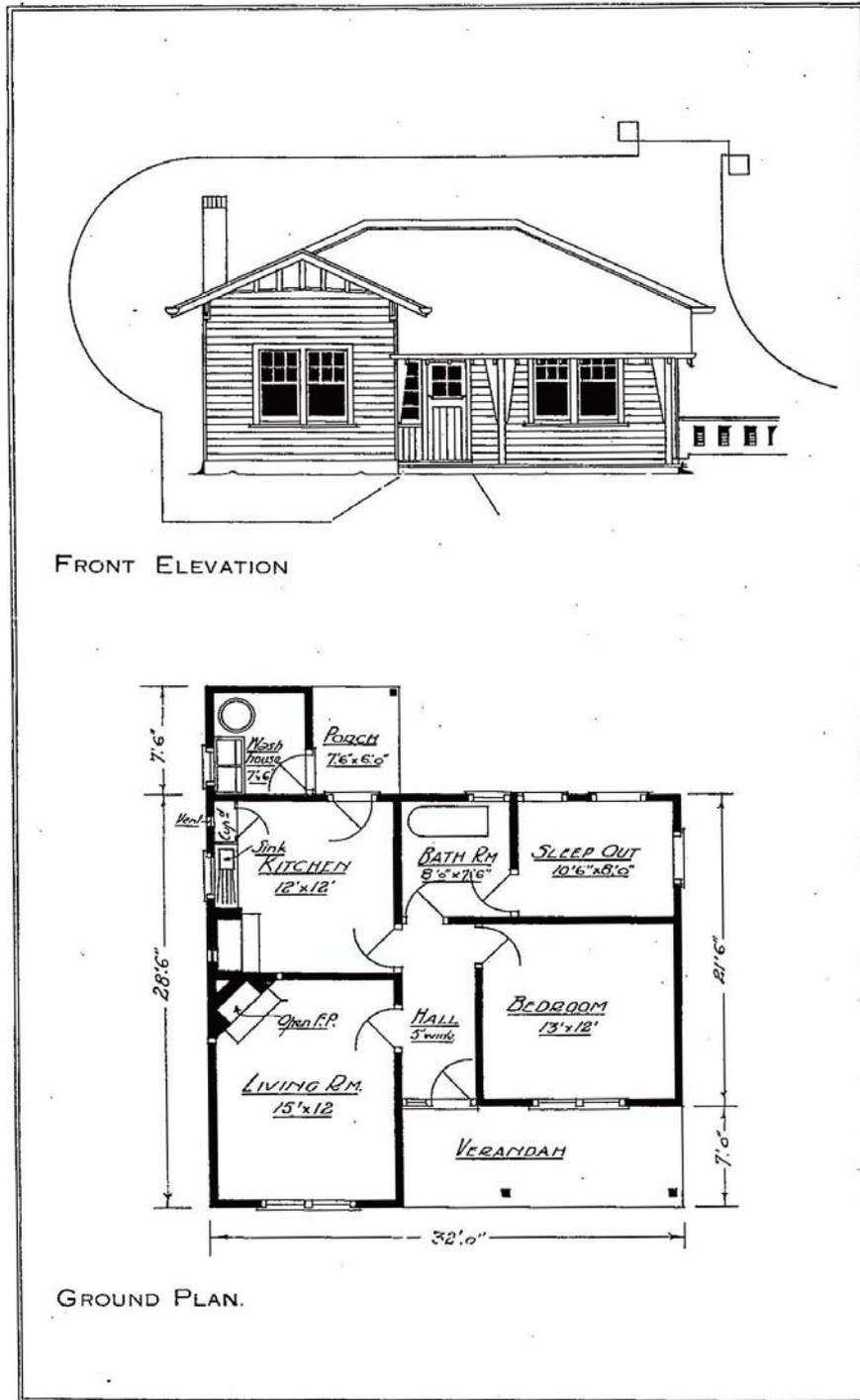


Figure 1: G. Burrige Leith, 'Type T31' Cottage Design. Source: *The State Savings Bank of Victoria Design Book: Timber-Framed Dwellings Containing 56 Standard Types*, March 1929, VPRS8933/P0437, Units 2 and 3, PROV.

Walter Shimmen's occupation of the property at 45 Atkinson Street was to be short-lived as by 1935-36 Marshall Oswin, bootmaker, was the occupier.<sup>21</sup> The property remained under the ownership of the State Savings Bank at this time.<sup>22</sup> By 1938-39, the property had been sold to Mrs Nellie [Nancy] Latter and she lived there briefly before relocating to Kyabram and then to Tongala by 1940-41.<sup>23</sup> The dwelling at 45 Atkinson Street was leased to John Geddes.<sup>24</sup> Excision of the adjoining allotment 9 occurred in later years.

## COMPARATIVE

### Other State Savings Bank Designs in Ballan

The dwelling at 45 Atkinson Street is one of four surviving modest interwar Bungalows of timber weatherboard construction designed by G. Burrige Leith as part of the range of cottage types for the State Savings Bank of Victoria's financial, design and building scheme in 1929. The other dwellings are:

- 78 Atkinson Street: Built between 1931 and 1935 for Michael Brady, Postal Clerk,<sup>25</sup> the dwelling reflects the State Savings Bank's standard 'Type T2' design.<sup>26</sup> It has an asymmetrical composition main hipped roof form, gambrel-roofed attic addition at the rear, projecting front minor hipped wing and a front corner hipped porch supported by round concrete Doric columns. Apart from the attic additions, other original features include side chimney, box timber framed double hung windows (with six paned upper sashes and wide eaves).
- 49 Edols Street: Built in c.1929 for Dennis J. Wheelahan, blacksmith, the dwelling represents the State Savings Banks' standard 'Type T42' design.<sup>27</sup> It is a locally unusual example, having a traversing jerkinhead roof with extends at the front to form a verandah supported by brick piers and square Doric concrete columns. The front also features an original bowed bay window having timber framed windows and timber shingling below. There are also wide eaves and double door opening with multi-paned timber framed doors.
- 9 Fiske Street: Built in c.1929-30 for Robert and Daphne McClelland,<sup>28</sup> the design and composition is suggestive of the State Savings Bank's standard 'Type 54' design.<sup>29</sup> It has an asymmetrical composition with main hipped roof form, projecting minor gabled wing at the front, and a broken back return verandah supported by timber posts with solid timber brackets. Other early features include the face brick chimney with soldier course capping, paired timber framed double hung windows, front doorway, strapped cement sheet gable infill and the eaves overhangs with exposed timber rafters.

Overall, the dwelling at 45 Atkinson Street is a modest example of an interwar Bungalow, reflecting its purpose as a home for Ballan's working class. As a State Savings Bank design type it is most comparable with the dwelling at 9 Fiske Street, which also has a hipped roof form and projecting front gabled wing, and a verandah supported by timber posts and solid timber brackets.

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21 Ballan Shire Rate Book, op.cit., 1935-36.

22 Ibid.

23 Ibid., 1940-41. The Kyabram address was crossed out and replaced with Tongala.

24 Ibid.

25 Ballan Shire Rate Books, op.cit., 1930-31 & 1935-36.

26 *The State Savings Bank of Victoria Design Book, op.cit.*

27 According to the Ballan Shire Rate Book, op.cit. 1925-26, the site was unimproved with a net annual value of £3 and owned by Dennis Wheelahan. In 1930-31, the Rate Book listed Wheelahan as the owner of a house.

28 Certificate of Title, vol. 2489 fol. 663 which listed Robert McClelland as proprietor, & Ballan Shire Rate Book, op.cit., 1930-31 which listed Daphne McClelland as owner.

29 *The State Savings Bank of Victoria Design Book, op.cit.*

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Dwelling

Place No. BA086

**ADDRESS:** 55 Atkinson Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Moderate**Photograph Date:** 2009 & 2014

2014

**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Atkinson Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The dwelling at 55 Atkinson Street has significance as a moderately intact and substantial example of the small number of Late Victorian styled timber dwellings in Ballan, having been built in c.1892-95 for Albert Wilson Salter, local draper, landowner and entrepreneur. The significant fabric includes:

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** Dwelling

Place No. BA086

**ADDRESS:** 55 Atkinson Street, Ballan

Assessment Date: Feb 2016

the hipped roof form that traverses the site, minor gabled wings at the front that terminate with hipped roof faces at the rear, location and form of the post-supported verandah, corrugated profile to the sheet metal roof cladding, modest eaves with paired timber brackets at the front, timber bargeboards and timber trusses and finials in the gable ends, brick chimneys with corbelled tops, timber framed double hung windows, bank of three timber framed casement windows (with highlights above) under the east gabled wing, moulded timber architraves, front timber framed door with a panelled timber door and sidelights and highlights, timber weatherboard wall cladding and the single storey height.

### How is it significant?

The dwelling at 55 Atkinson Street, Ballan, is historically and aesthetically significant at a LOCAL level.

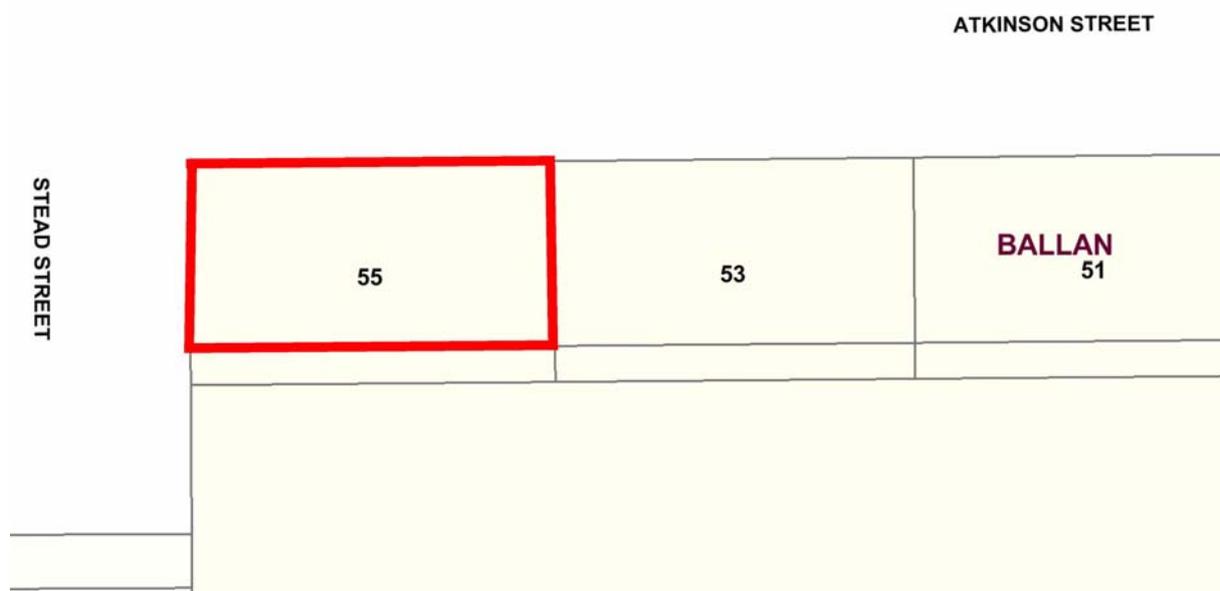
### Why is it significant?

The dwelling at 55 Atkinson Street has historical significance for its associations with the few contextually substantial residential developments in the Ballan township in the late 19<sup>th</sup> century (Criterion A). In particular, the dwelling is associated with the original owner and the local draper and original owner of the 'Hall of Commerce' Inglis Street, Albert Wilson Salter (1839-1916) who had the timber dwelling built in c.1892-95. In addition to his drapery, Salter acquired other properties in Ballan and also contributed to community life, serving as a Justice of the Peace for 15 years. He was also a Trustee of the Ballan New Cemetery, and a member of the Ballan Railway League, Ballan Agricultural Society, Ballan Mechanics' Institute, and the Ballan Water Trust.

The dwelling at 55 Atkinson Street is aesthetically significant as a one of very few contextually substantial examples of the Late Victorian style constructed in Ballan in the 1890s (Criterion D). Although partly altered, the original design qualities are clearly demonstrated in the composition, forms, construction and details as viewed from the front.

### Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 55 Atkinson Street as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:** <sup>1</sup>

The dwelling at 55 Atkinson Street, Ballan, is situated on a shallow rectangular corner allotment with the west boundary facing Stead Street and the southern rear boundary adjoining the railway reserve. There is a very modest front setback defined by an open grassed area and perimeter garden beds punctuated by a pedestrian path. On the front boundary is a pointed timber picket fence and gate to a height of approximately 1200 mm. On the west boundary is a row of mature cypress trees, with another row of cypress trees forming the eastern end of the front boundary behind which is a large open grassed yard.

The single storey, timber weatherboard, Late Victorian styled dwelling has a hipped roof form that traverses the site, together with minor gabled wings at the front that terminate with hipped roof faces at the rear. The larger (east) gabled wing at the front extends forward of the main portion of the dwelling. A return post-supported skillion verandah extends along the front and west side. It appears to have replaced an earlier verandah. On the west side towards the rear, the verandah has been infilled. At the rear of the dwelling are a skillion wing and an elevated gabled addition. The roofs are clad in corrugated sheet metal and there are introduced solar panels on the front roof face. The modest eaves are adorned with paired timber brackets at the front. Timber bargeboards and timber trusses and finials complete the gable ends. Two early brick chimneys with corbelled tops adorn the roofline (the western chimney having introduced overpainting). Other early features of the design include the timber framed double hung windows (including the multi-paned windows), bank of three timber framed casement windows (with highlights above) under the east gabled wing, moulded timber architraves and the front timber framed door with a panelled timber door and sidelights and highlights. The bracketed timber window hood above the bank of windows under the front gable appears to have been introduced, possibly replacing a smaller hood.



**Photo 2:** Dwelling, 55 Atkinson Street, 2009.

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**HISTORY:**

**The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named “Ballan” after Robert von Stieglitz’s nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street,

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<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

<sup>2</sup> T. O’Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>3</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Dwelling

Place No. BA086

ADDRESS: 55 Atkinson Street, Ballan

Assessment Date: Feb 2016

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given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### History of Dwelling

The property at 55 Atkinson Street, originally comprising allotment 1 of Section 44 in the Township of Ballan, was first owned by Albert Wilson Salter from 28 September 1891.<sup>11</sup> It is not clear when this dwelling was constructed, but it had been built by 1895 when Salter owned two tenements and 212 acres of land valued by £86.<sup>12</sup> He continued to live at the property with his family until 1915.<sup>13</sup> In 1916, Salter relocated to Surrey Hills.<sup>14</sup> A clearing sale of furniture and household effects was carried out on 19 February 1916.<sup>15</sup>

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4 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History*, *op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

11 Certificate of Title, vol. 2420 fol. 888.

12 Ballan Shire Rate Book, 1895, VPRS 5557/P0 Unit 45 PROV (Ballarat).

13 The Ballan Shire Pan Register for 1915, VPRS 5564/P) Unit 1, PROV (Ballarat) listed Salter as owner of a property in Atkinson Street. However, the Ballan Shire Valuation Book, 1915, VPRS 5563 Unit 7 PROV (Ballarat) listed Richard Henry Rowett as owner of 55 Atkinson Street (allotments 1-3 of Section 44), indicating that Salter had removed from the property in 1915.

14 *Ballan Times*, 10 February 1916.

15 *Ibid.*

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Dwelling

Place No. BA086

ADDRESS: 55 Atkinson Street, Ballan

Assessment Date: Feb 2016

Born on 20 August 1839 at Borriskane, Tipperary, Ireland, the son of George and Margaret (nee Wilson) Salter, Albert Wilson Salter emigrated to Victoria with his brother in the 1860s, establishing a drapery business at Ballan.<sup>16</sup> A.W. Salter married Martha Willis on 18 January 1872 by the Wesleyan Minister, the Rev. Peter Roe Clarke, at the residence of Miss Willis' parents, Richard and Eliza Willis.<sup>17</sup> Albert and Martha had seven children: Alice Henrietta (born 7 April 1873), Howard Livingston (born 25 November 1875), Foster Albert (born 7 December 1876), George Edison (born 23 December 1881), John MacNeil (born 16 January 1884) and Ewart Gladstone (born 25 July 1887).<sup>18</sup> Mrs Martha Salter died at Kew in 1911<sup>19</sup> and A.W. Salter subsequently married his housekeeper, Miss Katie Shields.<sup>20</sup>

From his arrival in Ballan in the 1860s, A.W. Salter prospered as a businessman and land speculator. Initially with his brother, he established a drapery at Bacchus Marsh as well as business interests at Bairnsdale.<sup>21</sup> In 1876 he erected a store in Inglis Street 'opposite the residence' of A.T. Musgrave and this was followed by another store in 1890 at 117 Inglis Street where he built a shop.<sup>22</sup> In c.1895, Salter built a drapery at 119 Inglis Street which he extended in 1897, the premises becoming known as the 'Hall of Commerce'. It included a drapery, general store, grocer, dress maker and milliner.<sup>23</sup> He conducted business from this premises for many years before retiring in favour of his son-in-law, A.J. Royce.<sup>24</sup> A.W. Salter also acquired several properties and was a local entrepreneur as well as becoming a grazier.<sup>25</sup>

In addition to his business interests, Salter contributed to public and community life. In 1875, he was a Trustee of the Ballan New Cemetery, while in 1888 he was Honorary Treasurer of the Ballan Railway League.<sup>26</sup> Salter was also a member of the Ballan Agricultural Society, Ballan Mechanics' Institute, and the Ballan Water Trust.<sup>27</sup> In 1901, he became a Justice of the Peace, serving on the bench for 15 years.<sup>28</sup> On his death in 1918, the *Ballan Times* gave the following obituary:

The late Mr Albert Wilson Salter, who died at his daughter's residence, Duncan street, Ballarat, was born at Tipperary, Ireland, 70 years ago ... Mr Salter continued to live privately in the township until about two years ago, when he left for Surrey Hills. During his residence here, Mr Salter did not take an active part in public affairs, but was a commissioner of the Waterworks Trust, of which he was chairman on many occasions, and occupied a seat on the local bench, besides being a leading member of the Methodist church. The deceased was one of a syndicate that purchased and cut up land on the Richmond river, N.S.W., and also had extensive interests in Gippsland, beside houses, shops, grazing and agricultural land in this district. Mr Salter's health had not been good of late, and he was on a visit to his daughter at Ballarat when the end came.<sup>29</sup>

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16 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne and Ballan Times, 19 December 1918, p.3.

17 Victorian Births, Deaths and Marriages Indexes, op.cit.

18 J. Salter, 'Albertson Wilson Salter' at <http://familytreemaker.genealogy.com/users/s/a/l/Jennifer-A-Salter/WEBSITE-0001/UHP-0066.html>

19 *The Australasian*, 23 September 1911, p.68.

20 Salter, op.cit.

21 Ibid. See also Salter, A.W., Probate Administration files, 1918, VPRS 28/P3 Unit 908 PROV.

22 See heritage citation for 117 Inglis Street.

23 Ibid.

24 *Ballan Times*, op.cit.

25 *Bacchus Marsh Express*, 28 July 1877.

26 *Ibid.*, 24 April 1875 & 8 September 1888.

27 *Ibid.*, 24 August 1889.

28 *Ballan Times*, 10 February 1916.

29 *Ibid.*, 18 December 1918.

Although the Salter family had relocated from 55 Atkinson Street in 1915, it remained under the ownership of Salter's Estate until 26 January 1923, when it was purchased by Richard Henry Rowett, a farmer.<sup>30</sup> Rowett had been living there since 1915.<sup>31</sup> On 24 November 1941, he sold it to William Henry Roffey, station master at the Ballan Railway Station.<sup>32</sup> He continued to live there until his death in 1962, when his wife, Eliza Valerie Violet Roffey, became the owner.<sup>33</sup>

## **COMPARATIVE**

### **Other Comparable Late Victorian Dwellings**

Other Late Victorian styled timber dwellings built in the 1890s in Ballan include:<sup>34</sup>

- 17 Fiske Street, 'Ruddle House', built c.1891: the asymmetrical, single storey dwelling has an elongated hipped roof form and a projecting minor gabled wing at one end, together with a hipped, convex front verandah supported by stop chamfered timber posts and featuring decorative cast iron valances and brackets. There are also prominent early brick chimneys with multi-corbelled tops. 'Ruddle House' may be slightly more intact than the dwelling at 55 Atkinson Street given that the verandah posts and detailing are reflective of the original design. However, the dwelling at 55 Atkinson Street is a more substantial example.
- Dwelling at 36 Inglis Street, built c.1895-97: This dwelling has a picturesque, asymmetrical composition of steeply-pitched, gabled roof forms, including a projecting minor gable wing at the front with a faceted bay window, and a front verandah. Like the dwelling at 55 Atkinson Street, it has also experienced some alterations and additions, including the side verandah additions. Compositionally, the dwellings are not directly comparable.
- 47 Inglis Street, built c.1900: A single storey asymmetrically composed dwelling, it has a hipped roof form that traverses the site and a minor gabled wing to the front which features decorative timber bargeboards. The return verandah has been introduced in recent years, replacing the original front verandah. There are early chimneys with corbelled tops with introduced overpainting. This dwelling has an introduced return verandah and is a smaller version of the Late Victorian type.
- 79 Inglis Street, built 1894: the asymmetrical, single storey, timber weatherboard dwelling has a principal hipped roof form and a projecting minor hipped wing at the front (which now has a skillion roofed window bay). There is a post-supported hipped verandah at the front. The dwelling is not directly comparable to that at 55 Atkinson Street given the different composition.

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30 Certificate of Title, op.cit.

31 Ballan Shire Valuation Book, op.cit.

32 Certificate of Title, op.cit.

33 Ibid.

34 See heritage citation for the properties outlined for further details.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16**

PLACE NAME: 'Hunterston'

Place No. BA108

ADDRESS: 360 Ballan-Egerton Road, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 2.2: Exploring, Surveying &amp; Mapping

Theme 4.1: Farming &amp; Agriculture

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Moderate-High**Photograph Date:** 2009, 2010, 2014, 2015Source: [www.realestate.com.au](http://www.realestate.com.au) 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:****Potential State Significance****RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **Yes**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes (main dwelling only)**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that the condition and integrity of the dwelling is confirmed by a site visit (with permission from the owner).

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: demolition of non-contributory fabric; construction of small outbuildings, detached pergolas or verandahs or decks, garages or carports and other minor works recessive (to the south) of the original homestead, within the defined heritage overlay. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

'Hunterston' at 360 Ballan Egerton Road, has significance as one of the earliest and most intact examples of a Victorian Georgian styled hipped roofed freestone homestead of the 1840s squatting era in Victoria. Built in c.1844-47 for William Patterson, a pastoralist from Tasmania, the dwelling was constructed of stone quarried on the site. In 1854, the property was sold to Philip Cantwell, an

Irish Catholic immigrant from Tipperary, who, with his large family, had fled the potato famine of the mid-late 1840s. Descendants of the Cantwell family owned 'Hunterston' until 1910 and then from 1919 until 1976. The significant fabric relating to the Victorian Georgian design includes: the symmetrical composition; single storey height; steeply-pitched, hipped, bellcast roof form; projecting post-supported skillion verandah at the front; corrugated sheet metal roof cladding; face stone wall construction; stone chimneys; central front door opening with timber framed transom; timber framed double hung twelve paned windows; stone window sills; square, stop-chamfered timber posts with moulded timber capitals above which are curved solid timber valances; the raised timber verandah floor and stone base wall. The semi-detached gabled timber outbuilding on the west side of the dwelling also contributes to the significance of the place.

**How is it significant?**

'Hunterston' at 360 Ballan Egerton Road, Ballan, has potential historical and architectural significance at a STATE level.

**Why is it significant?**

'Hunterston' at 360 Ballan Egerton Road, Ballan, has historical significance as one of the earliest physical legacies of the squatting and pastoral era in the Ballan area and more widely, Victoria (Criterion A). The dwelling was built of local stone in c.1844-47 for William Patterson (1803-1884), a pastoralist from Tasmania (Criterion H). He was one of seven children to Myles and Katherine Patterson (nee Hunter) who emigrated from Scotland to Tasmania in 1825 where they established the 'Hunterston' station. 'Hunterston' at Ballan was named after the Tasmanian property, the name being derivation of William Patterson's mother's maiden name, Hunter, and his father's surname, Patterson. A contextually small Run of 2,000 acres, Patterson ran 30 cattle and 1500 sheep. He sold the property to Philip Cantwell senior (c.1795-1857) in 1854 (Criterion H). With his wife and large family, Cantwell had fled the potato famine in Tipperary, Ireland of the mid-late 1840s, arriving in Victoria in 1850. After Cantwell's death in 1857, 'Hunterston' was owned and occupied by a succession of Cantwell family members (Criterion H). Philip Cantwell junior (c.1848-1903) contributed much to community life at Ballan. He was a Justice of the Peace, local Councillor, trustee of the Ballan Old Cemetery and the Ballan Racecourse and Recreation Reserve, chair of the Ballan Agricultural Society, Ballan Mechanics' Institute and the Ballan Jockey Club. He was also a long serving member of St. Agnes' Roman Catholic Church. Apart from the brief period between 1910 and 1919 when 'Hunterston' was owned by Charles Cole and Charles Goodridge respectively, other Cantwell family members to have owned and occupied 'Hunterston' included Patrick Francis Cantwell (great grandson of Philip Cantwell senior) and his son Richard. The latter was a parishioner and important benefactor of St. Brigid's Catholic Church, Ballan.

'Hunterston' at 360 Ballan Egerton Road, Ballan, is aesthetically significant as one of the earliest and most intact examples of a Victorian Georgian styled homestead dwelling in Victoria (Criteria D & E). It is especially comparable to Emly Park and Glenpeddar Homesteads built in the 1840s in the Ballan area. As a hipped roofed rural dwelling of the 1840s, it is also comparable to other homesteads included on the Victorian Heritage Register, including Emu Bottom, Exford, Killeen, Ledcourt and Moranghurk Homesteads. The Victorian Georgian design is especially defined by the unusual, steeply-pitched, hipped, bellcast roof form and the projecting post-supported skillion verandah at the front. The freestone wall construction is also of interest, having been quarried on the site.

### **SIGNIFICANCE OF COMPONENTS**

#### **Primary Significance**

The fabric of primary significance includes:

- 'Hunterston' dwelling (original hipped roofed component with projecting front verandah).

#### **Contributory Significance**

The fabric of contributory significance includes:

- Gabled timber outbuilding immediately adjacent to the west side of the 'Hunterston' dwelling.

#### **Non Contributory**

The following fabric has been introduced after the important developmental phase of 'Hunterston' and is therefore not considered to contribute to the significance of the place:

- Rear brick additions to the 'Hunterston' dwelling.
- Outbuildings.
- Fencing.
- Homestead garden and trees.

#### **Heritage Overlay Map**

It is recommended that the heritage overlay is applied to the 'Hunterston' dwelling and a curtilage of 10 m as broadly shown in the following aerial image:



Source of base aerial: Moorabool Shire Council.

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**DESCRIPTION:**

**The Setting**

'Hunterston' at 360 Ballan-Egerton Road, Ballan, is set on substantial, undulating, rural land to the south of the east branch of the Moorabool River. The homestead is reached by a Cypress tree-lined gravelled driveway. There are perimeter garden beds and a formal open grassed area immediately surrounding the dwelling, which is screened by Poplars and Cypresses to the north, east and west, together with an outer row of Cypresses with a large fenced grassed area between. This landscaping appears to have been introduced in the late 20<sup>th</sup> century. To the rear (south and south-east) of the homestead are a number of introduced single storey gabled and skillion roofed outbuildings of sheet metal and timber construction.



**Photo 2:** 'Hunterston', showing homestead and outbuildings from Ballan-Egerton Road, 2014.



**Photo 3:** 'Hunterston', showing homestead and outbuildings from Ballan-Egerton Road, 2014.

**'Hunterston' Homestead**

The symmetrical, single storey, local face stone, early Victorian Georgian styled dwelling is characterised by a steeply-pitched, hipped, bellcast roof form, together with a projecting post-supported skillion verandah at the front. At the rear are single storey skillion additions, including a modest skillion extension that projects on the west side. In the front roof face are two introduced gabled attics, with a similar, single gabled attic projecting from the rear (southern) roof face. The roofs are clad in green-painted corrugated sheet metal. There are two original stone chimneys that project from the east and west roof faces, the main hipped roof also have narrow eaves. There is also a rear brick chimney above the roofline of the rear addition that appears to date from the interwar period.

The symmetry of the design is accentuated by the original front door opening which has an introduced timber and glazed door (with original timber framed transom above) and flanking original timber framed double hung twelve paned windows. These windows also have original stone sills. Similar windows are identified on the east and west elevations.

A feature of the design is the front verandah. It is supported by sizeable, square, stop-chamfered timber posts with moulded timber capitals above which are curved solid timber valances. These posts and valances reflect the early design. The verandah has a raised timber floor with a stone base wall.

On the west side of the dwelling is a semi-detached, modestly-scaled, gabled outbuilding of corrugated sheet metal roof cladding and timber weatherboard wall cladding. The late 19<sup>th</sup> or early 20<sup>th</sup> century building might have originally functioned as a killing shed.



**Photo 4:** 'Hunterston', rear/side view from Ballan-Egerton Road, 2014. The modest, gabled timber outbuilding is shown below the main roof line.



**Photo 5:** 'Hunterston', detail of front elevation, 2015. Source: [www.realestate.com.au](http://www.realestate.com.au)

## HISTORY:

### Before Hunterston<sup>1</sup>

In early 1837, the Government Surveyor, Frederick D'Arcy and his party surveyed the upper reaches of the Leigh and Moorabool Rivers. A second expedition led by D'Arcy followed in August 1837. One of the main purposes of the expeditions was to find new country upon which to establish grazing lands for new stations. The earliest districts of Melbourne and Geelong, including the lower reaches of the Barwon and Moorabool Rivers, had already been settled and were almost totally occupied.

<sup>1</sup> Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

**William Patterson and the Establishment of Hunterston**

In c.1827, William Patterson, a squatter, commenced farming 500 acres at New Norfolk, Tasmania, on a land grant applied for on his behalf by his father, Myles Patterson, a few years earlier.<sup>2</sup> In 1839, he sought to settle in Victoria,<sup>3</sup> coming to Port Phillip on the ship, *Wallaby*, with his brother, John Hunter Patterson, in order to arrange a home for his bride.<sup>4</sup> On 10 October 1839, William Patterson married Alice Eleanora Hudspeth at Jericho, Tasmania.<sup>5</sup> Miss Hudspeth was the second daughter of the late J.M. Hudspeth, Esq., surgeon, of 'Bowsden', Jericho.<sup>6</sup> William and Alice Patterson soon relocated to Victoria.

Writing to his cousin, George in February 1840, the squatter, Phillip Russell stated that 'William Patterson leaves in a short time for P. Phillip [Port Phillip – Victoria]; I am afraid neither he nor his young wife will relish squatting.'<sup>7</sup> The following month, March 1840, William and Alice commenced their journey from Tasmania to Port Phillip and it was quipped by the squatter, William Russell, that 'I hardly think he knows where to pitch his tent yet.'<sup>8</sup> By November 1840, Patterson had taken up the Run he called 'Hunterston' (after the property in Tasmania of his parents, having been derived from their surnames) that was 'wedged beside the upper Moorabool'<sup>9</sup> and the runs of Cowie and Stead to the south and the von Stieglitz brothers to the north<sup>10</sup> (Figure 1).

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2 J.O. Randell, *The Pastoral Pattersons: the history of Myles Patterson and his descendants, 1822 to 1976*, Queensberry Hill Press, Carlton, 1977, pp.20-23..

3 P.L. Brown (ed.), *Clyde Company Papers*, vol.2, 1836-40, Oxford University Press, London, 1952, p.271.

4 J.O. Randell, *op.cit.*, p.48.

5 Tasmanian Pioneer Index at <http://www.linc.tas.gov.au/research/browse-by-category/familyhistory/personbdm> & *The Asiatic Journal*, 'Register – Australasia', August 1840, p.352 at [https://books.google.com.au/books?id=vJw3AQAAMAAJ&pg=PA352&lpg=PA352&dq=alice+eleanor+patterson+%28nee+hudspeth%29&source=bl&ots=82DNqWNQcE&sig=iTmMtZ5WavEXstAP4IdAjR5IZVw&hl=en&sa=X&ei=qNi4VOKoCsbHmAXum4KoAQ&ved=0CEgQ6AEwCQ#v=onepage&q=alice%20eleanor%20patterson%20\(nee%20hudspeth\)&f=false](https://books.google.com.au/books?id=vJw3AQAAMAAJ&pg=PA352&lpg=PA352&dq=alice+eleanor+patterson+%28nee+hudspeth%29&source=bl&ots=82DNqWNQcE&sig=iTmMtZ5WavEXstAP4IdAjR5IZVw&hl=en&sa=X&ei=qNi4VOKoCsbHmAXum4KoAQ&ved=0CEgQ6AEwCQ#v=onepage&q=alice%20eleanor%20patterson%20(nee%20hudspeth)&f=false)

6 Randall, *op.cit.*

7 Brown, *op.cit.*, p.313.

8 *Ibid.*, p.334.

9 *Ibid.*, p.289.

10 *Ibid.*, p.289, 394.

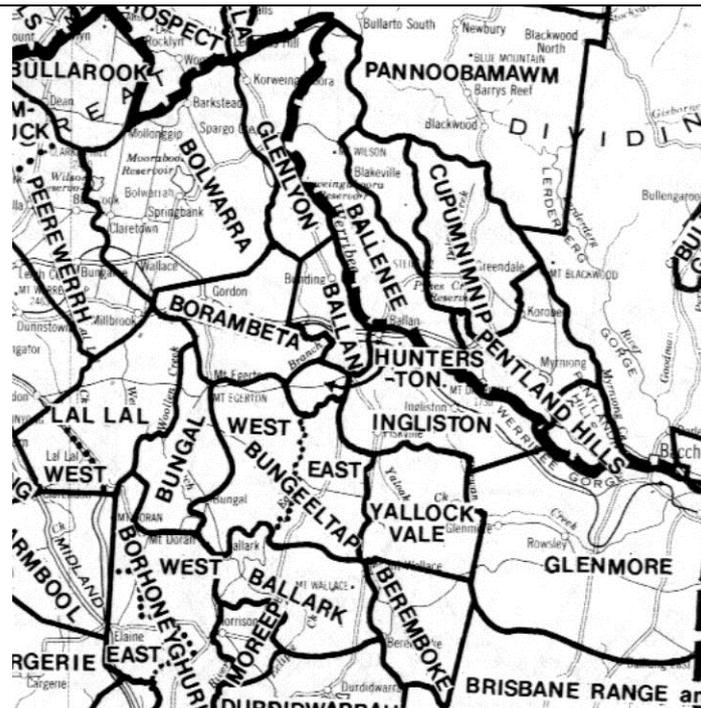


Figure 1: Map of Licensed Runs showing 'Hunterston' (centre).

Source: R. Spreadborough & H. Anderson, *Victoria Squatters*.

Comprising 2000 acres,<sup>11</sup> it appears that Patterson had the existing homestead constructed by 1844 using stone quarried nearby.<sup>12</sup> According to J.O. Randall in *The Pastoral Pattersons*, William Patterson:

... [was] never a man for taking great risks, [and he] quietly settled his wife and child into their cottage at Hunterston, on what later became the Ballarat Road, and managed his small station in his usual, efficient, but unspectacular way.<sup>13</sup>

On 7 October 1847, Patterson was issued with a lease of his comparatively small Run comprising part of the 'Waste Lands of the Crown beyond the Settled Districts in the Colony of New South Wales.'<sup>14</sup> At that time, the estimated capacity for grazing was 30 cattle and 1500 sheep.<sup>15</sup> Two years later in 1849, Patterson's 2000 acres was officially gazetted,<sup>16</sup> and he was listed in the *Squatters' Directory of Occupiers of Crown Lands of Port Phillip*.<sup>17</sup>

<sup>11</sup> 'Hunterston', Pastoral Run Papers, VPRS 5359 PROV & R. Spreadborough & H. Anderson, *Victoria Squatters*, Red Rooster Press, 1983, p.108.

<sup>12</sup> The third of William Patterson's children, Emily Florence, was born at Moorabool in 1844, which suggests that the dwelling might have been built by this time. His fourth child, Cath May, was also born at Moorabool in 1847, the elder children, Thomas and Alice, having been born at Newtown, Geelong, in 1841 and Melbourne, in 1842 respectively. However, Randall, *op.cit.*, p.50 claims that 'William built a good cottage at Hunterston and took Alice and Thomas to live there', suggesting that the dwelling had been built in 1841-42. The *Gordon Egerton and Ballan Advertiser*, 8 December 1916, p.4, stated that 'the present quarry is located on the north-western bank of the eastern Moorabool River, about 20 chains above the Ballan-Egerton road bridge ... immediately over the bed now exposed is the old quarry from which the stone used in building Hunterston homestead was taken ...'

<sup>13</sup> Randall, *op.cit.*, p.50.

<sup>14</sup> 'Hunterston', Pastoral Run Papers, *op.cit.*

<sup>15</sup> *Ibid.*

<sup>16</sup> Spreadborough, *op.cit.*

<sup>17</sup> *The Squatters' Directory*, Edward Wilson, Melbourne, 1849, p.16.

On 9 June 1852, Patterson applied to purchase 320 acres as pre-emptive right of his licensed run.<sup>18</sup> He wrote again to the Commissioner of Crown Lands on 6 January 1853 stating that the 'land has been that applied for contains the Home Station. The Buildings consist of a good cottage, out offices, etc.'<sup>19</sup> On 23 March 1853, he was allowed 640 acres at the upset price, including the homestead.<sup>20</sup>

Born in Scotland in 1803, William Patterson was one of seven children to Myles and Katherine Patterson (nee Hunter).<sup>21</sup> With his parents and five of his siblings, he sailed on the *Castle Forbes* from Edinburgh, arriving in Hobart, Tasmania on 1 March 1822.<sup>22</sup> Myles and Katherine were granted 2000 acres on the River Shannon, north of the township of Bothwell, where they established 'Hunterston' station in 1825.<sup>23</sup> It was here where the young William Patterson was kept prisoner for some hours at 'Hunterston' by the notorious bushrangers, Brady and McCabe.<sup>24</sup> Further trauma came in 1828 with the death of Myles Patterson.<sup>25</sup> The property was then managed by the Patterson's youngest son, Frederick.<sup>26</sup> In Victoria from the early 1840s, the Patterson brothers prospered, establishing a considerable pastoral empire.<sup>27</sup>

In 1854, Patterson sold 'Hunterston', Ballan, to Phillip Cantwell.<sup>28</sup> The Patterson family relocated temporarily to their other station, 'The Upper Regions' in the Wimmera,<sup>29</sup> before emigrating to England later in 1854.<sup>30</sup> William Patterson died on 24 May 1884 at Delamere Terrace, Paddington, London, after a long illness.<sup>31</sup>

### **Hunterston and the First Cantwell Family Era**

Following the failure of his potato crop in Tipperary, Ireland, in three consecutive years, 1846, 1847 and 1848, Phillip Cantwell (c.1795-c.1858), with his wife and children, emigrated to Melbourne in 1850.<sup>32</sup> They initially rented a cattle station and dairy farm at Daylesford (then known as Jim Crow) from his brother in law, John Egan of Eganstown, via Daylesford.<sup>33</sup> About New Years' Day, 1854, Phillip Cantwell and his son, Thomas, came to 'Hunterston' and purchased the run from William

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18 'Hunterston', Pastoral Run Papers, op.cit.

19 Ibid.

20 Ibid.

21 S. Cubit, K. Allan, D. Parham & K. Felton, 'Mid-Nineteenth Century Alpine Grazing Structures on the Central Plateau: Documenting a National Heritage' in *Tasmanian Historical Research Association Inc., Papers and Proceedings*, vol. 55, no. 2, July 2008, p.76. See also Randell, op.cit.

22 See 'Patterson, John Hunter' in Re-Member, database of former Members of Parliament, Parliament of Victoria, <http://www.parliament.vic.gov.au/re-member/bioregfull.cfm?mid=639>

23 Cubit, et.al., op.cit. & Randell, op.cit.

24 *Launceston Examiner*, 6 June 1884, p.2.

25 Cubit, et.al., op.cit. & Randell, op.cit.

26 Ibid.

27 Randall, op.cit.

28 J.H. Walsh, 'Early Ballan No. 29' in the *Ballan Times*, 2 August 1917, p.3.

29 Ibid.

30 *Launceston Examiner*, op.cit.

31 *The Argus*, 30 May 1884, p.1.

32 D.D. Fraser & J.B. Ranken (eds.), *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.15, & R. Voullaire, 'Cantwell-L Archives', Rootsweb at Ancestry, <http://archiver.rootsweb.ancestry.com/th/read/CANTWELL/2003-02/1046300226>. Voullaire claims that the Cantwell family first landed in Sydney.

33 Walsh, op.cit.

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Patterson.<sup>34</sup> The remainder of the family arrived at 'Hunterston' on St. Patrick's Day, (17 March) 1854.<sup>35</sup>

Philip Cantwell had married Mary Egan (1805-1844) in Tipperary in 1832.<sup>36</sup> They had eight children (all born in Tipperary): Richard (born 1833), Dorothy (born c.1834), Patrick (born c.1836), Mary (born c.1838), Thomas (born c.1839), Margaret (born c.1840), Catherine (born c.1840) and Bridget (born c.1843).<sup>37</sup> After Mary's death, Phillip married Bridget Berraghra in c.1845 and they had two children: Anne (born c.1846) and Philip (born c.1848).<sup>38</sup>

Given the comparatively small size of 'Hunterston', Philip Cantwell soon purchased the 'Rockleigh' property to the south (comprising allotment 5 of Section 13 in the Parish of Yaloak).<sup>39</sup> Philip's son, Thomas, took up 'Rockleigh' while Philip junior remained at 'Hunterston'.<sup>40</sup> Another son, Richard, acquired the nearby Glenlyon Run in 1862.<sup>41</sup> The landholdings of 'Hunterston' were also expanded in subsequent years, with land on the western side of the Moorabool River taken up and which later became the property Philip Cantwell's third son, Patrick.<sup>42</sup> He later acquired additional land where he established 'The Pines' homestead.<sup>43</sup>

In April 1857, Philip Cantwell was appointed one of the inaugural trustees of the land set apart for a Roman Catholic Church at Ballan.<sup>44</sup> Cantwell was not to see the establishment of St. Agnes' Church building a few years later as he died on 19 November 1857.<sup>45</sup>

'Hunterston' was continued by Philip Cantwell's son, Philip junior. He acquired Title to 656 acres of the property on 20 October 1870.<sup>46</sup> He married Alice Celestine Leahy (c.1858-1888) in 1880 and they had three children: Philip Sylvester (born 1882) and John Patrick (born 1883), with the third son (born 1884) passing away in infancy.<sup>47</sup> Philip junior contributed much to local community life at Ballan in addition to running the sheep station. In 1871, he was elected a Councillor with the Ballan Shire Council.<sup>48</sup> A year later in 1872 he chaired a concert at Mount Egerton in aid of the Roman Catholic Church building fund.<sup>49</sup> In 1883, he was gazetted a Justice of the Peace for the Southern Bailiwick and the *Bacchus Marsh Express* reported that 'If sterling integrity and shrewd common sense are any recommendations, Mr. Cantwell should make a good magistrate.'<sup>50</sup> It was also in the 1880s when

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34 *Ibid.*

35 *Ibid.*

36 [http://search.ancestry.com.au/cgi-bin/sse.dll?gl=ROOT\\_CATEGORY&=%2C&gsfn=Philip&gsln=Cantwell&gss=angs-d](http://search.ancestry.com.au/cgi-bin/sse.dll?gl=ROOT_CATEGORY&=%2C&gsfn=Philip&gsln=Cantwell&gss=angs-d) & 'Phillip Cantwell Married Mary Egan' at Family Tree Circles, <http://www.familytreecircles.com/phillip-cantwell-married-mary-egan-7321.html>

37 Voullaire, *op.cit.*

38 *Ibid.*

39 Walsh, *op.cit.* & Thomas Cantwell, Probate Administration files, 1917, VPRS 28/P3 Unit 836, PROV

40 Walsh, *op.cit.*

41 Spreadborough, *op.cit.*, p.103.

42 Walsh, *op.cit.*

43 See heritage citation for 'The Pines' creamery.

44 *The Star*, 6 April 1857, p.2.

45 'Phillip Cantwell Married Mary Egan', *op.cit.*

46 Certificate of Title, vol. 376, fol. 049.

47 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

48 *Bacchus Marsh Express*, 14 October 1871, p.3.

49 *Ibid.*, 19 October 1872, p.3.

50 *Ibid.*, 17 March 1883, p.3.

Cantwell was elected a trustee of the Ballan Old Cemetery<sup>51</sup> and the Ballan Racecourse and Recreation Reserve, Bradshaw,<sup>52</sup> Chair of the Ballan Agricultural Society<sup>53</sup>, and Chair of the Ballan Mechanics' Institute.<sup>54</sup> He was also a member of St. Agnes' Roman Catholic Church and a long serving member and officer of the Ballan Jockey Club where he served as President.<sup>55</sup>

Tragedy struck in 1888 with the death of Alice Cantwell, as outlined in the *Bacchus Marsh Express*:

It is with much regret that I have to announce the death of Mrs. Cantwell, the wife of Mr. Philip Cantwell, J.P., of Hunterston, near Ballan, which took place at an early hour on Sunday morning. The deceased lady, who was in prime of life, had been slightly out of health for the last six weeks, but was not supposed by her friends to be in any danger until a few days ago, when alarming symptoms appeared. Drs. Marr and Whitcombe held a consultation last week on her case, and everything in the power of the medical skill was done, but without success. Mrs. Cantwell, it is believed, had a sunstroke some time ago, and probably this eventually produced fatal results. Her death is generally regretted throughout this district, where she was much esteemed and respected, and great sympathy is felt with Mr. Cantwell, and with the late Mrs. Cantwell's mother and brother, Mrs. Leahy, sen., and Mr. P. Leahy, of the Commercial Hotel, Ballan, and her sisters, Mrs. Kelly, of Maryborough, Mrs Michael O'Connell, of Bacchus Marsh, Mrs. J. Bourke, Coimadai, and J. Leahy, Yea. The funeral of the late Mrs. Philip Cantwell took place on Tuesday, the place of interment being the Ballan old Cemetery. The funeral was one of the largest ever in Ballan, and with the exception of the late Mr. T.H. Pyke's, over 26 years ago, was probably the most numerously attended of any. The large assemblage at the ceremony on Tuesday bearing witness to the respect in which the deceased lady and both families, as well as the numerous connections were held. The immediate neighbourhood of course furnished a large proportion of those attending, and in addition to these numbers came from Bacchus Marsh, Greendale, Pentland Hills, Gordon, Egerton, Bungeeltap, and many other places. More than 60 vehicles besides the mourning coaches, and about 120 horsemen, followed the hearse, and a large number of pedestrians walked across from Ballan to the cemetery awaited the procession [from Hunterston] there.<sup>56</sup>

A year later in 1889, Philip Cantwell married Mary McGee and in 1890 they had a daughter, Bridget Angela, who was named after Philip's mother.<sup>57</sup> Mrs Bridget Cantwell senior died at 'Hunterston' two years later in 1892 at the age of 87.<sup>58</sup>

Philip Cantwell's death followed 11 years later in 1903 at the age of 54 years.<sup>59</sup> As stipulated in his Will, 'Hunterston' was to be sold, ending a 49 year ownership of the property by the Cantwell family.<sup>60</sup>

### **The Cole and Goodridge Eras**

In 1909, an auction was held but 'Hunterston' did not sell.<sup>61</sup> A year later in May 1910, the 936 acre property was sold to Charles Cole of Nhill.<sup>62</sup> Reduced to 844 acres in 1911, 'Hunterston' then had a

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51 *Ibid.*, 4 July 1885, p.3.

52 *Ibid.*, 18 February 1888, p.7.

53 *Ibid.*, 10 September 1887, p.3.

54 *Ibid.*, 20 October 1888, p.3.

55 *Ibid.*, 12 November 1898, p.3 & Philip Cantwell, Probate Administration files, 1903, VPRS 7591/P2 Unit 349 PROV.

56 *Bacchus Marsh Express*, 28 April 1888, p.3.

57 Victorian Births, Deaths and Marriages Indexes, op.cit.

58 *The Australasian*, 13 August 1892, p.46.

59 *The Argus*, 23 March 1901, p.1.

60 Philip Cantwell, Probate, op.cit.

net annual value of £193.<sup>63</sup> It was also in 1911 when Cole sold the property to Charles Goodridge of Malvern, including the livestock comprising 900 sheep and 45 cattle.<sup>64</sup> He established freestone quarries at 'Hunterston' in 1914, with considerable quantities of stone trucked to Melbourne where it was used for building operations.<sup>65</sup> While it was anticipated that the quarries might 'develop into an important industry',<sup>66</sup> it appears to have had limited success as Goodridge sold the property in 1919.

### **Hunterston and the Second Cantwell Family Era**

'Hunterston' was sold to Patrick Francis Cantwell (grandson of Patrick Cantwell senior of 'The Pines' great grandson of the Cantwell family patriarch, Philip Cantwell) and his wife, Mary Anne Cantwell (nee Mullane).<sup>67</sup> They had five children that were all born at Mt. Egerton: Francis Patrick (born 1908), Mary Agnes (born 1909), Thomas Michael (born c.1911), John Joseph (born 1912), and Leo Richard (born 1913).<sup>68</sup>

Patrick and Mary continued ownership of the 735 acre property until 1921 when ownership was taken up by Patrick Cantwell's brother,<sup>69</sup> Richard Joseph Cantwell of Mount Egerton.<sup>70</sup> Richard married Sarah Magdalen Mullins in 1910 and they had three children: Mary Irena (born c.1911 at Mt. Egerton), Richard Gerald (born c.1914) and Ethel (born 1919 at Leongatha).<sup>71</sup> Richard (senior) and Mary Cantwell were members of St. Brigid's Roman Catholic Church, where Richard was an important benefactor. As outlined in *St. Brigid's School, Ballan: A Short History*:

Mr Richard Cantwell and family donated generously to the church over many years from 1938, but a few years prior to his death, Mr. Cantwell gave a substantial donation to Sacred Heart Convent, Ballarat East as a gesture of "My appreciation of the work being done by the Sisters for the children from St. Brigid's, Ballan." His final donation to St. Brigid's was the amount of 5,000 pounds invested in the School Provident Fund, to be used as part payment for a new school.<sup>72</sup>

Richard Cantwell died on 8 July 1940 and 'Hunterston' passed to his wife, Sarah.<sup>73</sup> On her death in 1964, the property passed to her son, Richard Gerard Cantwell.<sup>74</sup> He lived there with his wife, Olive, until his death on 17 March 1973.<sup>75</sup> 'Hunterston' remained under Olive's ownership until 1976 when, after 57 years, the property was sold outside the Cantwell family.<sup>76</sup>

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61 *Bacchus Marsh Express*, 4 December 1909.

62 *The Argus*, 19 May 1910, p.4 & Certificate of Title, op.cit.

63 Ballan Shire Rate Books, 1910-11 & 1911-12, VPRS 5557/PO Unit 1, PROV (Ballarat).

64 *Bacchus Marsh Express*, 21 October 1911, p.2, 22 June 1912 & Certificate of Title, op.cit.

65 *Gordon Egerton and Ballan Advertiser*, 11 December 1914, p.4.

66 *Ibid.*

67 Victorian Births, Deaths and Marriages Indexes, op.cit.

68 *Ibid.*

69 *Ibid.*

70 Certificate of Title, vol. 4223 fol. 446.

71 Victorian Births, Deaths and Marriages Indexes, op.cit.

72 *St. Brigid's School, Ballan: A Short History*, St. Brigid's Primary School, Ballan, 2011, p.15.

73 Certificate of Title, op.cit.

74 *Ibid.*

75 Certificate of Title, vol. 8533 fol. 575.

76 *Ibid.*, vol. 9201 fol. 466.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16**

**PLACE NAME:** 'Hunterston'

Place No. BA108

**ADDRESS:** 360 Ballan-Egerton Road, Ballan

Assessment Date: Feb 2016

Photographs of 'Hunterston' in 1977 show that it was suffering from a lack of maintenance, although it appears to be in relatively good condition (Figures 2-5). By the 1990s, the roof, front verandah and walls had been repaired (Figures 6-7).



**Figure 2:** 'Hunterston', front (north) elevation, 1977.  
Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image jc000721.



**Figure 3:** 'Hunterston', front (north) & side (west) elevations, 1977.  
Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image jc000722.



**Figure 4:** 'Hunterston', view from front verandah looking west, 1977.  
Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image jc000723.



**Figure 5:** 'Hunterston', side (west) elevation showing semi-detached, gabled outbuilding, 1977.  
Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image jc000724.



**Figure 6:** 'Hunterston', front (north) elevation, n.d. [c.1990s].  
Source: June Huggins, Ballan.



**Figure 7:** 'Hunterston', front (north) elevation, n.d. [c.1990s].  
Source: June Huggins, Ballan.

**COMPARATIVE****Other Early Homesteads in the Ballan Area<sup>77</sup>**

During the period between 1837 and 1847, the western portion of the Moorabool Shire area was made up of approximately 20 licensed runs, located in what was then known as the Portland Bay District. Most of these licensed runs were taken up under the Crown Lands Occupation Act of 1838, whereby monetary fees were enforced for what were insecure tenures. In 1847, the most significant developments in land tenure occurred. The Orders-in-Council passed an Act that divided the colony into settled, intermediate and unsettled districts. This gave the squatter an opportunity to obtain a lease of his run, including the pre-emptive right during the course of the lease to prevent anyone from purchasing the 640 acres around the homestead, except for the original lessee.

Other early surviving runs and other mid 19<sup>th</sup> century surviving homesteads in the Ballan area associated with the initial years of squatting and grazing include:

- Ballanee Homestead, 135 Ballanee Road, Ballan:<sup>78</sup> The Ballanee Run was originally taken up by John von Stieglitz in 1838 and a dwelling had been built by 1841 as the interior of the sitting room was painted in water colour by Emma von Stieglitz at this time. A water colour of the exterior in c.1851 also suggests that the original single storey hipped roofed dwelling survives as the central portion of the much larger homestead dwelling today. The dwelling was further developed when owned by Charles H. Lyon after 1866. By the 1880s, gabled extensions had been added to the ends of the original homestead while the early 20<sup>th</sup> century witnessed further alterations and additions. Remnants of its 19<sup>th</sup> century origins are a number of bluestone outbuildings. There is a formal setting at the front that has been introduced in later times.
- Ballark Homestead, 1579 Ballan Meredith Road, Ballark:<sup>79</sup> J. Wallace took up the Ballark Run in April 1838, the property then comprising 17,000 acres. The original homestead was replaced in the 1860s with a dwelling of local stone. It survives today but it has experienced a number of alterations and additions. It is defined by single storey hipped roof forms with projecting minor hipped wings and a flat-roofed semi-circular post-supported central entrance porch, all typical of interwar era design.
- Bungeeltap Homestead, Egerton-Bungeeltap Road, Bungal:<sup>80</sup> The Bungeeltap Run was first taken up by J.A. Cowie and D. Stead in January 1838 with an estimated 30,000 acres. It was sold to Dugald MacPherson in 1854 and the surviving dwelling was originally built to a substantial, two storey Victorian Gothic design. In 1922, the property was purchased by W. Rhodes and the upper storey of the house was removed and the dwelling was remodelled. Today, the single storey homestead is more reflective of the interwar era, with its tiled, hipped roof forms, elongated rendered chimneys and broken back return verandah.
- Carween Homestead, Carween Lane, Ballan:<sup>81</sup> Built in 1856 for Elizabeth Atkinson (widow of Captain Francis Atkinson who held the Beremboke Run from 1840 until his death in 1850) on the former Glenlyon Run, Carween Homestead appears to be substantially intact. Built in brick

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77 Information taken from Rowe, *op.cit.*

78 Australian Heritage database online, 31 May 2009, *Weekly Times*, Melbourne, 20 February 1873, *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.9 & Fraser & Ranken, *op.cit.*, pp.13-14.

79 National Trust Register online, 27 May 2009, *A Pictorial History of the Shire of Ballan*, *op.cit.*, p.98 & 'A Trip to Ballark', *Geelong Advertiser*, 1890.

80 Australian Heritage Database online, 31 May 2009, National Trust Register online, 30 May 2009, *A Pictorial History of the Shire of Ballan*, *op.cit.*, p.31, Fraser & Ranken, *op.cit.*, p.15 & *The Argus*, 23 January 1922, p.8 & 3 December 1923, p.19.

81 National Trust Register online, 30 May 2009, Australian Heritage Database online, 31 May 2009 & *A Pictorial History of the Shire of Ballan*, *op.cit.*, p.42.

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and timber, it is characterised by double hipped; roof forms clad corrugated sheet metal roof cladding (the original shingles are underneath) and an encircling post-supported verandah.

- Emly Park Homestead, 1008 Egerton Bungeeltap Road, Bungala:<sup>82</sup> Originally part of the Bungeeltap Run taken up by J.A. Cowie and D. Stead in January 1838 (and then subdivided to form the Bungeeltap East Run in May 1850), the existing homestead was built for D. Stead in 1849 and leased to a Mr Hammond. The contextually substantial hipped roofed dwelling is constructed of stone with corrugated sheet metal roof cladding and encircling post-supported verandahs having square stop-chamfered timber posts and refined, solid and curving timber valances. The overall design and detail is similar but more substantial than Hunterston.
- Glendepdar Homestead, Myrning Greendale Road, Greendale:<sup>83</sup> Originally established as the Cutpumnimnip Run held by Sir John Pedder in 1838, the existing single storey, elongated hipped roofed, stone and timber homestead with an encircling verandah appears to have been built in the 1840s. The form, construction and verandah posts having an affinity with the design of Hunterston.

#### **Other Comparable Homesteads of the 1840s on the Victorian Heritage Register<sup>84</sup>**

The Victorian Heritage Database online suggests that there are approximately 66 homesteads in Victoria built up to the 1850s. Considerably fewer were constructed in the 1840s. Those comparable with Hunterston (in design and era of construction) include:

- Byramine Homestead, 1436 Murray Valley Highway, Burramine (VHR H0370): This single storey hipped roofed dwelling with an encircling post-supported verandah appears to have been constructed in 1842 for Elizabeth Hume as part of the Yarroweya (later Yarrawonga) Run. Hume was the sister in law of Hamilton Hume, early explorer. The homestead has a rare layout generated by the octagonal principal rooms and entrance hall, the whole designed in a Regency style. It appears to be largely intact.
- Darra Homestead, 490 Slate Quarry Road, Meredith (VHR 268): A single storey, hipped roofed, Victorian Georgian styled rubble sandstone dwelling, it was built in 1849 as part of the original Durdiwarrah pastoral station licensed to Charles Augustus von Stieglitz in 1842. He employed the Scottish stonemason, James Watson, to construct the dwelling which has four main rooms symmetrically arranged about a central hallway. There is a front verandah and additions of the c.1890s and mid 20<sup>th</sup> century. There is also an outbuilding of 1840s stone construction.
- Emu Bottom Homestead, 410 Racecourse Road, Sunbury (VHR 274): The L-planned stone building has hipped shingled roofs and a timber verandah on one side with doors opening on it. There are twelve paned double hung windows. The first homestead was built in 1836 for George Evans (a member of the party which first settled at Batman's Hill, Melbourne and a later prominent settler of Sunbury). It may have been incorporated into the present structure, which may date from before 1850.
- Exford Homestead, Exford Road, Melton South (VHR316): The Exford Run was taken up by Simon Staughton in 1842 and the central section of the existing single storey hipped roofed dwelling (which features gabled dormers that may have been added in the later 19<sup>th</sup> century) with projecting front post-supported verandah, appears to have been built at this time of pise construction. The original portion of the dwelling has an entrance hall, five main rooms and a stone-lined cellar. Staughton added a timber addition on the west side in the 1850s, as well as

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82 National Trust Register online, 30 May 2009, Australian Heritage Database online, 31 May 2009, R.V. Billis & A.S. Kenyon, *Pastoral Pioneers of Port Phillip*, Stockland Press, Melbourne, 1974 & Fraser & Ranken, *op.cit.*, p.17.

83 National Trust Register online, 30 May 2009, *A Pictorial History of the Shire of Ballan*, *op.cit.*, p.13 & Fraser & Ranken, *op.cit.*, p.19.

84 All information taken from the Victorian Heritage Database online, 18 January 2015.

several bluestone outbuildings. A large timber wing on the east side was added during the ownership of John Sutherland from 1927.

- Killeen Homestead, 224 Longwood Mansfield Road, Creightons Creek (VHR 1908): First known as the Five Mile Creek Run, Killeen Homestead was taken up by Charles Ryan in 1849. The existing single storey house, built of pise, was erected at this time. It has a steeply-pitched hipped roof form clad in shingle with a verandah. There is a kitchen wing built in the 1850s and a dining room addition built in c.1870. The verandah original encompassed the whole house and is now mostly built in. The original timber shingles are now clad in corrugated sheet metal.
- Ledcourt Homestead, 125 Ledcourt Road, Ledcourt (VHR 339): Captain Robert Briggs took up the Ledcourt Run in 1840 and in 1842 it was acquired by the absentee owner, Benjamin Boyd, in 1842. The existing Georgian styled stone homestead, with its prominent hipped roof clad in corrugated sheet metal and encircling post-supported verandah on a prominent stone base, seems to have been erected between 1846 and 1850. Additions were carried out in 1875.
- Moranghurk Homestead, 3320 Midland Highway, Lethbridge (VHR 266): Originally called 'Morangourke', the Run was first settled in 1840 by the Scottish emigrants, William Taylor and Dugald McPherson (the latter later taking up Bungeeltap in 1854). The existing Georgian styled dwelling appears to have been built as the second homestead in c.1845-46. It has a steeply-pitched hipped roof form with an encircling post-supported verandah. The dwelling is built with a sophisticated hardwood adzed timber frame on log stumps and bluestone and mortar footings, with butt fitted and housed wall cladding of hand sawn vertical red gum boards (with timber cover battens and horizontal rails) and a sapling roof frame and split timber shingle roof cladding under the existing corrugated sheet metal. There are contemporary additions at the rear but the dwelling is largely intact externally.

Overall, 'Hunterston' is directly comparable in construction and design to Emly Park and Glendpeddar Homesteads built in the 1840s in the Ballan area. It is also comparable in age and design to Emu Bottom and particularly Exford, Killeen, Ledcourt and Moranghurk Homesteads built in the 1840s and included on the Victorian Heritage Register. Importantly, 'Hunterston' is one of the earliest and most intact examples of a, Victorian Georgian styled hipped roofed freestone homestead of the 1840s squatting era in Victoria.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** 'Llandeilo'

Place No. GOR009

**ADDRESS:** 1001 Old Melbourne Road, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 4.1: Farming &amp; Agriculture

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Moderate (whole property)

Altered (main dwelling)

**Photograph Date:** 2009 & 2015

2015

**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No -**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **Yes – gabled timber and stone outbuildings [subject to confirmation with a site visit approved by the owner]**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that the description, condition and integrity of the outbuildings and dwelling at 'Llandeilo' are confirmed by a site visit (with permission from the owner).

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (that is of non-reflective construction and situated to the south of the main dwelling); construction of a rear verandah or pergola not visible from the Old Melbourne Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:**

**What is Significant?**

'Llandeilo', 1001 Old Melbourne Road, Ballan, has significance as a representative example of a farm property in the western region of the Moorabool Shire established as a consequence of the amended Land Act in the mid 1860s. The initial 20 acres were taken up by Charles Vaughan in 1866, the landholdings increasing to 1600 acres at the time of his death in 1881. From the 1860s, a sheep and crop farm was established and it was continued by Charles Vaughan's brother, William, and William's sons, William junior, Charles, Thomas and Henry until William senior's death in 1919. The existing dwelling appears to have been built in the 1890s, preceding Thomas Vaughan's marriage to Agnes Orrock. Like a number of 19<sup>th</sup> century farm properties in the district, the significance of 'Llandeilo' lies in its evolution of development: from the 1860s beginnings to the construction of outbuildings and infrastructure (including the dam to the east of the dwelling), and the building of the main house in the c.1890s. The significance of the place is therefore embodied in the steeply-pitched gabled roof forms, asymmetrical composition, weatherboard wall cladding, timber framed double hung windows (with moulded timber architraves and timber sills), timber framed front doorway with sidelights and highlight and paneled timber door and timber architraves; red brick chimneys and the narrow eaves of the main dwelling, and the early gabled stone and weatherboard outbuildings, and the dam to the east of the dwelling.

**How is it significant?**

'Llandeilo' at 1001 Old Melbourne Road, Ballan, has historical significance at a LOCAL level.

**Why is it significant?**

'Llandeilo', 1001 Old Melbourne Road, Ballan, has historical significance as a tangible legacy of farming developments in the western region of the Moorabool Shire established as a consequence of the 42<sup>nd</sup> clause of the amended Land Act of 1865, and in particular, with the Vaughan family, long-time owners who farmed the land from 1866 until 1920 (Criterion A). The initial 20 acres of land was taken up under license by Charles Vaughan in 1866. With his brother, William, the landholdings were increased substantially, amassing to over 2100 acres by 1910-11. In addition to the increase in land size, the property reflects its evolution in development through building improvements made throughout the 19<sup>th</sup> century, including the gabled timber and stone outbuildings, and the main house, built in the c.1890s, possibly preceding the marriage of Thomas Vaughan (son of William Vaughan) and Miss Agnes Orrock in 1896. They subsequently lived there and raised their two children until Thomas Vaughan's untimely death in 1907. Also like a number of historic properties in the district, 'Llandeilo' has associations with several members of the Vaughan family, including the sons of William senior: William junior, Charles and Henry (Harry). The latter farmed 'Llandeilo' from c.1910 until 1914, and it was during this time the cultivation of the property was diversified, with experimental crops of Japanese millet, sugar beet and maize grown. Although altered, the historical significance of 'Llandeilo' is embodied in the surviving 19<sup>th</sup> century fabric: in the gabled timber and stone outbuildings; dam in the front (north) boundary; and the Late Victorian styled front portion of the main house.

### Heritage Overlay Map

It is recommended that the heritage overlay is applied the portion of the 'Llandeilo property confined as shown in the following aerial image:



Source of base aerial: Moorabool Shire.

### DESCRIPTION:

#### The Setting & Outbuildings

'Llandeilo' at 1001 Old Melbourne Road, Ballan, is situated on a substantial rural wedge-shaped allotment on the south side of the road. The main dwelling has an introduced garden at the front and side, the front garden characterised by flower beds and trees, with gravelled paths. On the west side is a hedge that extends along a gravelled driveway. The main gateway is flanked by an introduced random, dry stone wall. Behind the hedge is an open grassed area as well as some trees. To the south-west of the main homestead (and west of the driveway), is a hipped roofed timber dwelling, gabled sheds and fenced plantation. To the east of the main homestead is a large dam. The front and west boundaries of the property are defined by rows of mature pine trees. Immediately to the north of the front row of trees is the Melbourne to Ballarat railway line.

Immediately at the rear (south) of the main homestead are two (possibly early) gabled timber outbuildings with corrugated steel roof cladding. They are located within the homestead setting, behind the return hedge.

Beyond the main homestead garden to the south is a walled garden (being rectangular in plan) and at least five outbuildings. They include some early buildings. There is a gabled stone building with a timber weatherboard extension. Further south is a larger building (possibly stables), having an elevated gabled roof and flanking skillion wings of corrugated sheet metal roof cladding. The walls are constructed of timber weatherboard (apart from the southern wall of the skillion wing which has

**West Moorabool Shire Heritage Study Stage 2A: 2014-16**

**PLACE NAME:** 'Llandeilo'

Place No. GOR009

**ADDRESS:** 1001 Old Melbourne Road, Ballan

Assessment Date: Feb 2016

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corrugated sheet metal roof cladding). There are vertically boarded doors. Sheep pens with post and rail fencing and ramp are situated to the south-east of the stables. Adjacent to the pens is a mostly gabled building and a larger outbuilding, possibly a woolshed. It is constructed with a gabled roof form and flanking skillion wings, with a galvanised corrugated steel roof.



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**Photo 2:** 'Llandeilo', as viewed from the railway line, showing garden setting & rear outbuildings, 2015.

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**Photo 3:** 'Llandeilo', as viewed from the front boundary, showing rear outbuildings, 2009.

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**Photo 4:** Gabled stone and timber outbuilding, n.d. [c.1990].  
Source: June Huggins, Ballan.



**Photo 5:** Gabled and skillion timber outbuilding, n.d. [c.1990]. Source: June Huggins, Ballan.



**Photo 6:** Rear sheep yards looking north, n.d. [c.1990].  
Source: June Huggins, Ballan.



**Photo 7:** Rear sheep yards looking south, n.d. [c.1990].  
Source: June Huggins, Ballan.

### The Main House

The asymmetrical, timber weatherboard, Late Victorian styled 'Llandeilo' dwelling is characterised by steeply pitched gabled roof form that traverses the site, and projecting steeply-pitched gabled wing at the front. There is an introduced post-supported verandah. Under the verandah is a timber framed front doorway with sidelights and highlights, panelled timber door, and a timber framed double hung window with moulded timber architraves and a timber window sill. There are timber ventilators in the gable ends. A flat-roofed, faceted bay window with timber framed double hung windows (having geometric pattern leadlight in the upper sashes) projects from the front gabled wing. The design suggests that it was added during the interwar (c.1920s-30s) period. Apart from the return verandah, bay window and timber ventilators, the fabric to the front portion of the dwelling appears to be original, dating to the c.1890s (the timber weatherboard profile wall cladding may have replaced wall cladding of the same construction and profile). The corrugated sheet metal roof cladding is recent, having replaced earlier metal cladding of the same profile.

At the rear is an elongated double hipped roof form. The northern half of this rear wing may be original (c.1890s), having been later extended. It has recent corrugated sheet metal roof cladding, narrow eaves and timber weatherboard wall cladding. There is a bank of timber framed double hung windows, timber and multi-paned doors and other timber framed double hung windows on the west elevation of the rear wing. The bank of three windows has geometric pattern leadlight in the upper sashes. The composition of these windows suggests that they were added during the interwar period (c.1920s-30s), the leadlight pattern being reflective of the windows in the front faceted bay. Projecting in front of the west side of the rear wing is the return post-supported verandah.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16**

**PLACE NAME:** 'Llandeiló'

Place No. GOR009

**ADDRESS:** 1001 Old Melbourne Road, Ballan

Assessment Date: Feb 2016

The main house appears to be in good condition when viewed from outside the front boundary. The roof has recently been reclad and the exterior painted. As there have been a number of alterations, the dwelling has moderate-low integrity, although the original character of the dwelling is discernible.



**Photo 7:** 'Llandeiló', main house, as viewed from the front boundary, 2009.



**Photo 8:** 'Llandeiló', main house, front (north) elevation, n.d. [c.1990]. Source: June Huggins, Ballan.



**Photo 9:** 'Llandeiló', main house, front & side (west) elevations, n.d. [c.1990]. Source: June Huggins, Ballan.



**Photo 10:** 'Llandeiló', side (west) elevation, n.d. [c.1990]/  
Source: June Huggins, Ballan.

## **HISTORY:**

### **Squatting and Early Settlement<sup>1</sup>**

In early 1837, the Government Surveyor, Frederick D'Arcy and his party surveyed the upper reaches of the Leigh and Moorabool Rivers. A second expedition led by D'Arcy followed in August 1837. One of the main purposes of the expeditions was to find new country upon which to establish grazing lands for new stations. The earliest districts of Melbourne and Geelong, including the lower reaches of the Barwon and Moorabool Rivers, had already been settled and were almost totally occupied.

The rush to Ballarat, Blackwood and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. While the Nicholson Land Act of 1860 and the Duffy Act of 1862 sought to open land selection for the small farmer, it was not until the Grant Land Act of 1865 (refined in 1869) that gave rise to the greatest land settlement in the Moorabool Shire. The 42<sup>nd</sup> Clause of the Land Act of 1865 enabled the issuing of licenses for up to one year that entitled to reside or to cultivate land on any goldfield and lands adjacent to a goldfield.<sup>2</sup>

### **History of 'Llandeilo'**

On 21 August 1866, Charles Vaughan, an English immigrant and former goldminer of Ballarat made application under the 42<sup>nd</sup> clause of the amending Land Act of 1865 for a license 'to occupy two 20 acres of land, situated on allotment A of section 2, parish of Moorabool.'<sup>3</sup> Vaughan's application was successful and two separate 20 acre allotments were leased in the south-east and south-west corners of allotments A and B of section 2 respectively.<sup>4</sup> In accordance with the requirements of the amending Land Act, it is presumed that the land was fenced and subsequently cultivated. On 23 February 1869, Vaughan acquired the freehold to the 20 acres of land on lot A and it may have been at this time when he purchased the freehold to the remainder of allotment A (lot A1), comprising 427 acres and 28 perches.<sup>5</sup> This land is the location of 'Llandeilo' at 1001 Old Melbourne Road, Ballan, today. In 1871, Vaughan purchased 66 acres, 1 rood and 7 perches on the northern side of the Old Melbourne Road, on the southern banks of the creek.<sup>6</sup>

With his brother, William Vaughan, Charles increased his landholdings in the ensuing years. In 1873, William Vaughan was listed as owning freehold property with a net annual value of £235.<sup>7</sup> In 1876, the land totalled 1,730 acres and was under the name of William Vaughan in the Ballan Shire Rate Books.<sup>8</sup> The landholdings decreased to 1,595 acres in 1878 and 1,600 acres in 1879 and remained this size in the following years of the 1880s.<sup>9</sup> The land included allotments A1, A2, B1 and B2 of sections 3 and 2, allotment C1 of section 9, and allotments 2, 3 4 and 5 of section 8.<sup>10</sup> There, the Vaughan brothers ran sheep although they do not seem to have resided at the property.

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1 Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

2 Parliament of Victoria, Amended Land Act, clause 42, 23 March 1865, p.44, at [http://www.austlii.edu.au/au/legis/vic/hist\\_act/tala1865137.pdf](http://www.austlii.edu.au/au/legis/vic/hist_act/tala1865137.pdf)

3 *The Ballarat Star*, 21 August 1866, p.3.

4 Parish Plan of Moorabool West, part 1, 1943, VPRS 16171, PROV.

5 Ibid.

6 Ibid.

7 *Bacchus Marsh Express*, 30 August 1873, p.2.

8 R. Huggins, Transcription of the Ballan Shire Rate Book, 1876, personal collection, Ballan.

9 Ballan Shire Rate Book, 1878, VPRS 5557/P0, Unit 5, PROV (Ballarat) & Huggins, op.cit., 1879.

10 Charles Vaughan, Probate Administration files, 1881, VPRS 28/P0 Unit 269 PROV.

While the land was listed under William Vaughan's name in the Rate Books, it remained owned by Charles Vaughan until his death in 1881.<sup>11</sup> At this time, part of this property was mortgaged by the executors of his estate, William Vaughan and Charles Vaughan (his nephew) to Thomas Bath to secure an advance of £2000 made by him.<sup>12</sup> Bath was the brother in law of Charles and William Vaughan, having married Miss Janet Vaughan in February 1851.<sup>13</sup>

Charles Vaughan (c.1821-1881) and William Vaughan (c.1825-1919) were born in England, the sons of John and Deliah (nee Farr) Vaughan.<sup>14</sup> The Vaughan brothers emigrated to Australia in 1851 and after landing at Geelong, they walked to their uncle's property at Larpent near Colac.<sup>15</sup> After some time with their uncle, they went to the gold diggings and having no success, they joined Thomas Bath at Learmonth and commenced pastoral pursuits.<sup>16</sup> At Learmonth, Charles and William established 'The Laurels' farm property, comprising 1455 acres.<sup>17</sup> William Vaughan lived at 'The Laurel's, having married Miss Miriam Sanderson in 1862.<sup>18</sup> They had seven children, all of whom appear to have been born at Learmonth: Flora (born 1863), John (born 1864), William (born 1866), Charles (born 1868), Thomas (born 1869), Miriam (born 1873), and Henry (Harry) (birth date not known).<sup>19</sup>

While William Vaughan retained ownership of the 1600 acre property at Ballan (now known as 'Llandeilo'), it is unclear who of the Vaughan family occupied the property after the death of Charles Vaughan in 1881.<sup>20</sup> In 1886, part of the land was compulsorily acquired for the Melbourne to Ballarat railway line.<sup>21</sup>

It might have been in 1896 with the impending marriage of Thomas Vaughan to Miss Agnes Orrock (of Ballarat)<sup>22</sup> when the dwelling at 'Llandeilo' was constructed. While there had been a tenement at the property since at least the 1870s<sup>23</sup> (presumably on the original 20 acre allotment first acquired under the 42<sup>nd</sup> clause of the Land Act) that was variously occupied by the Vaughan brothers in the 1890s and early 20<sup>th</sup> century (William, Charles and Henry),<sup>24</sup> the design of the existing house and the construction of the chimneys suggests that the dwelling was built in the 1890s. The first child to Thomas and Agnes was born at Ballan in 1899, indicating that the dwelling had probably been built by this time.<sup>25</sup> Their second child, Alison Leslie, was also born at Ballan in 1903.<sup>26</sup> By this time, the property had increased

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11 Ibid.

12 Ibid.

13 P. Fox, 'A Sense of the Landscape Comes to Town or Four Men, Four Landscapes and An Idea', in *Australian Garden History Society Conference Papers*, Australian Garden History Society Inc., Melbourne, 2012, p.17.

14 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

15 'William Vaughan, Learmonth' Reocities, March 2015 at <http://www.reocities.com/andyfalkenberg/WVvaughan.html>

16 Ibid.

17 Ibid. & Charles Vaughan, op.cit.

18 Victorian Births, Deaths and Marriages Indexes, op.cit.

19 Ibid.

20 William Vaughan senior was still listed as owned in the Ballan Shire Rate Book, op.cit., for 1891.

21 See Plan of the Parish of Moorabool West, op.cit. & A. Waugh, 'Ballan – Llandeilo' in *Victorian Signalling Histories*, no.90, version 1.0, September 2005.

22 *The Australasian*, 17 October 1896, p.42 & R. Huggins, Transcript of the *Gordon Advertiser*, 23 October 1896.

23 See for example, Ballan Shire Rate Books, op.cit., for 1878 and 1879 which listed William Vaughan as owner with tenement.

24 Ibid., 1895, 1896, 1900-01, 1904.

25 Victorian Births, Deaths and Marriages Indexes, op.cit.

26 Ibid.

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: 'Llandeilo'

Place No. GOR009

ADDRESS: 1001 Old Melbourne Road, Ballan

Assessment Date: Feb 2016

to 2149 acres and remained under the ownership of William Vaughan senior.<sup>27</sup> It was farmed by Thomas until his untimely death in February 1907.<sup>28</sup> Agnes Vaughan and her children continued to reside at the property in the ensuing years.<sup>29</sup> William junior seems to have farmed the property but he was resident at the family farm, 'The Laurels', at Learmonth.<sup>30</sup> Outbuildings including a woolshed, stabling and other sheds had been built throughout the 19<sup>th</sup> century, and a dam constructed to the east of the main dwelling where the *Gordon, Egerton and Ballan Advertiser* reported on the capture of a 'large eel' in 1914.<sup>31</sup>

It appears that Henry (Harry) Vaughan had returned to the property by 1908 as it was at this time when he entered in the Ballan Agricultural Society's Mixed Fodder Competition. This indicates that the Vaughan brothers had begun to diversify the farm into cropping. A report to the Secretary of the Ballan Agricultural Society on Vaughan's crop as part of the fodder crop competition was given by H. Ross, Field Officer, in the *Journal of Agriculture*:

I beg to report that I have inspected the forage field of Mr. H. Vaughan, Ballan, who was the only competitor who entered for the prize offered by your Society. The area of the field is 5 acres and comprises maize, rape, potatoes and prairie grass. The land is of poor quality and is generally considered not to be fit for cultivation. It was ploughed this year for the first time.

Two acres were sown with maize, with the addition of ½ cwt. superphosphate, and the crop is making fair progress. A mistake has been made in sowing the maize only about 8 inches apart, thus not allowing room for any intertillage. The potatoes (snowflakes) look very well and are superior in growth to most of the crops in the district; ½ cwt. of superphosphate was used. Prairie and cow grasses have done well; it would appear that this class of soil is well suited to the growth of imported grasses and clover. Two acres were sown in October with rape and thousand headed kale; 5 lbs. rape and 35 lbs. superphosphate were used per acre. The kale is affected by blight, but the rape is making vigorous growth.

... The idea prevails amongst the local farmers that the poorer class of soil will not grow summer fodders or potatoes. With the view of determining for himself, Mr. Vaughan has carried out practical experiments in his field which have had very satisfactory results.<sup>32</sup>

The Department of Agriculture continued an interest in Vaughan's experimental crops the following year in 1910, when the first record of the name of the property, 'Llandeilo', was given in *The Argus*:

An expert from the Agricultural department has visited the experimental plot at Llandeilo. He was favourably impressed with the Japanese millet. The sugar beet has not yet matured, but is looking well. The maize on the whole is not a success.<sup>33</sup>

Harry Vaughan had married Miss Margaret Troup in 1910.<sup>34</sup> They had three children: Henry McIntosh (born 1904 at East Melbourne), William Ivor McIntosh (born 1905 at Bulla) and Miriam Annabell (born

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27 The Ballan Shire Rate Book for 1904 gave William senior and junior, and Thomas, as owners and the size of the property at 2149 acres.

28 Thomas Vaughan, Probate Administration files, 1907, VPRS 28/PO Unit 829 PROV.

29 Ballan Shire Rate Books, op.cit. 1908-09 & 1910-11.

30 See Thomas Vaughan, op.cit.

31 *Gordon, Egerton & Ballan Advertiser*, 24 March 1914.

32 H. Ross, 'Ballan Mixed Fodder Crop Competition' in the *Journal of Agriculture*, 11 January 1909, p.62.

33 *The Argus*, 19 April 1910, p.8.

34 Victorian Births, Deaths and Marriages Indexes, op.cit.

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: 'Llandeilo'

Place No. GOR009

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1911 at Gordon).<sup>35</sup> In addition to farming, Vaughan's recreational pursuits included tennis matches on his private court on the property.<sup>36</sup> However, it was Vaughan's enterprising farming pursuits which led him and his family to leave 'Llandeilo' in 1914 to take up ostrich farming in the Echuca district.<sup>37</sup> As reported in the *Gordon, Egerton and Ballan Advertiser*:

Mr Harry Vaughan, for some years a popular resident of "Llandeilo," Gordon, left on Wednesday for the Echuca district, where he has acquired a large property. During his residence here Mr Vaughan took a keen interest in all kinds of popular sport, particularly tennis and coursing, and in these circles he will be much missed. Mrs Vaughan also took a prominent part in the tennis world, and having a private court at "Llandeilo," some interesting matches were played there by visiting clubs. We understand that Mr Vaughan intends combining ostrich farming with pastoral pursuits, and we wish him success with the ostrich chicks.<sup>38</sup>

During the following 12 months, 'Llandeilo' was occupied and farmed by William Vaughan's grandson, Warren Farr Vaughan.<sup>39</sup> The son of John Vaughan of Armitage, Warren enlisted for service in World War One on 9 June 1915.<sup>40</sup> 'Llandeilo' appears to have been farmed by William Vaughan junior in the following years but he may have continued residency at 'The Laurel's' where his wife had given birth to a daughter in early 1915.<sup>41</sup>

The death of William Vaughan senior in 1919<sup>42</sup> brought to an end the Vaughan family ownership of 'Llandeilo'. At this time, the property contained 1587 acres including 'a seven roomed house, iron roof, brick foundations with outhouses, stabling.'<sup>43</sup> In April 1920, 'Llandeilo' was advertised for sale.<sup>44</sup> Failing to sell, the property was again advertised for auction in early December 1921:

The land embraces some fine hay-growing and cereal-growing soil, producing up to 3 tons of hay and 50 bushels of oats per acre, while up to 6 tons of potatoes have been grown, and experiments of flax growing have produced excellent results.

... Situated as it is so conveniently on the main Ballarat-Melbourne road and railway line, makes it specially desirable to anyone wanting to be in touch with Melbourne and Ballarat markets. Stock being trucked at Ballan, 4 miles away, have been sold in Melbourne and Ballarat markets on the same day.

... The improvements consist of splendid 6-roomed W.B. cottage, with bathroom and washhouse, neat garden and orchard, stable, woolshed, dip and sheep yards, all in A1 condition; 17 subdivisions by good fences, and the boundary is mostly wire-netted.

A bountiful supply of water in every paddock ensure all the water necessary through the above-mentioned droughts, and there is a very large dam at the house.<sup>45</sup>

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35 Ibid.

36 *Gordon, Egerton & Ballan Advertiser*, 24 March 1914.

37 *Ibid.*, 24 July 1914.

38 *Ibid.*

39 W.F. Vaughan, Australian Imperial Force – Nominal Roll/Embarkation Roll, 9 June 1915, Australian War Memorial online. See also Victorian Births, Deaths and Marriages Indexes, op.cit.

40 W.F. Vaughan, op.cit.

41 The Ballan Shire Rate Book 1915-16, listed William Vaughan as owner, no occupier was listed. For details on the birth of William Vaughan junior's daughter, see *The Argus*, 27 February 1915, p.13.

42 William Vaughan, Probate Administration files, 1919, VPRS 28/P3 Unit 1038.

43 *Ibid.*

44 *The Australasian*, 17 April 1920, p.44.

45 *The Argus*, 31 December 1921, p.2.

'Llandeilo' was subsequently sold to Albert F. Vincombe, a grazier.<sup>46</sup> He maintained ownership until at least 1945-46.<sup>47</sup> During Vincombe's occupation of the property, some alterations and additions were carried out. They seem to have included the construction of a faceted bay window in the front gable of the main house, and possibly the installation of new windows at the side. In later years, the rear double hipped wing was extended and a return verandah constructed (possibly replacing and extending a front post-supported verandah).

**COMPARATIVE<sup>48</sup>**

Historically, 'Llandeilo' at 1001 Old Melbourne Road, Ballan, represents one of a number of existing farm properties established in the western region of the Moorabool Shire as a consequence of the amended Land Act where large pastoral runs were 'unlocked' and small landholdings for cultivation and grazing were established. The land was taken up by emigrant gold miners and/or farmers that had been lured to the Ballarat, Gordon and other nearby goldfields. They include: 'Summerhill', 55 Boundary Road, Gordon (established in c.1864 by Peter Grant, Irish farmer who first named the property 'Glenavon Farm'); 'Woodlawn', 179 Donnellans Road, Millbrook (established in c.1874 by Thomas Donellan); 'Oakvale', 179 Donnellans Road, Millbrook (established in the 1860s by Robert McDowell who built a substantial two storey Victorian Georgian dwelling); 'Cranavon', Ryans Road, Millbrook (established in the early 1860s by Patrick Ryan); farm property at 91 Ryans Road, Millbrook (established by John Ryan in the early 1860s – the existing dwelling was built in c.1906-09); 'Hawthorn Farm', 145 Bungaree Wallace Road, Bungaree (established by George Dibbs in c.1869, the existing dwelling having been relocated to the site in the early 1890s); 'Mayfield', Lesters Road, Bungaree ; 'Clare Place', Torpys Road, Bungaree (built in 1908 for Thomas Torpy on land that once formed part of a larger farm established by John Torpy in the mid-late 1860s); the former 'Lal Lal Gardens', 10 Hennessy Road, Millbrook (established in 1861 by Isaac Westcott) and the farm at 160 Hennessy Road, Wallace. All of these properties having early homesteads associated with their initial development unlike 'Llandeilo', where the dwelling has been introduced in later years.

In the western region of the Moorabool Shire are a number of farm properties where the homesteads have replaced earlier dwellings, or whether the farms have been developed in the late 19<sup>th</sup> or early 20<sup>th</sup> centuries. These properties include: 'Sunny Rise', 447 Bungaree Wallace Road, Bungaree (a Federation styled timber dwelling of high integrity built in 1907 for the Tinney family, the farm being first established on the site in 1868); 535 Bungaree Wallace Road, Bungaree (an intact single storey hipped roofed late Victorian styled dwelling built in 1914 for David Grigg); 100 Murphy's Road, Bungaree (an intact, timber, hipped roofed Late Victorian dwelling built in the late 19<sup>th</sup> century by Charlie Trigg); 52 Sullivans Road, Millbrook (a moderately intact, timber Late Victorian dwelling with what appears to be gabled additions at the rear); 634 Bungaree Wallace Road, Wallace (a moderately Late Victorian styled hipped roofed dwelling; and 'Wellwood', 97 Westcotts Road, Wallace, built in 1892-93 for the farmer, Mark Ellwood (this dwelling appears to be predominantly intact). Stylistically, none of these dwellings are directly comparable to 'Llandeilo'.

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46 Ballan Shire Rate Book, op.cit., 1924-25, listed Albert F. Vincombe as owner.

47 Ibid., 1940-41, 1945-46. The Rate Books listed Norman C. Myers as occupier in 1940-41 and in 1945-46 Vincombe was listed as living at Talbot.

48 Historical details on the properties outlined have been taken from the relevant heritage citations in this study, or the consultant's heritage study database.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16**

PLACE NAME: Caledonian Park

Place No. BA076

ADDRESS: Ballan Greendale Road, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 9.2: Recreation

**Condition:** Good**Integrity:** Moderate-High**Photograph Date:** 2015**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**

Victorian Heritage Register: No

Victorian Heritage Inventory: No

Local Planning Scheme: No

**CURRENT HERITAGE STATUS ON OTHER REGISTERS:**

National Trust (Victoria) Register: No

**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **Yes – rows of Cypress trees & other exotic trees**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **No****Other Recommendations****STATEMENT OF SIGNIFICANCE:****What is Significant?**

Caledonian Park, Ballan Greendale Road, Ballan, has significance as a picturesque recreation reserve situated in the Werribee River valley between Bank and Jopling Streets. First reserved in 1870, it was after 1904 when the natural setting was transformed, with the laying out of pathways, creation of a lake, and the planting of several species of exotic trees and flower gardens. In 1950, it appears that further improvements included the construction of a concrete embankment at the northern end of the lake and the construction of a metal pedestrian bridge. Further expansion occurred in 1981, with an extension of the reserve in the south-west corner (to create a caravan park) and the addition of a narrow strip of land on the northern bank of the Werribee River. Today, the significant fabric includes the diverse species of mature exotic and native trees, opening grassed areas, narrow lake with concrete embankment and metal pedestrian bridge (west end) and the layout of pathways (the caravan park is excluded).

**How is it significant?**

Caledonian Park, Ballan Greendale Road, Ballan, is historically, socially and aesthetically significant at a LOCAL level.

**Why is it significant?**

Caledonian Park, Ballan Greendale Road, is of historical significance as a physical legacy of the 19<sup>th</sup> century desire for public space for recreation in the Ballan township from 1870, and especially from c.1904 when the stretch of the Werribee River valley between the Ballan Greendale Road and Jopling Street was transformed into its existing picturesque setting (Criterion A). An earlier agitator for the provision of a public park was Councillor Walter Duncan, his desire partly coming into fruition in 1870 when 12 acres and 2 roods were temporarily reserved (Criterion H). Under the leadership of Councillor Jules Gascard and Philip Spencer, Chairman and Secretary of the Caledonian Park Trustees respectively, several improvements were made (Criterion H). Between 1904 and 1911, the paths and carriageways were laid out, a modest lake constructed and numerous varieties of exotic trees planted. While some locals complained that the park was 'too far east for many purposes', Caledonian Park became a place for public enjoyment and recreation. In 1950, the park was expanded with an additional 3 roods on the northern bank of the river added, and it was possibly at this time when a concrete embankment was added to the east end of the lake and a metal pedestrian bridge constructed. Between 1981 and 1985, the park was extended at the south-east end to make provision for a caravan park. It was also in 1981 with a further narrow strip of land on the northern bank of the river was added to the park.

Caledonian Park, Ballan Greendale Road, is socially significant to the local community of Ballan as a popular park for public recreation and enjoyment (Criterion G). It is recognised and valued for these purposes.

Caledonian Park, Ballan Greendale Road, Ballan, is aesthetically significant for its picturesque setting beside the Werribee River (Criteria D & E). Contributing to the important visual qualities are the variety of mature exotic and native trees, open grassed areas, modest lake with concrete embankment and metal pedestrian bridge, and the layout of pathways.

**SIGNIFICANCE OF COMPONENTS**

**Contributory Significance**

The following fabric is considered to contribute to the significance of Caledonian Park:

- Mature exotic and native trees (of varying species).
- Pathway layouts.
- Lake with concrete embankment.

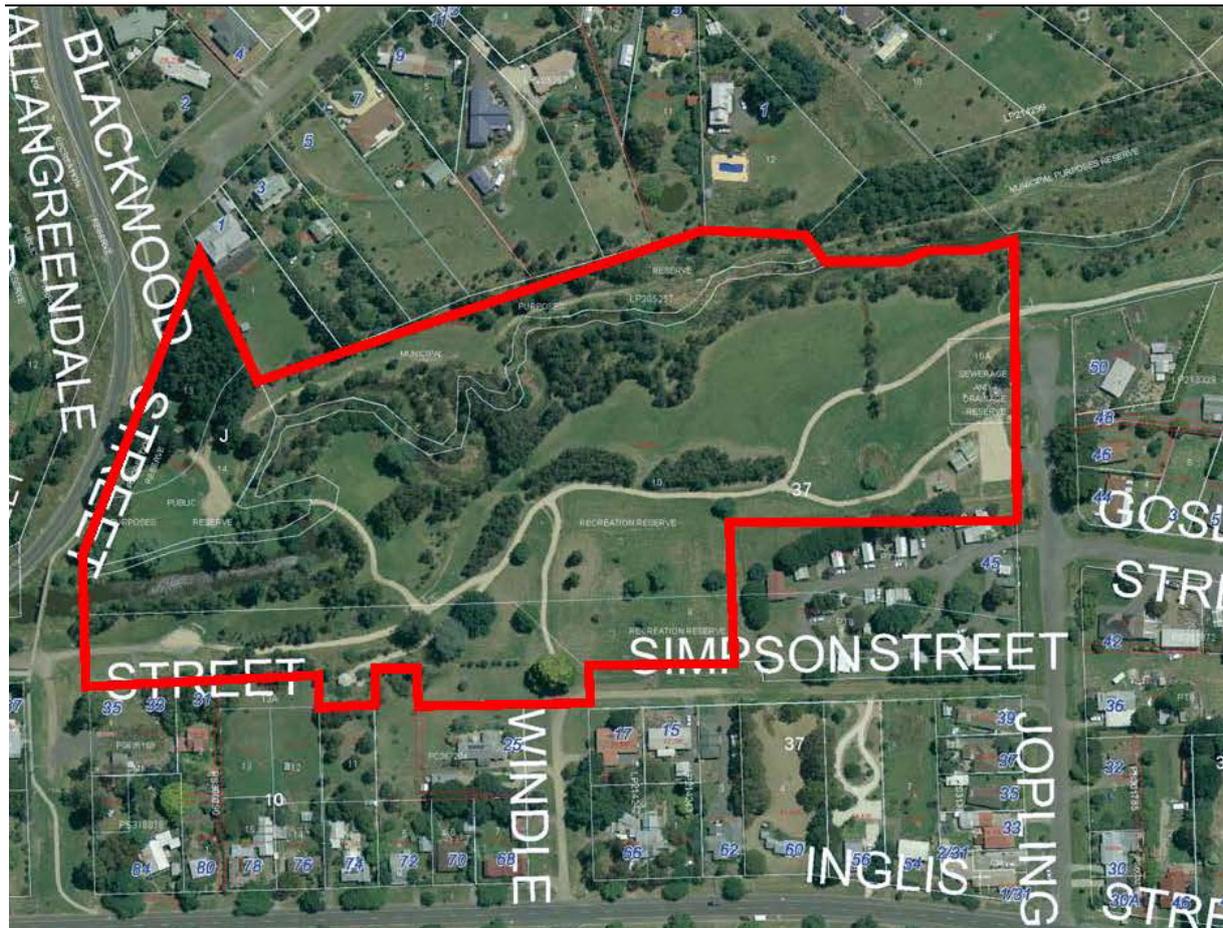
**Non-Contributory Significance**

The following fabric has been introduced in more recent times and is not considered to contribute to the significance of the site:

- Front entry fence (Ballan Greendale Road).
- Fixed tables and seats.

**Heritage Overlay Map**

It is recommended that the heritage overlay is applied to the area shown by the red boundaries in the following aerial image:



Source of aerial image: Moorabool Shire.

**DESCRIPTION:**

Caledonian Park, Ballan Greendale Road, Ballan, consists of a substantial public reservation in the Werribee River valley. Set on the southern bank of the Werribee River, with a portion traversing the river in the north-west corner where there is a main entrance defined by relocated metal palisade gates set on introduced timber posts and rows of mature pine trees, the park is largely an open grassed area. It is steeply sloping from the southern boundary, and the south-east portion is taken up by a caravan park with an asphalt thoroughfare forming a large oval space in the centre. The caravan park has 26 sites that are screened from the bulk of Caledonian Park by trees, and by a high fence on the Jopling Street boundary. Several gravelled pedestrian paths traverse the park from east to west, with one path leading to a concrete-lined weir and metal pedestrian bridge that provides access to the northern bank. There is a large gravelled car park on the northern bank at the west end. Several mature trees, including pines, willows, conifers and natives (including eucalypts) are an important contributor to the picturesque setting. There are fixed tables and chairs strategically located throughout the park.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16**

**PLACE NAME:** Caledonian Park

**ADDRESS:** Ballan Greendale Road, Ballan

Place No. BA076

Assessment Date: Feb 2016



**Photo 2:** View of pedestrian bridge from the northern river bank, 2015.



**Photo 3:** Caledonian Park lake, 2015.



**Photo 4:** View of open grassed area and gravelled pedestrian path to the east of the pedestrian bridge, 2015.



**Photo 5:** View of open grassed area and park entrance, comprising the north-west portion of the site that was added in 1950.



**Photo 6:** Open grassed area with trees in north-west portion of the site.



**Photo 7:** Park entry from the Greendale Ballan Road, 2015.

**HISTORY:**

**The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>1</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>2</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>3</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>4</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>5</sup>

By 1890, the population of Ballan had reached 400.<sup>6</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>7</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>8</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>9</sup>

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1 T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

2 L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

3 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

4 *Ibid.*, pp.23-25.

5 *Bacchus Marsh Express* newspaper, 18 May 1872.

6 *Victorian Municipal Directory* 1890, p.237.

7 *Ibid.*

8 *A Pictorial History*, *op.cit.*, p.49, citing the Australian Handbook, 1894.

9 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

### History of Caledonian Park

On 1 August 1870, 12 acres and 2 roods were temporarily reserved for a public park on the southern bank of the river, between Duncan and Jopling Streets, following agitation by the flour miller and storekeeper, Councillor Walter Duncan of the Ballan Shire Council in the 1860s.<sup>10</sup> It appears that little improvements were made to the site for over 30 years as no mention was made of a park in this location in the local and district press until the very early 20<sup>th</sup> century. Available photographs of the 19<sup>th</sup> century of the south-east corner of the site, adjacent to Young's Flour Mill, suggest that it had been uncultivated, and continued as a natural grassed river valley dotted with eucalypts.



Figure 1: North-east portion of Caledonian Park with Young's flour mill in the background, n.d.

Source: Fraser & Ranken, Centenary of the Shire of Ballan 1862-1962, p.20.

In 1904, the *Bacchus Marsh Express* announced that 'Trustees for Ballan Park (12 acres on the right bank of the Werribee) will be gazetted shortly' and that 'a lease of the ground for a period long enough to pay the lessee for fencing it in will probably be offered.'<sup>11</sup> It was proposed that the park be surveyed 'from which an accurate plan on a fairly large scale could be made', with the endeavour to have the Victorian Government organise 'William Guilfoyle, Curator of the Melbourne Botanical Garden to visit the park' and 'plot on the plan the improvements he favours (including we should say, a weir lake, and an island or two); also site for grandstand, oval, &c.'<sup>12</sup>

Impetus for the intended involvement of Guilfoyle in the Ballan Public Park (as Caledonian Park was then known) probably came from his preparation of 'a splendid plan' for improving the lake at Maddingley Park, Bacchus March, in late 1904.<sup>13</sup> It appears unlikely that Guilfoyle came to Ballan as nothing appeared in the *Bacchus Marsh Express* of his involvement at the park.

<sup>10</sup> See 'Re-member', biographies of former Members of the Victorian Parliament, <http://www.parliament.vic.gov.au/re-member/bioregfull.cfm?mid=345> & heritage citation for the former Masonic Hall, 92 Inglis Street.

<sup>11</sup> *Victoria Government Gazette*, 5 August 1870, p.1141 & *Bacchus Marsh Express*, 12 November 1904.

<sup>12</sup> *Bacchus Marsh Express*, *op.cit.*

<sup>13</sup> *Ibid.*, 25 February 1905, p.2.

The public park had been named Caledonian Park by 1904 (possibly in recognition of the Scot, Walter Duncan who was influential in the establishment of the park in 1870), at a time when initial improvements seem to have been made.<sup>14</sup> In October 1905, writing for the *Bacchus Marsh Express*, Christopher Crisp described the park as being situated 'in a river valley or saucer', being 'a place to go into raptures over for felicitous facilities in respect to arboricultural and scenic landscape effects, including a naturally fed lake from the Werribee.'<sup>15</sup> It would appear that Crisp's description was more of a futuristic ideal than a contemporary reality. Apart from the planting of trees (some having died), the laying out of pathways and completion of the lake with the construction of an embankment were still to be carried out.<sup>16</sup> A few years later in 1908, a suitable site for the embankment was still to be decided upon and it was 'dubious whether the funds in hand' would cover the expenditure, in addition to the problem of 'difficulties with adjoining landholders.'<sup>17</sup>

In 1909, Taylor and Sangster, gardeners and nurserymen of Toorak and Mount Macedon, were engaged to prepare a plan for laying out Caledonian Park.<sup>18</sup> By June 1909, a Mr Fleming of the firm of Taylor and Sangster had 'been busy for some days in laying out carriage drives, footpaths and flower beds', and the site of the proposed lake had been selected.<sup>19</sup> The Ballan Shire Council had also been asked to form the road in Windle Street leading to the main entrance to the Park, the ultimate goal being to plant trees on either side of it.<sup>20</sup> By October 1909, holes had been sunk for tree planting, and working bees were proposed to undertake the planting of trees and flowers.<sup>21</sup> Boundary fencing had been completed in late November 1909, 'greatly improving' the appearance 'over the old zig zag one', and helping to prevent further damage by wandering cattle (although this was not completely mitigated until the erection of barbed wire fencing in March 1910).<sup>22</sup>

Annual Arbour Days gave further impetus for tree planting in the Park, when residents fell under the influential persuasion of the Park Trust's Chairman, Jules Gascard and his wife, Janet.<sup>23</sup> Planting in May 1910 was considered to have made an improvement, both immediately and potential, as reported in the *Bacchus Marsh Express*:

The trees planted in Caledonian Park take off the bareness which previously characterised the grounds. A variety of trees have been chosen, which will give an opportunity of seeing which kind is the more suitable to the locality.<sup>24</sup>

Although the *Bacchus Marsh Express* was critical that the park was 'too far east for many purposes',<sup>25</sup> it did suggest a 'christening' of the park:

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14 *Ibid.*, 7 October 1905, p.3.

15 *Ibid.*

16 *Ibid.*, 14 October 1905.

17 *Ibid.*, 17 October 1905.

18 *Ibid.*, 12 June 1909 & 25 September 1909.

19 *Ibid.*, 12 June 1909. See also P. Spencer, Hon. Secretary, Caledonian Park, to Mr G.F. Holden, M.L.A., 15 June 1910 & 24 June 1911, VPRS 242/PO Unit 556 PROV.

20 *Bacchus Marsh Express*, *op.cit.*

21 *Ibid.*, 25 September 1909 & 16 October 1909.

22 *Ibid.*, 20 November 1909 & 5 March 1910.

23 *Ibid.*, 7 March 1910.

24 *Ibid.*, 29 May 1910, p.3.

25 *Ibid.*, 12 November 1910.

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There should be a Walter Duncan path, a Robert Young path, a Jules Gascard lake. These names are very useful, and the list can be extended. Put in the Christian names, otherwise identity is lost. The late Cr. Walter Duncan, J.P. and M.L.A., was a man who did much for Ballan and for many parts of Victoria. He was the leading spirit in obtaining Caledonian Park. Mr. Young was a great worker and organiser. Cr. Gascard is "a host in himself," because he is a good manager of affairs, and is universally accepted as such.<sup>26</sup>

By June 1911, over £144 had been expended on improvements to the park, £80 of the costs having been funded by Government grants.<sup>27</sup> The costs included the fees of the firm of Taylor and Sangster, timber from Blake and Co., and labor by G.A. Shimmen and S. Hunt.<sup>28</sup>

During the early 20<sup>th</sup> century, fundraising activities were carried out in aid of Caledonian Park, including an entertainment given by the Ballan Amateur Dramatic Club in 1914.<sup>29</sup> The following year, 1915, F.J. Mehren's was awarded the contract for the lease of the park for a term of three years.<sup>30</sup> Following a promised £20 grant by E.J. Hogan, M.L.A. that was matched by public subscription, further improvements were made to the park in 1916.<sup>31</sup>

Some other major improvements were made to the park in the second half of the 20<sup>th</sup> century. In 1950 land at the western end of the park on the north side of the Werribee River (comprising three roods and 20 perches) was temporarily reserved and added to the park.<sup>32</sup> It might have been at this time when the concrete embankment was added at the eastern end of the lake and a metal pedestrian bridge constructed. Tree planting programs appear to have been carried out at different times, culminating in 2005 with trees planted by the Rotary Club of Ballan to celebrate Rotary International's Centenary.<sup>33</sup>

In 1981, Crown allotment 9 of Section 37, comprising 3824 square metres adjoining the south-east corner of the park, was added to the reserve grounds.<sup>34</sup> A caravan park was subsequently established on this and part of the early parkland, forming a rectangular allotment. The caravan park was approved by the Lieutenant Governor in Council on 26 November 1985.<sup>35</sup> Several years later in late 2011 or early 2012, the Department of Sustainability and Environment proposed to close the caravan park.<sup>36</sup> Following opposition from the park residents and the broader community, the Departmental decision was withdrawn.<sup>37</sup>

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26 *Ibid.*, 17 December 1910.

27 Spencer, op.cit.

28 *Ibid.*

29 *Ballan Times*, 10 December 1914.

30 *Ibid.*, 4 March 1915.

31 *Ibid.*, 27 April 1916.

32 *Victoria Government Gazette*, 20 Decdember 1960, p.6714. It would appear that this same land was recommended for temporary reservation as a site for public recreation on 1 August 1870, but it was not approved at this time. See Caledonian Park Crown Land Reserve file, Rs4832, Department of Environment, Land, Water & Planning, Ballarat.

33 See plaque affixed to a commemorative rock next to the pedestrian bridge.

34 *Victoria Government Gazette*, 2 December 1981, p.117.

35 See Caledonian Park Crown Land Reserve file, op.cit.

36 N. Choahan, 'Park residents face eviction' in *The Age*, 20 January 2012.

37 *The Courier* (Ballarat), 21 July 2012.

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**Influential Early Trustees of Caledonian Park**

The Honorary Secretary of Caledonian Park in the early years of the 20<sup>th</sup> century during the transformation of Caledonian Park was Phillip Spencer.<sup>38</sup> He was the editor of the Ballan Times (his office being situated at 50 Inglis Street) and he took an active interest in community life, being the inaugural Secretary of the Ballan Recreation Reserve Trust in 1873, Secretary to the Ballan Jockey Club, Secretary of the Ballan and District Racing Club, Secretary of the Ballan Fire Brigade, member of the Ballan Masonic Lodge, Horticultural Society, Angling Club and the Bowling Club.

Chairman of the Caledonian Park Trust during the critical years of the transformation of the park was Councillor Jules Gascard, J.P.<sup>39</sup> It was under his instigation that the concept of a lake in Caledonian Park was developed and he agitated for permission from the Water Commissioners in 1906 for the idea to reach fruition.<sup>40</sup> Born in 1861 at Gordon, the fourth child of Jules Samuel Gascard and Janet Gascard, he became a farmer before turning to training horses for Indian remounts with his father and brother, Samuel. In Ballan with his brother in the early 1890s, he established a horse dealing business. Gascard was also involved in several community organisations in addition to serving as a Councillor with the Ballan Shire Council. He was at one time Chairman of the State School committee, trustee of the Ballan Mechanics' Institute (and several times President), member of the Ballan Fire Brigade and the Ballan racecourse, President of the Ballan Jockey Club and a member of the St. Sidwell's Masonic Lodge.

**COMPARATIVE**

In the Moorabool Shire are a number of public parks established in the 19<sup>th</sup> century. Caledonian Park is eclipsed in size, uses, diversity of landscaping and building infrastructure by Maddingley Park at Bacchus Marsh, gazetted in 1873 as a site for a racecourse and public park.<sup>41</sup> William Guilfoyle gave advice on improvements to the park, including the construction of a lake, in 1904 and 1905.<sup>42</sup> Maddingley Park is not directly comparable to Caledonian Park.

More comparable with Caledonian Park at Ballan are the reserves established in the valleys of some of the smaller townships in the western region of the Shire. At Gordon, nine acres, 1 rood and 26 perches were temporarily reserved for a public park and water reserve in September 1887, to the north of the properties in Tennyson Street.<sup>43</sup> Two years later in 1889, the trustees sought a grant 'for the purpose of forming a lake on a portion of the reserve.'<sup>44</sup> The proposal was not well received by residents outside the Gordon township, as reported in the *Bacchus Marsh Express*:

In connection with the question of the proposed park and lake at Gordon, a letter was received [by the Ballan Shire Council] from twenty-eight ratepayers of the West Riding, residing outside the township of Gordon, stating that a public meeting be held in that township for the purpose of pledging the ratepayers to a loan of £500, so that the "great Gordonians" may indulge in the luxury of lakes and gardens, and emphatically protesting against being compulsorily saddled with any debt other than for road making or rabbit exterminating.<sup>45</sup>

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38 See heritage citation on the Ballan Recreation Reserve for further biographical details and references.

39 See heritage citation on 'Annean', 164 Inglis Street, for further biographical details and references, unless otherwise given.

40 *Bacchus Marsh Express*, 26 May 1906, p.4.

41 *Victoria Government Gazette*, 1873, p.1463.

42 *Bacchus Marsh Express*, 12 November 1904 & 4 March 1905, p.2.

43 *Victoria Government Gazette*, 9 September 1887, p.2652 & Gordon Town Plan, 1942, VPRS 16171 PROV.

44 *Bacchus Marsh Express*, 16 March 1889, p.3.

45 *Ibid.*, 13 April 1889, p.2.

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Notwithstanding such protests, improvements were made to the reserve in the forming of carriageways and the planting of trees (both native and exotic). In late 1930, a swimming pool was opened in the reserve amid a large gathering.<sup>46</sup> Today, several of the pathways have deteriorated and the only legacy of the swimming pool is stand of mature pine trees.<sup>47</sup>

At Blackwood, one acre of land on the side of the Lerderderg River was reserved from sale in 1879 as a site for a mineral springs reserve.<sup>48</sup> From the 1880s, the reserve became a valued asset in the Blackwood district, with the site expanding to include parts of the southern bank of the river. Pavilions were constructed, rendered walls built in 1890, a timber swing bridge erected in 1912 and mature pine trees planted as a World War One Avenue of Honour in 1919. In 1967, a concrete bridge replaced the earlier swing bridge. The reserve is characterised by its natural bushland setting in the Lerderderg River valley, which has conformed in part to 19<sup>th</sup> and 20<sup>th</sup> century development, in the provision of roads and paths, pavilions, brick, retaining walls and exotic plantings. Adjoining the reserve is also a caravan park. Apart from the building infrastructure, the conformity of the natural river valley, exotic trees, paths, mid 20<sup>th</sup> century bridge, open grassed areas and associated later 20<sup>th</sup> century caravan park makes the mineral springs reserve at Blackwood comparable to Caledonian Park.

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<sup>46</sup> See historical photograph entitled 'Opening of Gordon Swimming Pool, 28 December 1930', Museum Victoria online, image MM000467.

<sup>47</sup> Maureen Davenport, Canberra, to David Rowe, February 2015.

<sup>48</sup> See heritage citation of the Mineral Springs, Blackwood, for further details.

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**Historic Themes:**

Theme 6.1: Building Towns

Theme 9.1: Sport

**Condition:** Fair**Integrity:** Moderate-Low**Photograph Date:** 2009, 2015**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**

External Paint Controls Should Apply?

**No**

Internal Alteration Controls Should Apply?

**No**

Tree Controls Should Apply?

**Yes – rows of Cypress trees & individual Cypress tree**

Fences &amp;/or Outbuildings of Note?

**No**

Prohibited Uses May be Permitted?

**Yes**

Incorporated Document

**No (see recommendation below)****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of non-highly reflective buildings and structures (no greater than 10 square metres and no higher than 3 metres above ground level); low fencing; and works to the ground surfaces.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The Ballan Recreation Reserve, 1-5 Cowie Street, Ballan, has significance as a representative example of a number of sporting and recreation reserves in continuous use in the western region of the Moorabool Shire that continues to provide an important community service. Established in 1926 on the old Ballan cattle yard and show ground site (first reserved in 1886), the Ballan Recreation Reserve has been the location of several sporting clubs and matches, and other recreational activities. In particular, it is the home of the Ballan Cricket Club (established 1872), Ballan Football Netball Club (established c.1881), Ballan Tennis Club (established 1888) and the Ballan Bowling Club (established 1937). While the recreation reserve has experienced a number of changes over time, the significant fabric includes the locations and layouts of the sports oval, tennis courts and bowling greens, and the rows of mature Cypress trees and the individual Cypress tree (east of the sports oval). The bowling clubhouse has historical interest as the only surviving interwar building on the site, having been built in 1938-39 (although extended on the south side in 1980). The entrance gate piers and adjacent ticket booth structure (both of concrete block construction of 1964) at the Cowie Street entrance

have historical and social interest as they commemorate the late Phil Spencer, inaugural and long-serving Secretary of the recreation reserve from 1925 until his death in 1959. The reserve also has associations with several other figures that have played an important role in the evolution of the site since the 1920s, including the inaugural Trust Chairman, J.H. Walsh, and the committee people involved with the sporting clubs in the reserve.

**How is it significant?**

The Ballan Recreation Reserve, 1-5 Cowie Street, Ballan, is historically, socially and aesthetically significant at a LOCAL level.

**Why is it significant?**

The Ballan Recreation Reserve, 1-5 Cowie Street, is of historical significance for its associations with the evolution and progress of cricket, football and netball, tennis, bowling and other local sports by the Ballan community from 1926 until the present day (Criterion A). Established on the old cattle yard and show ground site that had been reserved in 1886 for the Ballan Agricultural and Pastoral Society, the site was transformed between 1923 and 1926, being permanently reserved in January 1925. The site is the home of the Ballan Cricket Club (established 1872), Ballan Football Netball Club (established c.1881), Ballan Tennis Club (established 1888) and the Ballan Bowling Club (established 1937) (Criteria A & H). From its gazettal in 1925, the reserve was managed by a Committee of Management, with the inaugural Secretary, Philip Spencer, making a significant and long serving contribution to the progress of the site from 1925 until his death in 1959 (Criterion H). Several other figures have also played important roles in the evolution and development of the site throughout the 20<sup>th</sup> century, including trustees of the reserve and members of the sporting clubs located there (Criterion H). The historical significance of the site is embodied in the locations and layouts of the sports oval, tennis courts and bowling greens, the rows of mature Cypress trees and the individual Cypress tree (east of the sports oval), Phil Spencer Memorial entrance gate piers and adjacent ticket booth, and the northern portion of the bowling clubhouse.

The Ballan Recreation Reserve is socially significant as it is recognised and valued by the local community as a place for organised and informal sport and recreation (Criterion G). The site has been the location for local sport since 1926 and it continues to be home to the local cricket, football and netball, tennis and bowling clubs to the present day.

The rows of mature Cypress trees at the Ballan Recreation Reserve are aesthetically significant an important backdrop to the sports oval (Criterion E). The single mature Cypress tree adjacent to the amenities block to the east of the sports oval also contributes to the visual qualities of the place, as a legacy of the beautification of the site in the 1920s.

**SIGNIFICANCE OF COMPONENTS**

**Contributory Significance**

The following fabric is considered to be contributory to the significance of the Ballan Recreation Reserve site:

- Sports oval.
- Tennis Courts.
- Bowling Green.
- Mature Cypress trees (forming the perimeter to the sports oval).
- Mature Cypress tree (to the east of the sports oval).

### Historical Interest

The following fabric is considered to have historical interest in giving an understanding and appreciation of the evolution of the site, or for its commemorative value:

- Bowling Clubhouse (north portion).
- Phil Spencer Memorial Gate Piers and Ticket Booth.

### Non-Contributory Significance

The following fabric has been introduced in more recent times and is not considered to contribute to the significance of the site:

- Sports Pavilion.
- Amenities Block.
- Skating Rink.
- Sports oval and tennis court fencing.
- Southern portion of the bowling clubhouse.
- Skillion addition to the bowling clubhouse.

### Heritage Overlay Map

It is recommended that the heritage overlay is applied the area shown by the red boundaries in the following aerial image:



Source of aerial image: Moorabool Shire.

### DESCRIPTION:

The Ballan Recreation Reserve, 1-5 Cowie Street, Ballan, consists of a large rectangular site in the south-west corner of the township. The reserve is dominated by the grassed cricket and football ground that takes up over half of the site on the west side. It is flanked by mature Cypress trees on the north, south and west sides, with four Cypresses on the east side. The oval is bound by a hollow

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steel post and rail fence. From the south-east corner of the oval is a shallow-gabled and skillion, single storey, sports pavilion of concrete block wall construction. There is a small pavilion to the south-west of the main building and a smaller skillion-roofed amenities block of concrete block construction to the north-east. All of these buildings have been introduced in the second half of the 20<sup>th</sup> century. Immediately to the south-west of the amenities block is a mature Cypress tree. A gravelled drive provides access to Edols Street.

In the south-east corner of the site are six tennis courts with green synthetic surfaces. The courts are bound by a high cyclone wire fence. To the north of the tennis courts is a gravelled driveway accessed from Cowie Street. There are concrete brick gate piers and recent, powder-coated vehicular gates. A parapeted ticket booth also of concrete block construction is located to the north of the gateway. The booth and gateway is a memorial to Philip Spencer in 1964.

Fronting Cowie Street to the north of the ticket booth are the bowling greens. They form a frontage to the late interwar Bowling Club House. This single storey building has an elongated gable roof form that traverses the site, together with two minor gabled wings towards the front. A skillion porch separates the projecting wings and there is another skillion porch at the south end. The southern half of the building is an extension constructed in 1980. The building has corrugated sheet metal roof cladding, timber weatherboard wall cladding, aluminium framed windows and timber framed and glazed doors. There is an introduced skillion storage shed of concrete block construction at the southern end. Flanking the bowling green on the south side is a cream brick shelter with a skillion roof.

Behind the Bowling Club house to the west is an open grassed area with a children's playground and play equipment. There are also the remnants of an earlier basketball court (in the asphalt surface and line markings) and to its immediately north are practice cricket wickets. The north-west portion of the site is taken up by a gabled outbuilding, water tank and skate park accessed by a gateway off Edols Street. The fabric in this part of the reserve is of more recent construction.



**Photo 1:** Driveway from Edols Street to sports ground, showing rows of mature Cypress trees, 2015.



**Photo 2:** Sports Pavilion, 2015.

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**Photo 3:** Stands of four Cypress trees to the east of the sports ground, 2015.



**Photo 4:** Amenities block, 2015.



**Photo 5:** Cypress tree east of sports oval & behind amenities block, 2015.



**Photo 6:** Tennis courts from Cowie Street, 2015.



**Photo 7:** Phil Spencer Memorial gate piers, 2015.



**Photo 8:** Phil Spencer Memorial Ticket Booth, 2015.



**Photo 9:** Ballan Bowling Green and Clubhouse from Cowie Street, 2015.



**Photo 10:** Ballan Bowling Green and Clubhouse, 2015.



**Photo 11:** Rear (west) and south elevations of Ballan Bowling Clubhouse showing skillion addition of concrete block construction, 2015.



**Photo 12:** View to skate park from Edols Street, 2015.

## HISTORY:

### The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>1</sup> Comprising a grid layout to the south of the Werribee River, the township was named “Ballan” after Robert von Stieglitz’s nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>2</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>3</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849),

<sup>1</sup> T. O’Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>2</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

<sup>3</sup> *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

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Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Cattle yards had been established at the south-west corner of Inglis and Cowie Streets in 1856. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>4</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>5</sup>

By 1890, the population of Ballan had reached 400.<sup>6</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>7</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>8</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>9</sup>

### History of the Recreation Reserve

#### Development of the Reserve

On 4 August 1886, 9 acres of land comprising Section 22 in the Township of Ballan was reserved for Cattle Sale yards and show grounds purposes (Figure 1), replacing the yards earlier established at the corner of Inglis and Cowie Streets.<sup>10</sup> The land was managed, developed and used by the trustees of the Ballan Agricultural and Pastoral Society. By 1923, the Agricultural Society had become defunct and the former Society committee and trustees were 'unable to see any probability of an agricultural and pastoral show being re-established at Ballan.'<sup>11</sup>

It was at this time when the Ballan Progress Association proposed to establish an all-purposes recreation reserve at the show grounds site devoted to football, cricket and general sports.<sup>12</sup> The first recreation ground in Ballan (bound by Fiskien, Steiglitz, Cowie and Atkinson Streets) (Figure 1) had been gazetted in 1872.<sup>13</sup> It was found to be defective in being too narrow (and not complying with the rules of football), lacking shelter for spectators and it lacked sufficient drainage.<sup>14</sup> The Progress Association lobbied the Ballan Shire Council to sell the old ground with the funds generated to assist with the transformation of old cattle yards and show grounds into a new recreation ground.<sup>15</sup> Agreement was reached with the Council, with the former trustees of the Ballan Agricultural and Pastoral Society also seceding to the

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4 *Ibid.*, pp.23-25.

5 *Bacchus Marsh Express* newspaper, 18 May 1872.

6 *Victorian Municipal Directory* 1890, p.237.

7 *Ibid.*

8 *A Pictorial History*, *op.cit.*, p.49, citing the Australian Handbook, 1894.

9 *Ibid.*, p.81, citing A. Gunsser in the *Weekly Times*, 17 June 1879.

10 John Porter, Ballan, to The Secretary, Department of Lands, 12 May 1923 in 'Ballan Recreation Reserve', Crown Land Reserve file, RS4035, Department of Environment, Land, Water & Planning, Ballarat.

11 *Ibid.*, Former Ballan Agricultural and Pastoral Society Trustees the Minister of Lands, Department of Lands & Survey, 18 June 1923.

12 *Ibid.*, *The Ballan Times*, 10 May 1923, newspaper clipping.

13 *Victoria Government Gazette*, 29 November 1872, p.254.

14 *The Ballan Times* in the Crown Land Reserve file, *op.cit.*

15 *Ibid.* & numerous letters on file.

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proposal.<sup>16</sup> The Progress Association purchased a block of land adjoining the old show ground from Mrs Alford.<sup>17</sup> Most of the show ground site was on Crown Land and approval was sought from the Victorian Government for the land and for the reserve to encroach over the adjoining Atkinson Street. On 21 January 1925, nine acres, 23 perches and seven tenths of a perch were permanently reserved as a 'site for a cricket ground and for purposes of public recreation.'<sup>18</sup>

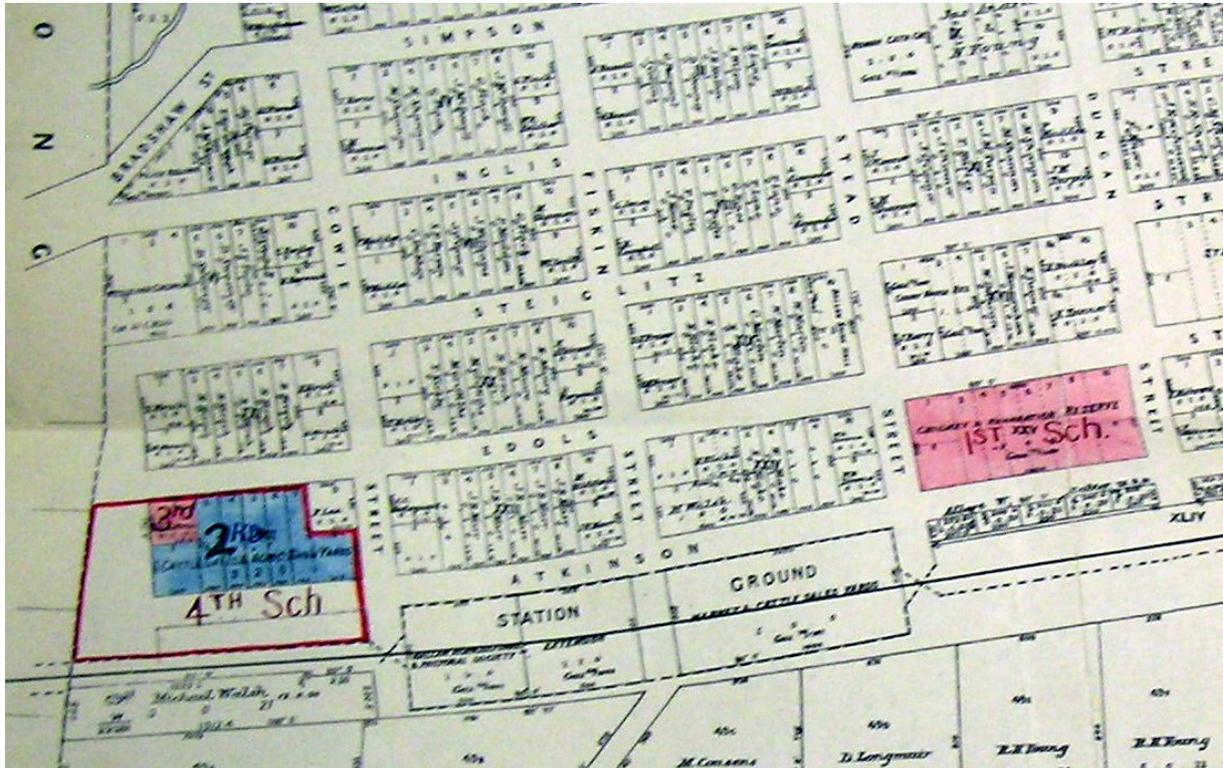


Figure 1: Town Plan of Ballan showing the proposed location of the Recreation Reserve (in blue on the left) and the former Recreation Reserve (in pink on the right). Source: Crown Land Reserve file Rs4035.

A survey of the former cattle yards and show grounds site had been carried out in 1923 (Figure 2). At this time, the site was bound by timber and galvanised iron fences. In the south east corner fronting Cowie Street were weatherboard offices (which included a bar). There were iron and weatherboard buildings (including poultry pens) further north, fronting Cowie Street.

<sup>16</sup> Ibid.

<sup>17</sup> Ibid., Eric C. Frampton, Hon. Secretary, Ballan & District Progress Association, to Mr Peverill, Under Secretary for Lands, 9 June 1923.

<sup>18</sup> *Victoria Government Gazette*, 28 January 1925, p.175.



Figure 2: H.W. Moore, Survey Plan of former Cattle Yards & Show Grounds site, 4 December 1923.

Source: Crown Land Reserve file Rs4035.

Between 1923 and 1926, several successful working bees were held involving many locals from the district in order to transform the site into a recreation ground.<sup>19</sup> The works included the removal of 500 yards of top soil and several trees.<sup>20</sup> M.P. Ryan of Gordon was awarded a contract for £351 to 'transform a sloping stretch of ground into a levelled area by shifting an estimated 5145 cubic yards of soil.'<sup>21</sup> An elaborate underground drainage system was installed and new topsoil was laid. The newly-formed oval was fenced (as was the perimeter of the site), two tennis courts installed, swings and seats introduced and tree planting carried out.<sup>22</sup> The total cost of the work was £1160, including £100 for the tree planting around the north, south, west and parts of the east perimeters of the sports oval, and £200 for re-erecting buildings.<sup>23</sup> The recreation reserve was officially opened on 13 February 1926.<sup>24</sup>

Towards the end of 1937, a bowling green was laid out on the east side of the site.<sup>25</sup> A gabled timber weatherboard clubhouse was erected on the west side of the green. The green was officially opened in December 1939 by the Minister for Agriculture, Mr. Hogan.<sup>26</sup> Other speakers present at the occasion were Sir William Angliss, M.L.C., Councillor E.R. Morgan, President of the Ballan Shire Council, Councillor

19 D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, 1962, p.80.

20 *Ibid.*

21 *Ibid.*

22 'Ballan Recreation reserve: Expenditure and Proposed Expenditure 1923-1926' in Crown Land Reserve file, *op.cit.*

23 *Ibid.*

24 Fraser & Ranken, *op.cit.*

25 *Ibid.*, p.85.

26 *The Argus*, 12 December 1939, p.10.

Ansett of Daylesford, and Councillor W.G. Morton of Bacchus Marsh.<sup>27</sup> In 1980, the clubhouse was doubled in size with an extension on the south side (Figures 3-4).<sup>28</sup>

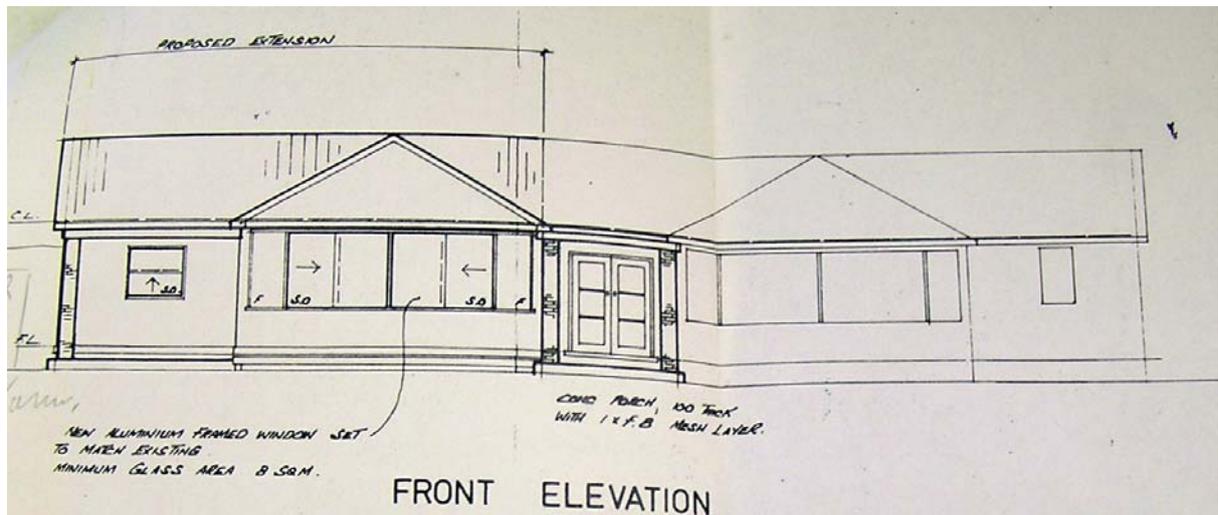


Figure 3: Front (east) elevation drawing of proposed addition to the Ballan Bowling Clubhouse, 1980.

Source: VPRS 440 Unit 180, PROV.

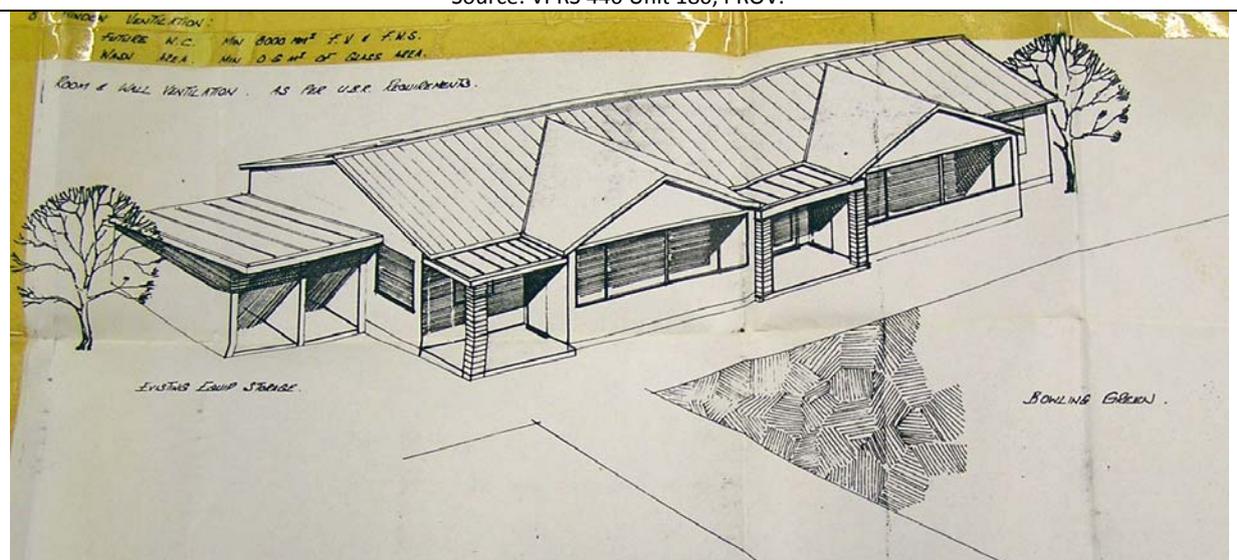


Figure 4: Perspective view of proposed addition to the Ballan Bowling Clubhouse, 1980.

Source: VPRS 440 Unit 180, PROV.

Other improvements were made in the second half of the 20<sup>th</sup> century and in more recent years. In 1953, grassed tennis courts were laid (replacing the earlier courts of 1926) but proving unsatisfactory, they were replaced with the existing asphalt courts in 1956-57.<sup>29</sup> In 1976, the old pavilion adjacent to the sports oval was demolished and replaced with the existing pavilion of concrete block construction designed by Brian F. Spears and Associates of Forest Hill (Figure 5).<sup>30</sup> The following year in 1977, an adventure playground was installed following advice by the Landscape Architect, Mr Mugavin of the

27 *Ibid.*

28 See drawings of proposed extension of clubhouse in the 'Bowling Club Pavilion' Public Building file, VPRS 7882/P1 Unit 2117 PROV.

29 Fraser & Ranken, *op.cit.*, p.83.

30 See Financial Statement, Ballan Recreation Reserve Committee of Management, 13 September 1974 – 12 August 1976 in the Crown Land Reserve file & 'Recreation Reserve, Cowie Street', Public Building file VPRS 7882/P1 Unit 2117 PROV.

Land Management Office.<sup>31</sup> The works included the provision of four tables and four fireplaces and the construction of a children's play area.<sup>32</sup> In more recent times, a skate park has been installed.

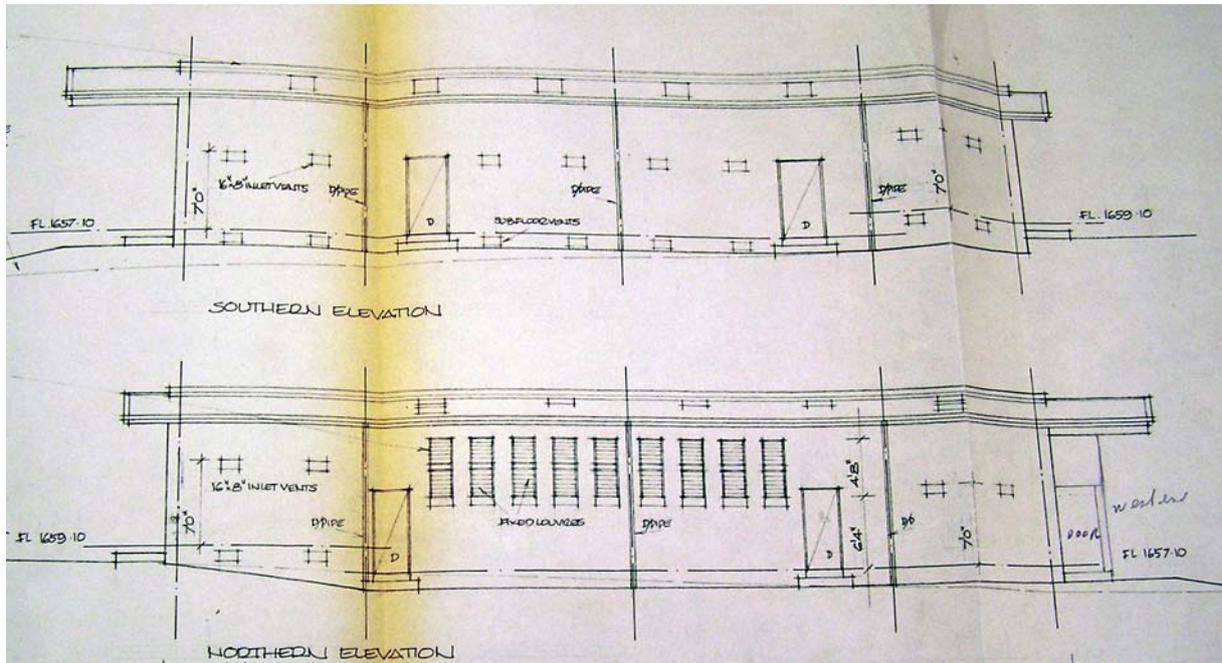


Figure 5: Brian F. Spears & Associates, South and North Elevation Drawings of Proposed Sports Pavilion, 1976.

Source: Crown Land Reserve file & 'Recreation Reserve, Cowie Street', Public Building file VPRS 7882/P1 Unit 2117 PROV.

In 2012, a Master Plan was prepared for the Ballan Recreation Reserve.<sup>33</sup> It gave some key directions for the future of the reserve including the improvement of the sports facilities and ground surfaces, better vehicle and pedestrian management, installation and upgrades of the sports ground and court lighting, and improvements to the bore infrastructure.<sup>34</sup> On 21 May 2014, the Ballan Football Netball Club received a grant from the Victorian State Government of \$55,000 for the redevelopment of the ground, including the reshaping of the oval, installation of new drainage and the 'replacement of the grass with more sustainable and durable turf.'<sup>35</sup> Works were in progress in January 2015.

### The First Trustees

With the gazettal of the Ballan Recreation Reserve in January 1925, the first Committee of Management was appointed in May of that year. The first trustees of the reserve were: Edmund John Hogan, James Henry Walsh, William Rose Fraser, Robert Shankland, Philip Spencer, John Thomas Cooper, and James Andrew Joseph Bence.<sup>36</sup>

<sup>31</sup> P. De Bruyn, Hon. Sec. Ballan Recreation Reserve, to G.F. Leitch, Land Management Office, 17 December 1976, Leitch to De Bruyn, 24 February 1977 & D. Mugavin, internal report, 8 March 1977 in Crown Land Reserve file, op.cit.

<sup>32</sup> Ibid.

<sup>33</sup> Draft Master Plan prepared for the Moorabool Shire Council, 2012, in 'Ballan Recreation Reserve' Crown Land Reserve file, Rs1873, Department of Environment, Land, Water & Planning, Ballarat.

<sup>34</sup> Ibid.

<sup>35</sup> *The Courier*, Ballarat, 21 May 2014 at <http://www.thecourier.com.au/story/2298591/hepburn-ballan-and-ballarat-clubs-receive-grants-for-facelifts/>

<sup>36</sup> John V. Porter, Secretary, Ballan Shire Council to The Secretary, Department of Lands & Survey, 6 May 1925, Crown Land Reserve file Rs4035, op.cit.

**J.H. Walsh, First Chairman**

James Henry Walsh was the Trust's first Chairman. The son of Michael Walsh, grazer, J.H. Walsh was born at Wyndham near Werribee in 1863 and he spent his childhood years at 'Tregothnan' Homestead where his father was employed as an overseer.<sup>37</sup> Although J.H. Walsh received minimal formal education, he was appointed Registrar of the County Court and Acting Clerk of Petty Sessions at Ballan and Acting Clerk of Petty Sessions at Gordon on 22 August 1884, taking over positions previously held by his father.<sup>38</sup> The following month in November 1884, he was appointed a Commissioner of the Supreme Court.<sup>39</sup> Walsh was made a Sheriff's Substitute in July 1885.<sup>40</sup> Ten years later on 2 September 1895, Walsh was dismissed from his position as legal clerk, having been charged with embezzling £22.<sup>41</sup> The controversy was reported in local and national newspapers, including the *Evening Post*:

Accused had for some years filled the position of Acting Clerk of the Ballan, Bacchus Marsh, and Gordon Petty Sessions. In April last he omitted to send in his declaration returns of the moneys he had received, and in consequence of this neglect Mr. Dalton and Mr. Conlon, two officers of the Crown Law Department, proceeded to Ballan and made an examination of his accounts, with the result that a warrant was issued for his arrest. When the case was called on, Inspector Duncan, who appeared on behalf of the Crown Law Department, called formal evidence, and was about to apply for an adjournment, when the prisoner pleaded Guilty to the embezzlement, and asked the Court to deal summarily with him. The Bench asked Inspector Duncan if he had any objection to that being done. Inspector Duncan pointed out that the Magistrates could not so deal with a charge of embezzlement, but he would alter the charge to one of larceny as a clerk, so as to bring it within the summary jurisdiction. This course was pursued, as new information was sworn, and the case reheard. Accused again pleaded Guilty, and before the Magistrates retired to consider their judgment Inspector Duncan directed their attention to section 190 of the Justices Act, saying he believed it applied to that case. The section gives power to the Justices to inflict a pecuniary penalty in certain cases.

After some deliberation the Bench, which consisted of Mr. O'Mear, P.M., and Messrs. F.A. Day and P. Cantwell, J.P.'s, returned into Court, and Mr. O'Meara said that the decision arrived at by the majority of the Bench, but with which he did not agree, was that the prisoner was Not Guilty, and he was discharged. Inspector Duncan asked the Bench if they would give some reason for their finding, and Mr. Day, replying, said that his reason for giving his decision was that the prisoner had been compelled to plead guilty. He had pleaded guilty to a lie, and he knew that it was a lie. The irregularity had been the outcome of negligence, and did not amount to a crime.

This finding was reported to the Crown Law authorities, and the Attorney-General, Mr. Isaacs, obtained an order to re-hear, which was granted on the 8<sup>th</sup> August. New proceedings were therefore, instituted, and the case was reheard at Ballan on Saturday last before the same Bench which had tried the case previously. The charge preferred was that of larceny as a clerk, and the evidence adduced at the former hearing was repeated. At the conclusion Inspector Duncan applied that the Bench should deal with the matter summarily. Mr. O'Meara, P.M., after conferring with his brother Magistrates, stated that the majority of the Bench had decided that the case would be met by a fine of £10. The Police Magistrate remarked that in his own opinion the case was one that merited imprisonment or a heavier fine, and he dissented from the finding of the two Justices.

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37 D. Fraser, Preface in J.H. Walsh (J.L. Turner ed.), *The Walsh Papers: Memoirs of the Early Settlement of Western Victoria and, in particular Ballan Shire: 1830-1875*, James Laurence Turner, Melbourne, 1985.

38 *Victoria Government Gazette*, 1884, p.2370.

39 *Ibid.*, 14 November 1884, p.3120.

40 *Ibid.*, 10 July 1885, p.1938.

41 *Ibid.*, 6 September 1895, p.3157. See also *Sydney Morning Herald*, 3 September 1895, p.5.

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Ballan Recreation Reserve

Place No. BA124

ADDRESS: 1-5 Cowie Street, Ballan

Assessment Date: Feb 2016

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One this second decision being reported to the Minister for Justice, he immediately direct that Mr. Frederick Arthur Day, who is a medical practitioner at Ballan, and Mr. Phillip Cantwell, a farmer in the same locality, should be called upon to resign their commissions as Justices of the Peace.<sup>42</sup>

J.H. Walsh married Miss Caroline Ahern, daughter of Daniel and Catherine Ahern.<sup>43</sup> Tragedy struck in 1906 when Caroline Walsh died of septic pneumonia following the birth of twins (a boy and a girl), from which Walsh's infant daughter also died.<sup>44</sup> Throughout the remainder of his working life, Walsh was a commission agent.<sup>45</sup> He took an active interest and involvement in local community life and especially sport, and in addition to his role as chairman of the Ballan Recreation Reserve, he was a member of the Ballan Rifle Club, trustee of Caledonian Park, steward of the Ballan Jockey Club (and later patron) and member of the Bolwarrah and Korweinguboorra Sports Committee.<sup>46</sup> In 1911, he was Chairman of the Ballan Railway League and during the years of the First World War he was President of the Ballan Mechanics' Institute.<sup>47</sup>

Walsh's important contribution to Ballan was also measured by his regular historical narratives of Ballan and district that were published in the *Ballan Times* between 1917 and 1929. In 1985, Don Fraser of the Ballan History Society declared that 'we are greatly indebted to him for his foresight in recording the reminiscences of the then elders of the community between the years 1917 to 1929 ... his passion for history was such that he quickly developed more than the required narrative skills necessary for the task he set himself.'<sup>48</sup>

Walsh died of a heart attack at Ballan in 1930 at the age of 67.<sup>49</sup> He was survived by his second wife, Mary (nee Toohey) and four children and he was remembered 'as a warm, jocular and esteemed citizen, a valued friend and loving family man.'<sup>50</sup>

### P. Spencer, First Secretary

The Ballan Recreation Reserve Trust's inaugural Secretary was Philip Spencer. Born at Buninyong on 21 November 1873, he trained in the printing business at Gordon at The Gordon, Egerton Advertiser.<sup>51</sup> In 1893, the young compositor accompanied his employer, Thomas A. Colebrook, to Ballan where he acquired the printing office of the *Ballan Times*.<sup>52</sup> At the *Ballan Times*, business appears to have been successful because in 1895 the area for local news was extended to Gordon and Egerton.<sup>53</sup> In 1901, Spencer purchased the newspaper business at Ballan and had constructed 'a new and commodious premises opposite the Commercial Hotel and next to Mr. M. Walsh's office'.<sup>54</sup> Spencer continued to print a weekly issue of the *Ballan Times and Egerton, Gordon, Blackwood, Blakeville and Myrniong Standard* for the next 47 years until 23 December 1948 when the final paper under his management was published.<sup>55</sup>

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42 'Two Justices called to Resign' in *Evening Post*, vol. L, issue 74, 24 September 1895, p.3.

43 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

44 *Bacchus Marsh Express*, 8 September 1906, p.2.

45 See J.H. Walsh, Probate Administration files, 1930, VPRS 28/P3, Unit 2142 & VPRS 7591/P2, Unit 833, PROV.

46 These community involvements were outlined in the *Bacchus Marsh Express* and *Ballan Times*, 1898-1918.

47 *Bacchus Marsh Express*, 11 March 1911, p.3 & 19 August, 1915, p.3, 27 January 1916, p.3 & 10 March 1917, p.5.

48 Fraser, *op.cit.*

49 *Ibid.*

50 *Ibid.*

51 *Ibid.*, p.4.

52 *Ibid.*, p.4.

53 *Ibid.*

54 *Ibid.*

55 *Ibid.*

Concerned with the loss of a local paper, community meetings were held with local residents, advertisers, Philip Spencer and Shire representatives in an effort to ensure the continuation of a local newspaper.<sup>56</sup> Eventually, Robert Hamilton Inglis, proprietor of Baxter and Stubbs, Ballarat, agreed to publish *The Ballan News*. The first issue was released on 21 February 1957.<sup>57</sup>

Although elderly, Philip Spencer remained the Ballan agent for all news items, advertisements and other features for the paper<sup>58</sup> until his tragic death in 1959 at the age of 85 years. He died from injuries received on 9 October of that year when he was struck by a car in Inglis Street.<sup>59</sup>

In addition to serving as Secretary of the Ballan Recreation Reserve trust from 1926 until his death in 1959, Spencer contributed much to the local community in Ballan throughout his life. As outlined by June Huggins:

Phil Spencer gave a lifetime of serve to the Ballan community. ... He was secretary of both the Ballan Jockey Club from 1902 and the Ballan and District Racing Club practically from its inception. One of his many projects was the establishment and upkeep of the Ballan Recreation Reserve, promoting and supporting it with his pen through his beloved Ballan Times and with his shovel at the oval. Phil Spencer was ... also a member and office bearer of the Ballan Masonic Lodge from 1902. Foundation secretary of the Ballan Urban Fire Brigade in 1901 and held the position for nearly 30 years.

A keen fisherman he attended the initial meeting of the Ballan Angling Club in 1913 and was secretary for 27 years from 1918-1955; president from 1955-58. Keenly interested in all sport, in his younger days, swimming and football, later in cricket. He served as handicapper at various athletics meetings and was an original debenture holder of the Ballan Bowling Club.

He was interested in the Horticultural Society holding office for many years as well as being a keen vegetable and flower grower and successful exhibitor at numerous annual shows.<sup>60</sup>

In July 1960, unanimous approval was given by the trustees of the Ballan Recreation Reserve for the construction of a new entrance gate in Spencer's memory. To be called "The Phil Spencer Memorial Gate", it was not until 1964 when sufficient funds were made available for the erection of a ticket box and gateway fronting Cowie Street.<sup>61</sup> The work was carried out by the contractor, Torrance.<sup>62</sup> It appears that no signage or plaque accompanied the works in which to enable the public to recognise the commemorative value of these structures.

### **Early Sporting Clubs at the Recreation Reserve**

#### **Ballan Cricket Club**

Cricket was played in the Ballan area as early as 1860.<sup>63</sup> On October 1872, the foundation meeting of the Ballan Cricket Club was held (Figure 5).<sup>64</sup> Initially, games were arranged at Athorne's Hotel, at the top of the hill on the Melbourne side of the Werribee River crossing at East Ballan until the old

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56 *Ibid.*

57 *Ibid.*

58 *Ibid.*

59 'Road Death Accidental' in *The Age*, 22 March 1960, p.3.

60 J. Huggins, 'Is this "The Phil Spencer Memorial Gate"?' in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 6 no.4, June 2001.

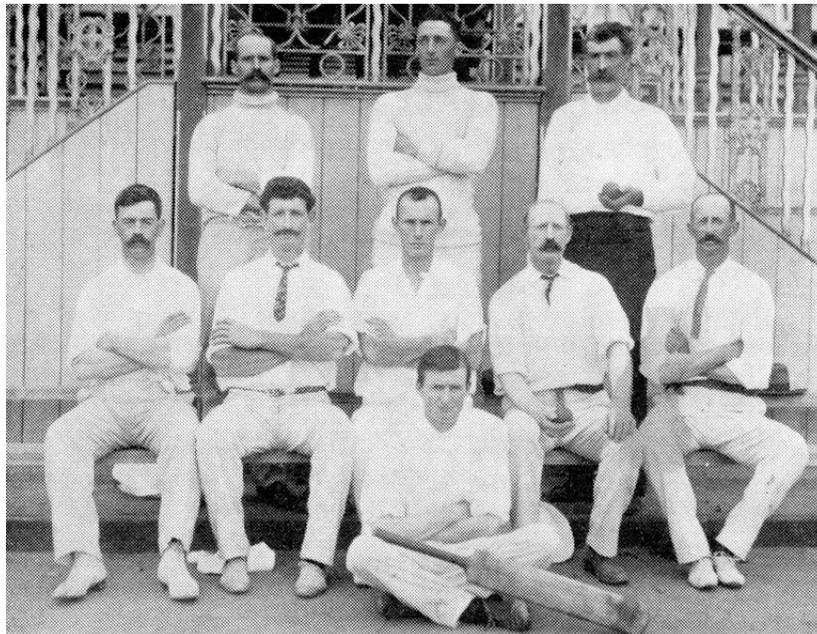
61 *Ibid.*

62 *Ibid.*

63 Fraser & Ranken, *op.cit.*, p.87.

64 *Ibid.*

recreation reserve was laid out. Satirically labelled the 'flannelled fools', the Ballan Cricket Club played matches against teams from Blackwood, Trentham, Greendale, Blakeville, Myrniong, Bacchus Marsh, Morrisons, Rockbank, Steiglitz, Egerton and Ballarat.<sup>65</sup> The games were played on Wednesdays as this was an 'early closing' day.<sup>66</sup> According to Fraser and Ranken in *Centenary of the Shire of Ballan 1862-1962*, 'it was a great occasion on February 13, 1926, when the Hon. E.J. Hogan bowled the first ball to the late Phil Spencer to celebrate the opening of the new oval at the Recreation reserve.'<sup>67</sup>



**Figure 5:** Ballan Cricket Club, n.d. Back row (left to right): W.R. Fraser, Mr Morris, J. Kennedy. Front: Mr Curnow, J. O'Shea, M. O'Hehir, J. McPherson, D. McPherson. In front: S. Lay.

Source: Source: Fraser & Ranken, *Centenary of the Shire of Ballan 1862-1962*, p.87.

### **Ballan Football Club**

By 1881, a Football Club had been formed at Ballan as the *Bacchus Marsh Express* reported that the club proposed a challenge with the newly-established club at Bacchus Marsh.<sup>68</sup> Known as 'The Blues', the first game at the 'new' recreation reserve in Cowie Street took place on 8 May 1926 against Bacchus Marsh (Figure 6).<sup>69</sup> From 1928 until 1931, the Ballan Football Club was affiliated with the Dunnstown Association.<sup>70</sup> From 1932, the club was part of the Bacchus Marsh Competition. During World War Two, there was a three year recess, with play resuming in 1945.<sup>71</sup>

65 *Ibid.*

66 *Ibid.*

67 *Ibid.*, p.88.

68 *Bacchus Marsh Express*, 18 June 1881, p.3.

69 Fraser & Ranken, *op.cit.*, p.82.

70 *Ibid.*

71 *Ibid.*



Figure 6: Ballan Football Club at the Recreation Reserve, 6 May 1926.

Source: Fraser & Ranken, *Centenary of the Shire of Ballan 1862-1962*, p.81.

### Ballan Tennis Club

During the transformation of the old show grounds into the Ballan Recreation Reserve in the 1920s, tennis boomed and upwards of 30-40 players were available for matches on a Saturday afternoon.<sup>72</sup> The Ballan Lawn Tennis Club was first established in 1888 with matches played on the ground 'in the Shire Hall enclosure.'<sup>73</sup> Play remained at this location until the outbreak of World War Two. With the laying of grass courts at the Recreation Reserve in 1953, the Club relocated there.<sup>74</sup> It remained at this location with the replacement of the grass courts with asphalt courts in 1956-57 and by 1962 membership of the Club had dwindled.<sup>75</sup>

### Ballan Bowling Club

The Ballan Bowling Club was formed towards the end of 1937 following a public meeting convened by C.F. Myers, A.A. McLean, P. Spencer, F. Graham, C. Sugg and T. Quigley.<sup>76</sup> The first President was Thomas W. Fagg who occupied the position until his death approximately 10 years later. Other inaugural office bearers were Myers, Hamilton and Sugg (Vice Presidents), F.J. Graham (Secretary and Treasurer), E. Coker, L. Mohr, T. Quigley and H.R. Chambers.<sup>77</sup> Play commenced at the recreation reserve following the official opening of the green in 1939.<sup>78</sup> After World War Two, two members of the Club, Roy Davis and Leigh Fitzpatrick, represented Australia in pennant bowls internationally. As outlined by Fraser and Ranken in 1962:

Roy Davis and Leigh Fitzpatrick have placed Ballan on the Bowling world maps with their success in Australian Pairs and Master Pairs. Dr. Fitzpatrick is Victoria's No. 1 Bowler at the moment, having been selected to represent Australia at the Empire Games in Perth this year.<sup>79</sup>

72 *Ibid.*, p.83.

73 *Bacchus Marsh Express*, 29 December 1888, p.2.

74 Fraser & Ranken, *op.cit.*

75 *Ibid.*

76 *Ibid.*, p.85.

77 *Ibid.*

78 *The Argus*, *op.cit.*

79 Fraser & Ranken, *op.cit.*

### **Other Sporting Clubs**

Possibly in later years of the 20<sup>th</sup> century, a netball club was formed with matches played at the recreation reserve. In more recent times, the club formed an amalgamation with the football club, become the Ballan Football Netball Club.

### **COMPARATIVE**

The Ballan Recreation Reserve, 1-3 Cowie Street, Ballan, is one of a number of sporting and recreation reserves in the western region of the Moorabool Shire. It has been in continuous use since its establishment in 1926. The earliest remaining reserve in continuous use is the Blackwood Cricket and Recreation Ground first established on a former Chinese market garden in 1889-90 at 'Ballan Flat' adjacent to the bank of the Lerderderg River west of the Red Hill township.<sup>80</sup> It is characterised by the grassed sports ground, flanking mature Eucalypts and especially *Pinus Radiata* trees, interwar timber pavilion (albeit altered) and stone gate piers with metal vehicular and pedestrian gates, together with more recent pavilions and other structures.

Other surviving early cricket and/or football grounds in the western region of the Moorabool Shire include: Gordon Recreation Reserve, Old Melbourne Road, Gordon (gazetted in 1870);<sup>81</sup> Mt Egerton Recreation Reserve, Reserve Road East, Mt Egerton (gazetted in 1906);<sup>82</sup> and Mount Wallace Recreation Reserve (gazetted in 1934).<sup>83</sup> At Morrisons, the Racecourse Reserve off Angees Road was first gazetted as a reserve for racing and general recreation purposes in 1873.<sup>84</sup> During the 1950s, management of the reserve reverted to the Department of Lands until 2005 when a committee of management was appointed to manage the grassland and woodland reserve (it no longer functions for racing and other organised recreational sports).<sup>85</sup> At Dunnstown, the recreation ground for football, tennis and netball was not established until after 1956 (although a football club had been first established there in 1881).<sup>86</sup> At Bungaree, the recreation ground (for football and netball) was gazetted in 1964, possibly being the second football ground given that the Bungaree Football Club was formed in 1906.<sup>87</sup>

There was also a cricket ground at the Spargo Creek springs reserve that was popular from the 1870s.<sup>88</sup> Sports events were regularly held and were well attended. By 1910, a small pavilion was erected around the main spring. Unlike the Ballan Recreation Reserve, only the concrete base of the pavilion is still evident and no other early infrastructure survives.

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80 See heritage citation for the Blackwood Cricket and Recreation Ground for further details.

81 See Township of Gordon Plan, 1943, VPRS 16171 PROV.

82 Township of Egerton Plan, 1959, VPRS 16171 PROV.

83 *Victoria Government Gazette*, 29 August 1934, p.2018. See also Fraser & Ranken, *op.cit.*, p.88.

84 'Morrisons Racecourse Reserve' at [http://bird.net.au/bird/index.php?title=Morrisons\\_Racecourse\\_Reserve](http://bird.net.au/bird/index.php?title=Morrisons_Racecourse_Reserve)

85 *Ibid.*

86 *The Argus*, 3 August 1956, p.13 reported on the Council seeking a grant of £600 from the Public Works Department 'to meet half the cost of a recreation ground at Dunnstown.' Details on the establishment of the Dunnstown Football Club are taken from J. Stoward, *History of Football in the Ballarat District: Ballarat Football League, Central Highlands Football League, Lexton Plains Football Netball League*, Aussie Footy Books, Drysdale, 2008.

87 See Parish of Warrenheip Plan, n.d., VPRS 16171 PROV & Stoward, *op.cit.*

88 See 'MS65-68 Spargo Creek', geological survey report, n.d.. at <http://www.mineralwater.vic.gov.au>, & List of Significant Geological Sites in the Moorabool Shire, provided by Dr Susan White, Heritage Committee of the Geological Society of Australia (Victorian Division), December 2009.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Dwelling

Place No. BA105

**ADDRESS:** 18 Duncan Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Moderate**Photograph Date:** 1 April 2014 & 24 June 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The dwelling at 18 Duncan Street has significance as one of the more unusual examples of the small number of Edwardian styled houses in Ballan. Built in 1902 by and for Frederick Joachion Mehrens, local carpenter and undertaker, the significant fabric includes the single storey height, asymmetrical composition, main gambrel roof form that traverses the site with a minor gable roofed wing at the front, encircling post-supported verandah, rear minor projecting hipped roofed wing, two face brick

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** Dwelling

Place No. BA105

**ADDRESS:** 18 Duncan Street, Ballan

Assessment Date: Feb 2016

chimneys with multi-corbelled tops, narrow eaves, decorative timber bargeboards and pendant in the front gable end, timber framed double hung windows with moulded timber architraves and timber sills, timber verandah floor, remnant timber framed fretwork verandah valance.

### How is it significant?

The dwelling at 18 Duncan Street, Ballan, is historically and aesthetically significant at a LOCAL level.

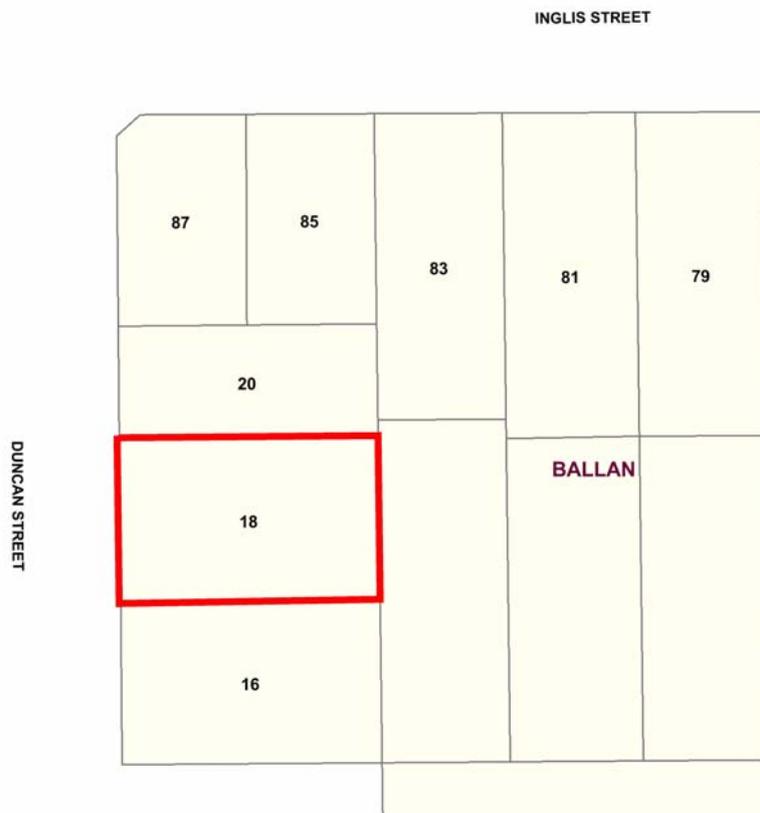
### Why is it significant?

The dwelling at 18 Duncan Street has historical significance for its associations with residential developments in the Ballan township in the very early 20<sup>th</sup> century (Criterion A). In particular, it has associations with the local carpenter and undertaker, Frederick Joachion Mehrens, who built this house in 1902. Mehrens was responsible for the construction of other buildings in Ballan in the early years of the 20<sup>th</sup> century, including the refurbishment of the Ballan Hotel in 1909. He also contributed to community life as secretary of the Ballan and Pentland Hills Agricultural and Pastoral Society as well as holding the same honorary position with the Ballan Horticultural Society.

The dwelling at 18 Duncan Street is aesthetically significant as an unusual example of the small number of timber weatherboard, Edwardian styled dwellings in Ballan. The main gambrel roof form with a projecting minor gabled wing having decorative timber bargeboards, and the encircling post-supported verandah are particularly those intact and contextually unusual design qualities. The design appears to reflect the aspirations of the original owner, Frederick Mehrens, providing an example of house construction with which to attract future clients.

### Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 18 Duncan Street as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:** <sup>1</sup>

The dwelling at 18 Duncan Street, Ballan, is situated on a rectangular allotment having a modest front setback and generous side setbacks. There is an open grassed area at the front with perimeter garden beds (with a hedge adjacent to the front verandah) and shrubbery and trees on the north side. The front has a post and rail and cyclone wire fence to a height of approximately 1200mm, with steel framed cyclone vehicular gates at the south end. There is an open grassed rear yard with a number of small outbuildings and a mature tree near the northern boundary.

The single storey, asymmetrical, timber weatherboard, Edwardian styled dwelling has a gambrel roof form that traverses the site, together with a gable roofed wing at the front. There is an encircling hipped roofed verandah that completes the front façade and extends around the sides and rear. At the rear is a projecting minor hipped roofed wing while on the south side the rear portion of the verandah has been infilled. The roof forms are clad in introduced corrugated colorbond and there are narrow eaves. Two face brick chimneys with multi-corbelled tops are a feature of the roofline. Other early or reconstructed features of the design included the decorative timber bargeboards and pendant in the front gable end, timber framed double hung windows with moulded timber architraves and timber sills, timber verandah posts, timber verandah floor, and the remnant timber framed fretwork verandah valance. The timber framed front doorway with a panelled timber door and frosted glazed upper panel has recently replaced an introduced double door opening with timber framed and glazed doors that were reflective of the late interwar or postwar period.



**Photo 2:** Dwelling, 18 Duncan Street, 2009, showing front double door opening and early timber framed fretwork valance.

**HISTORY:**

**The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named “Ballan” after Robert von Stieglitz’s nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to

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<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

<sup>2</sup> T. O’Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>3</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

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Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### **History of the Dwelling at 18 Duncan Street**

The dwelling at 18 Duncan Street is situated on the northern portion of allotment 2 of Section 12 in the Township of Ballan first purchased by Frederick Knorr, a shoemaker, on 22 August 1864.<sup>11</sup> With his wife, Elizabeth,<sup>12</sup> Knorr had also purchased the adjoining allotment 1 that had a frontage to Inglis Street.<sup>13</sup> By the early 1870s, Knorr had built his family home on allotment 1, with the rear allotment 2 (subject site) comprising his rear yard.<sup>14</sup>

On 20 April 1901, ownership of the allotment 2 (now comprising 16-18 Duncan Street) was transferred to Frederick Knorr's daughter, Miss Caroline Sophia Knorr.<sup>15</sup> Several months later on 14 November

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4 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

11 See Township of Ballan Plan, 1954, VPRS 16171 PROV & Certificate of Title, 28 September 1864, vol. 138 fol. 599.

12 The *Bacchus Marsh Express*, 26 June 1897, p3. gave the name of Knorr's wife, Elizabeth Knorr, on her death.

13 Township of Ballan Plan, *op.cit.*

14 There are references to Knorr's dwelling fronting Inglis Street in the *Bacchus Marsh Express*, including on 14 February 1891, p.2, which states that 'the footway in Inglis St., between Mr. R. H. Young's and Mr. Knorr's', indicated that Knorr had built his dwelling there. An obituary on 17 September 1910 p.3 also stated that Knorr 'followed the avocation of a shoemaker, ultimately removing to the allotment in Inglis street where he died.'

15 Certificate of Title, *op.cit.*

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Dwelling

Place No. BA105

ADDRESS: 18 Duncan Street, Ballan

Assessment Date: Feb 2016

1901, she transferred ownership to her sister, Mrs Louise Henrietta Magdaline Mehrens.<sup>16</sup> On 3 September 1902, the northern portion of the allotment (the subject site at 18 Duncan Street) was transferred to the ownership of Louise Mehrens' son, Frederick Joachion Mehrens, a carpenter.<sup>17</sup> It was in 1902 when Mehrens built this dwelling as his family home.<sup>18</sup>

F.J. Mehrens was the first son of Frederick Claus and Louise Henrietta Magdaline Mehrens (nee Knorr), having been born in Ballan in 1874.<sup>19</sup> Frederick Mehrens senior was a local builder as well as undertaker, and it was from his father that Frederick junior learnt the building trade as a carpenter and also took over the undertaking business from his father before 1909.<sup>20</sup> One of F.J. Mehrens' larger commissions as a carpenter was the refurbishment of the Ballan Hotel in 1909.<sup>21</sup>

In 1898, F.J. Mehrens married Eva Tatnell Arnold of Myrtleford.<sup>22</sup> They had three sons who were all born at Ballan: Eric Arnold (born 1899), Austin Arnold (born 1905) and Noel Arnold (born and died 1912).<sup>23</sup> In addition to his business, Mehrens also contributed to community life at Ballan. He was secretary of the Ballan and Pentland Hills Agricultural and Pastoral Society in 1914, the same year he was secretary of the Ballan Horticultural Society.<sup>24</sup>

In March 1916, Frederick and Eva Mehrens and their children relocated to Geelong.<sup>25</sup> The property at 18 Duncan Street was sold to Gilbert Cowan, farmer of Myrniong.<sup>26</sup> He resided at the property and owned adjoining allotments 1 and 3 until his death in 1941.<sup>27</sup> At that time, the dwelling was described as 'a seven roomed wooden building with outbuildings and fencing.'<sup>28</sup>

On 5 May 1942, James F. and Margaret A. Wheelahan became the owners and they lived there for the next 40 years.<sup>29</sup>

### COMPARATIVE

#### Other Comparable Edwardian Styled Dwellings in Ballan

The dwelling at 18 Duncan Street is one of approximately six timber weatherboard Edwardian styled dwellings built in the early 20<sup>th</sup> century of moderate integrity in Ballan. The other dwellings include:

- 31 Atkinson Street, built 1911:<sup>30</sup> This asymmetrical, single storey dwelling has a hipped roof form that traverses the site, and a projecting minor gabled wing and post-supported skillion

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16 Ibid.

17 Certificate of Title, vol. 2891, fol. 111.

18 Frederick Joachion Mehrens was first listed as the owner of a tenement having a net annual value of £10 in the Ballan Shire Rate Book, 1902, VPRS 5557/P0 Unit 45, PROV (Ballarat). This confirms that the dwelling was built at this time.

19 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

20 See advertisement for F.J. Mehrens, undertaker, Ballan, in the *Ballan Times*, October 1909.

21 *Bacchus Marsh Express*, 31 July 1909, p.2.

22 Victorian Births, Deaths and Marriages Indexes, op.cit.

23 Ibid.

24 See for example the *Ballan Times*, 12 March 1914 & 9 November 1914.

25 A clearing sale of the Mehrens family's stock and household furniture as advertised in the *Bacchus Marsh Express*, 2 March 1916.

26 Certificate of Title, op.cit.

27 See Cowan, Gilbert, Probate Administration files, 1914, VPRS 28/P3 Unit 3552 PROV.

28 Ibid.

29 Certificate of Title, op.cit.

30 Ballan Shire Rate Books, op.cit., 1910-11 & 1911-12.

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verandah at the front. There is a face brick chimney with a multi-corbelled top. The front gable end has a timber framed tripartite window with window hood.

- 13 Fisken Street, built in 1903-05:<sup>31</sup> the asymmetrical, single storey dwelling has an elongated hipped roof form and a minor gabled wing and front post-supported skillion verandah. There are face brick chimneys with corbelled tops.
- 20 Fisken Street, built 1910:<sup>32</sup> the timber weatherboard, asymmetrical dwelling has a main gambrel roof form and a projecting minor gabled wing at the front. There is also a return post-supported verandah with a gabled portico emphasising the corner. There are early brick chimneys with rendered tops. It appears that the tiled roof cladding has been introduced.
- 30 Fisken Street, built c.1910 and relocated to this site in c.1921-25:<sup>33</sup> the timber weatherboard dwelling has an asymmetrical composition defined by a main gambrel roof form and a projecting minor gabled wing at the front. There is a hipped, post-supported front verandah formed as an extension of the main roof. The two chimneys, now stuccoed, have been altered.
- 47 Inglis Street, built c.1900:<sup>34</sup> A single storey asymmetrically composed dwelling, it has a hipped roof form that traverses the site and a minor gabled wing to the front which features decorative timber bargeboards. The return verandah has been introduced in recent years, replacing the original front verandah. There are early chimneys with corbelled tops with introduced overpainting.
- 150 Inglis Street, built c.1900-01).<sup>35</sup> This dwelling has a hipped roof form that traverses the site, a minor hipped wing at the front, and a post-supported front verandah with decorative cast iron valances and brackets. The front wing has a timber framed double hung tripartite window. The false brick wall sheeting has been introduced. There are also early face brick chimneys with multi-corbelled tops.

Overall, the dwelling at 18 Duncan Street, while of a similar asymmetrical composition as other Edwardian dwellings in Ballan, is one of the more unusual examples of its type, with its main gambrel roof form that traverses the site, and the encircling verandah. It is of similar integrity to most of the comparable dwellings.

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31 *Ibid.*, 1905-06.

32 *Bacchus Marsh Express*, 10 November 1910.

33 In the early 20<sup>th</sup> century, this property was owned by Hubert Chambers and it included a stone bakery (which is still located at the rear of the site). He sold the property to Hector Norman Flack in 1921 (see Certificate of Title vol. 2083 fol. 486) and it appears that he had the dwelling relocated to this site. He was listed as the owner of two dwellings at Ballan in 1925-26 in the Ballan Shire Rate Book, *op.cit.*

34 This dwelling was owned by Dennis Wheelahan junior. He was not listed as owner in the Ballan Shire Rate Book, *op.cit.*, for 1898, but he owned a tenement in 1901-02, suggesting that the dwelling was built in c.1900.

35 *Bacchus Marsh Express*, 25 April 1901.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Dwelling

Place No. BA092

**ADDRESS:** 35 Edols Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Moderate**Photograph Date:** 2009 & 2014

2014

**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Edols Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The dwelling at 35 Edols Street, has significance as a representative example of a Victorian vernacular styled, gabled timber dwelling in Ballan, being one of a small number of surviving similar dwellings constructed for Ballan's working class. Built in 1878-79 for Patrick and James Fallon, local contractors, the dwelling has experienced some alterations and additions but the original design is

**West Moorabool Shire Heritage Study Stage 2A: 2014-16**

**PLACE NAME:** Dwelling

Place No. BA092

**ADDRESS:** 35 Edols Street, Ballan

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clearly discernible. The significant fabric includes: single storey, double gabled roof forms that traverse the site, skillion form to the post-supported front verandah, corrugated profile to the sheet metal roof cladding, narrow eaves, brick chimney, timber weatherboard wall cladding, central timber framed front door opening with a four paneled timber door and transom, and the multi-paned timber framed double hung windows.

**How is it significant?**

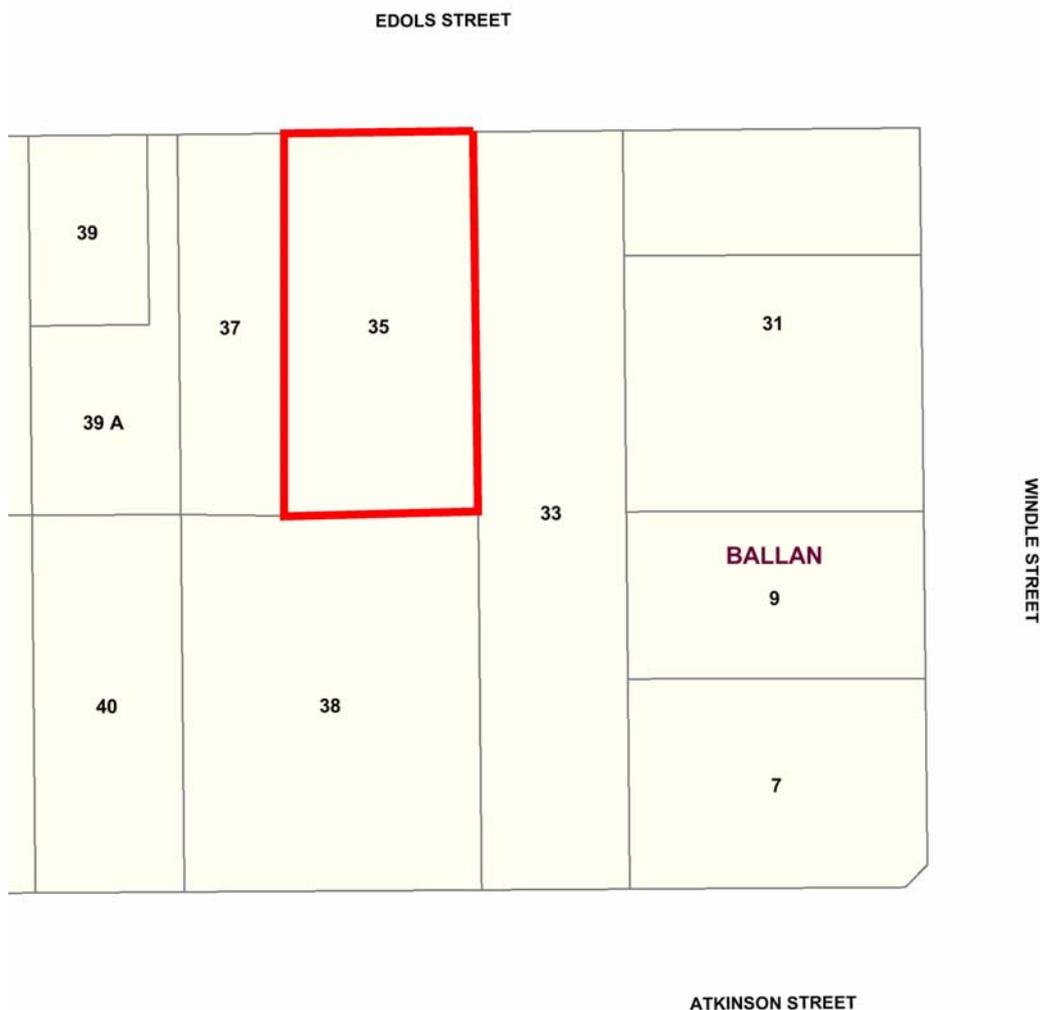
The dwelling at 35 Edols Street, Ballan, is historically significant at a LOCAL level.

**Why is it significant?**

The dwelling at 35 Edols Street has historical significance for its associations with the modest, working class residential developments in the central Ballan township in the 19<sup>th</sup> century (Criterion A). Built in 1878-79 for Patrick and James Fallon, local contractors, the dwelling continued to be the home of the Fallon family members until 1942. The dwelling has historical significance as part of a class of surviving 19<sup>th</sup> century modestly scaled houses in Ballan built to accommodate Ballan’s working class population. The historical significance is embodied in the surviving physical fabric.

**Heritage Overlay Map**

It is recommended that the heritage overlay is applied to the site at 35 Edols Street as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:<sup>1</sup>**

The dwelling at 35 Edols Street, Ballan, is located on a contextually wide rectangular allotment. There is a modest front setback with a very narrow western side setback and a wider eastern setback with a driveway. The front has a timber picket fence and pedestrian gate, to a height of approximately 1200 mm. Behind the fence is a central pedestrian path flanked by a grassed and treed front garden. At the rear is a large open, grassed yard with a gabled outbuilding at the south-east corner.

The symmetrical, single storey, timber weatherboard Victorian vernacular styled dwelling is characterised by a double gabled roof form that traverses the site, together with a post-supported skillion verandah that projects towards the street frontage. At the rear are skillion additions. The roofs are clad in corrugated green Colorbond with solar panels having been introduced on the front roof face. There are narrow eaves and on the east side of the rear gable end is an external, brick chimney breast and flue that has introduced overpainting. It is possible that the chimney has been rebuilt.

The symmetry of the design is especially accentuated by the original central timber framed front door opening with a four panelled timber door and transom, and the flanking timber framed, multi-paned double hung windows. It appears that the front verandah has been reconstructed, with introduced square timber posts, decorative metal valances and brackets, and timber floor.



**Photo 2:** Dwelling, 35 Edols Street, front and side (east) elevations from front fence, 2009.



**Photo 3:** Dwelling, 35 Edols Street, front elevation from front gate, 2009.

**HISTORY:**

**The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named “Ballan” after Robert von Stieglitz’s nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

1 Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

2 T. O’Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

3 L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

4 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### **History of Dwelling**

The dwelling at 35 Edols Street is located on part of original allotments 6 and 7 of Section 26 in the Township of Ballan.<sup>11</sup> The first owner of the land was James Fallon in 1876, possibly on behalf of his brother, Patrick Fallon.<sup>12</sup> A farm labourer of Mount Blowhard, Patrick Fallon first came to Ballan in an effort to acquire land as part of the lottery in August 1865.<sup>13</sup> Unsuccessful, Fallon claimed to have been robbed of £40 on his return home.<sup>14</sup> This may have been the cause for James Fallon purchasing allotments 6 and 7 at Ballan for his brother 11 years later as Patrick Fallon may not have had the funds to acquire the land on his own account. Patrick Fallon married Mary Mahon and they had five children: Charles Henry (born 1853), Maria (born 1861 at Bald Hill and who later became Mrs Matthews), James Thomas (born 1863 at Gisborne), Elizabeth Agnes (born 1865 at Gisborne and who later became Mrs

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5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

11 Town Plan of Ballan, 1954, VPRS 16171 PROV.

12 *Ibid.* & Certificate of Title, vol. 939 fol. 659. It appears that James Fallon purchased for his brother as Patrick Fallon was listed as the occupier until the early 20<sup>th</sup> century.

13 See *Ballarat Star*, 26 August 1865, p.4 & *Kilmore Free Press*, 31 August 1865.

14 *Ballarat Star, op.cit.*

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Dwelling

Place No. BA092

ADDRESS: 35 Edols Street, Ballan

Assessment Date: Feb 2016

Carroll) and Catherine (born 1868 at Gisborne), Catherine Sarah (who later became Mrs Sutherland).<sup>15</sup> The Fallon family belonged to the Roman Catholic Church.<sup>16</sup>

In 1878-79, the dwelling at 35 Edols Street appears to have been constructed for Patrick Fallon's family and James Fallon.<sup>17</sup> From this time, Patrick Fallon was a local contractor, tendering for commissions to build and metal roads and other infrastructure.<sup>18</sup> James Fallon also pursued a similar occupation, but less frequently in the Ballan Shire. From the late 1870s until the early 20<sup>th</sup> century, Patrick Fallon was listed as the occupier of the dwelling at 35 Edols Street.<sup>19</sup> He lived there with his family until his death in 1905, aged 78 years.<sup>20</sup> Mrs Mary Fallon was listed as the occupier at this time.<sup>21</sup>

In 1908, James Fallon sold the property to James Thomas Darcy, a saddler.<sup>22</sup> This seems to have prompted Mrs Mary Fallon to construct a new dwelling on the adjoining land at 39-41 Edols Street (allotments 4 and 5), which Patrick Fallon had purchased (but not developed) in 1886.<sup>23</sup> The dwelling had been completed by 1910-11, as Mary Fallon was listed as the owner of a house on these allotments at this time.<sup>24</sup> J.T. Darcy let the dwelling at 35 Edols Street to Mrs Maria Ellen Matthews, a widow, and the daughter of Mrs Mary Fallon.<sup>25</sup> In the ensuing years, she nursed her mother until Mary Fallon's death in 1919.<sup>26</sup> Maria Matthews inherited a third share of her mother's Estate.<sup>27</sup> This appears to have provided her with sufficient funds to purchase the dwelling at 35 Edols Street from J.T. Darcy in 1920.<sup>28</sup> Maria Matthews continued to reside at the property until it was sold to Herbert Arthur Tingate, a carpenter, in 1942.<sup>29</sup> The property was subdivided in 1979.<sup>30</sup>

### COMPARATIVE

#### Other Similar modest Victorian Vernacular Dwellings in Ballan

Other modestly scaled, single storey, timber weatherboard, Victorian vernacular styled dwellings with simple gabled roof forms and projecting front verandahs that embody residential development of Ballan's working class in the 19<sup>th</sup> century include those at:<sup>31</sup>

- 34 Inglis Street (built c.1889), of moderate integrity.
- 42 Inglis Street (built between 1874 and 1878), of moderate integrity.

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<sup>15</sup> Fallon, Mary, Probate Administration files, 1919, VPRS 7591/P2 Unit 633 PROV. See also Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne & *The Australasian*, 1 May 1897, p.51 which gives the death of Charles Henry Fallon, aged 44 years.

<sup>16</sup> See for example, *Bacchus Marsh Express*, 9 December 1876, p.3, where James Fallon junior (son of Patrick and Mary Fallon) was captain of the Roman Catholic School Boys' Cricket Team.

<sup>17</sup> Ballan Shire Rate Book, 1878-79, VPRS 5557/P0 Unit 45 PROV (Ballarat).

<sup>18</sup> See the *Bacchus Marsh Express*, 3 July 1875, p.3, 12 September 1885, p.3, 12 February 1887, p.3, 12 February 1898, p.1.

<sup>19</sup> Ballan Shire Rate Books, op.cit., 1879, 1880, 1886, 1891, 1894, 1897, 1901-02 & 1903.

<sup>20</sup> Victorian Births, Deaths and Marriages Indexes, op.cit.

<sup>21</sup> Ballan Shire Rate Book, op.cit., 1905.

<sup>22</sup> Certificate of Title, op.cit.

<sup>23</sup> See Town Plan of Ballan, op.cit.

<sup>24</sup> Ballan Shire Rate Book, op.cit. 1910-11.

<sup>25</sup> Ibid. & Fallon, Mary, Probate Administration files, op.cit.

<sup>26</sup> Ibid.

<sup>27</sup> Ibid.

<sup>28</sup> Certificate of Title, op.cit.

<sup>29</sup> Ibid.

<sup>30</sup> Ibid., vol. 6568 fol. 412.

<sup>31</sup> See heritage citations of the properties outlined for further details.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Dwelling

Place No. BA092

**ADDRESS:** 35 Edols Street, BallanAssessment Date: Feb 2016

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- 55 Inglis Street (built 1866, with alterations and additions c.1926-30), of moderate integrity.
- 56 Inglis Street (built c.1880), of moderate integrity.

Another comparative dwelling is the former police residence at 172 Inglis Street. Of more substantial brick construction, it was originally built in 1861. The original portion comprises the rear gabled roof form that traverses the site and a gabled wing perpendicular to it extending to the rear. The dwelling was extended in 1880 with the front gabled wing and skillion post-supported front verandah. Overall, the police dwelling is of moderate-high integrity when considering that the early additions of 1880 are also significant. It is of a more substantial construction than the dwelling at 35 Edols Street and the other similar modest gabled cottages in Ballan. While the dwelling at 35 Edols Street has experienced alterations and additions (mainly at the rear), the early design is clearly discernible and it is a representative example of a timber Victorian vernacular styled dwelling of its type surviving in Ballan.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Dwelling

Place No. BA093

**ADDRESS:** 49 Edols Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Moderate**Photograph Date:** 15 July 2009 & 20 April 2014

2009

**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:**

No

**Victorian Heritage Inventory:**

No

**Local Planning Scheme:**

No

**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:**

No

**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**

External Paint Controls Should Apply?

**No**

Internal Alteration Controls Should Apply?

**No**

Tree Controls Should Apply?

**No**

Fences &amp;/or Outbuildings of Note?

**No**

Prohibited Uses May be Permitted?

**No**

Incorporated Document

**Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The dwelling at 49 Edols Street has significance as a moderately intact and locally unusual example of a standard 'Type T42' State Savings Bank interwar Bungalow designed by G. Burrigge Leith, architect of Melbourne in 1929. Built in c.1929 for Dennis J. Wheelahan, blacksmith, the Bank's scheme enabled low income earners to build their own homes. The significant fabric includes the single storey height, asymmetrical composition, jerkinhead roof form that traverses the site, front verandah

**West Moorabool Shire Heritage Study Stage 2A: 2014-16**

**PLACE NAME:** Dwelling

Place No. BA093

**ADDRESS:** 49 Edols Street, Ballan

Assessment Date: Feb 2016

(formed as an extension of the main roof face) supported by brick piers and paired squat Doric concrete columns, bowed bay window with timber framed double hung windows and timber shingling below, rear minor hipped roofed wing, wide eaves with exposed timber rafters, timber eaves brackets on the side elevations, bank of timber framed double hung box windows with timber window brackets under the front verandah, timber framed front doorway with paired timber framed and multi-glazed front doors, battening and panelling in the jerkinhead roof ends, timber weatherboard wall cladding and the corrugated profile roof sheeting (it is recognised that the existing roof cladding has been introduced).

**How is it significant?**

The dwelling at 49 Edols Street, Ballan, is historically and aesthetically significant at a LOCAL level.

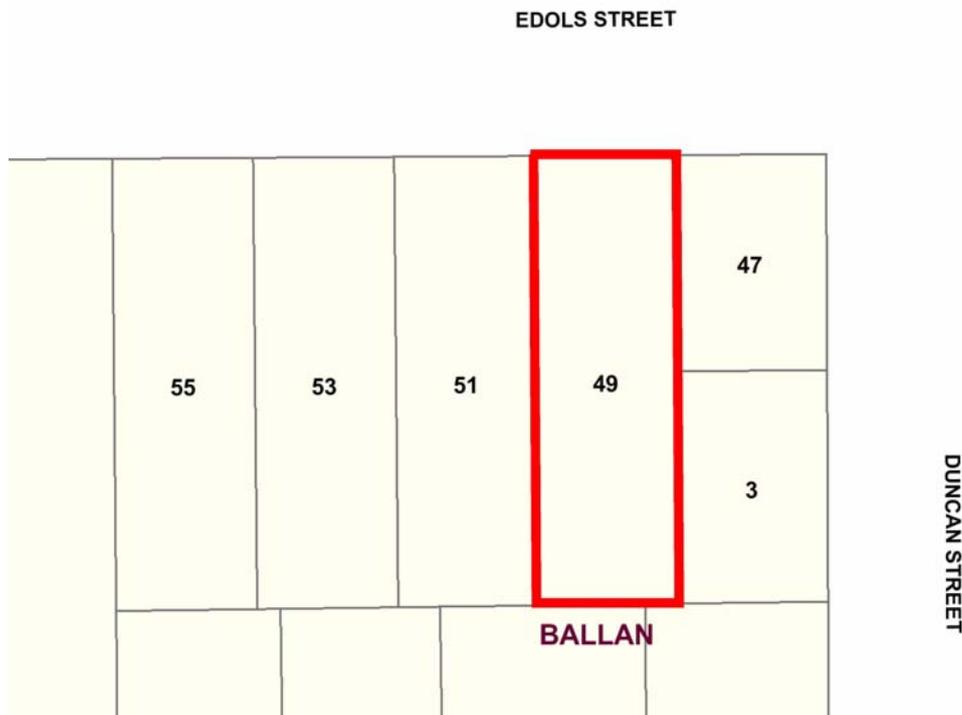
**Why is it significant?**

The dwelling at 49 Edols Street has historical significance for its associations with the modest, working class residential developments in the central Ballan township in the late 1920s and early 1930s (Criterion A). Built in c.1929 for Dennis Wheelahan, blacksmith, the dwelling has particular associations with the State Savings Bank’s finance, design and construction scheme that was established to assist low income earners build their own homes following standard Bungalow types designed by G. Burrige Leith, a Melbourne architect (Criteria A & H).

The dwelling at 49 Edols Street is aesthetically significant as one of four known interwar Bungalow styled dwellings in Ballan based on the State Saving Bank’s standard designs of 1929. The dwelling is a locally unusual example with its jerkinhead roof form, being a ‘Type T42’ design (Criterion D).

**Heritage Overlay Map**

It is recommended that the heritage overlay is applied to the site at 49 Edols Street containing the dwelling as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:<sup>1</sup>**

The dwelling at 49 Edols Street, Ballan, is set on a modest, rectangular allotment with an open grassed front garden having perimeter trees and shrubs, and a concrete driveway on the west side. There is an introduced pointed timber picket fence (to a height of approximately 1200 mm) on the front boundary, together with timber picket vehicular gates. There is a large open grassed rear yard with an outbuilding near the rear boundary as well as a mature cypress tree.

The single storey, asymmetrical, timber weatherboard, interwar State Savings Bungalow styled dwelling has a jerkinhead roof form that traverses the site, together with a front verandah (formed as an extension of the main roof face), and a flat-roofed bowed bay window with timber framed double hung windows and timber shingling below. At the rear is an original minor hipped roofed wing. These roof forms are clad in introduced by corrugated colorbond. An original feature of the design is the front verandah. It is supported by brick piers (now overpainted) with paired, squat Doric columns and has a timber verandah floor. Other original design features include the wide eaves with exposed timber rafters, timber eaves brackets on the side elevations, bank of timber framed double hung box windows with timber window brackets under the front verandah, timber framed front doorway with paired timber framed and multi-glazed front doors, and the battening and panelling in the jerkinhead roof ends. The galvanised flue at the east end of the main roof face has been introduced, replacing an original brick chimney.



**Photo 2:** Dwelling, 49 Edols Street, 2014.

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**HISTORY:**

**The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named “Ballan” after Robert von Stieglitz’s nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to

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1 Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

2 T. O’Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

3 L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

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Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### History of Dwelling

The dwelling at 49 Edols Street is situated on the original allotment 4 of Section 25 in the Township of Ballan, first owned by Dennis J. Wheelahan, a blacksmith, from 21 April 1926 and which comprised 1 acre and 1 and eight tenths roods.<sup>11</sup> He had this house built on the western portion of the site in c.1929,<sup>12</sup> following the State Savings Bank's standard 'Type T42' design by G. Burrige Leith, Melbourne architect.<sup>13</sup> Operated by the Bank in the 1920s and 1930s, the scheme provided a range of cottage types and plans designed by Leith.<sup>14</sup> He created 56 standard timber designs in Victoria, generally of five main rooms.<sup>15</sup> The Bank's scheme involved the lending of a high percentage of the finance required for

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4 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

11 Town of Ballan Plan, 1954, VPRS 16171 PROV.

12 According to the Ballan Shire Rate Book, 1925-26, VPRS5557/P0 Unit 45, PROV (Ballarat), the site was unimproved with a net annual value of £3 and owned by Dennis Wheelahan. In 1930-31, the Rate Book listed Wheelahan as the owner of a house.

13 See *The State Savings Bank of Victoria Design Book: Timber-Framed Dwellings Containing 56 Standard Types*, March 1929, VPRS8933/P0437, Units 2 and 3, PROV, P. Cuffley, *Australian Houses of the '20s and '30s*, The Five Mile Press, 1989, pp. 14-20 and G. Butler, *The Californian Bungalow in Australia*, Lothian Books, 1992, pp. 31-46.

14 *Ibid.*

15 *Ibid.*

erecting homes for low income earners, in accordance with certain conditions. Under Victoria's Housing Act of 1920, the Credit Foncier System enabled housing loans to be more widely available.<sup>16</sup> Loans were made on houses and shops based on the security of title of the land. The conditions of the loans included the following: that the applicant could not own a dwelling house in Victoria or elsewhere; that the applicant could not be in receipt of an income of more than £400 a year; that a married woman would not be eligible for a loan unless her husband was also eligible; and that the entire cost of the house (including land, outbuildings, fences, lighting, water supply, drainage, and sewerage) did not exceed £800.<sup>17</sup>

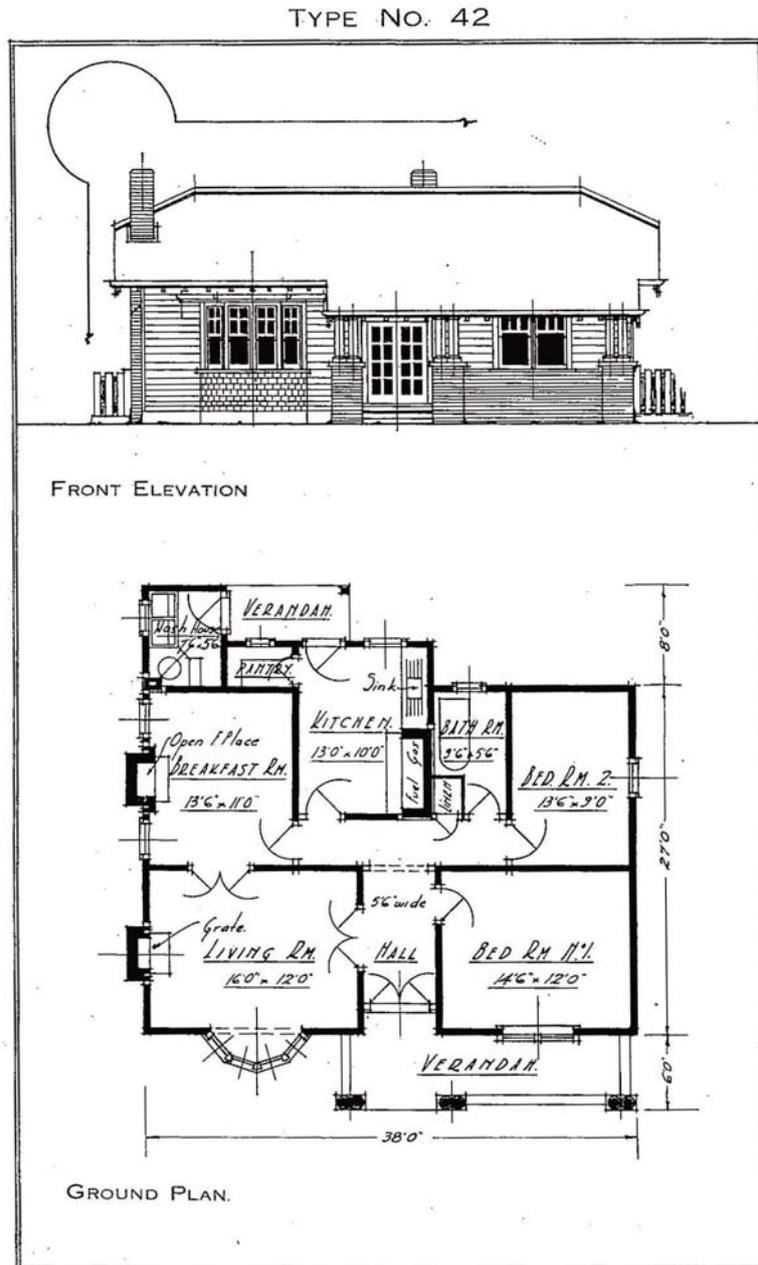


Figure 1: G. Burrige Leith, 'Type T42' Cottage Design. Source: *The State Savings Bank of Victoria Design Book: Timber-Framed Dwellings Containing 56 Standard Types*, March 1929, VPRS8933/P0437, Units 2 and 3, PROV.

16 *Ibid.*

17 *Ibid.*

**West Moorabool Shire Heritage Study Stage 2A: 2014-16**

**PLACE NAME:** Dwelling

Place No. BA093

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Dennis Wheelahan continued to reside at 49 Edols Street throughout the 1930s when the property had a net annual value of £20.<sup>18</sup> The eastern portion of the site was excised as part of a subdivision in later years.

Dennis James (Dinny) Wheelahan was born in 1898, the son of Edward and Bridget Wheelahan (nee Nolan).<sup>19</sup> Dinny Wheelahan began work in his father's blacksmith shop in 1914. He continued his trade until 1985 at the age of 89 years.<sup>20</sup> Dinny Wheelahan was involved in a range of community organisations in Ballan, being a keen race goer and a member of the Ballan Jockey Club for 50 years, and the longest-serving member of the Ballan Water Trust for 49 ½ years.<sup>21</sup>



**Figure 2:** Dennis Wheelahan in his blacksmith's shop.  
Source: *A Pictorial History of the Shire of Ballan*, p.157.

18 Ballan Shire Rate Books, op.cit., 1930-31, 1935-36, 1938-39.

19 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

20 *A Pictorial History of the Shire of Ballan*, op.cit., p.157.

21 *Ibid.*, p.159.

## COMPARATIVE

### Other State Savings Bank Designs in Ballan

The dwelling at 49 Edols Street is one of four surviving modest interwar Bungalows of timber weatherboard construction designed by G. Burrige Leith as part of the range of cottage types for the State Savings Bank of Victoria's financial, design and building scheme in 1929. The other dwellings are:

- 45 Atkinson Street: Built in c.1929 for Walter Shimmen, blacksmith and motor mechanic, the dwelling represents the State Savings Bank's standard 'Type T31' design.<sup>22</sup> It has an asymmetrical composition with a main hipped roof form and a projecting minor gabled wing and verandah (as an extension of the main roof) at the front. The paired timber framed double hung windows with nine-paned upper sashes, wide eaves, strapping and panelling in the front gable end, and the verandah posts with elongated timber brackets are reflective of the original design.
- 78 Atkinson Street: Built between 1931 and 1935 for Michael Brady, Postal Clerk,<sup>23</sup> the dwelling reflects the State Savings Bank's standard 'Type T2' design.<sup>24</sup> It has an asymmetrical composition main hipped roof form, gambrel-roofed attic addition at the rear, projecting front minor hipped wing and a front corner hipped porch supported by round concrete Doric columns. Apart from the attic additions, other original features include side chimney, box timber framed double hung windows (with six paned upper sashes and wide eaves).
- 9 Fiske Street: Built in c.1929-30 for Robert and Daphne McClelland,<sup>25</sup> the design and composition is suggestive of the State Savings Bank's standard 'Type 54' design.<sup>26</sup> It has an asymmetrical composition with main hipped roof form, projecting minor gabled wing at the front, and a broken back return verandah supported by timber posts with solid timber brackets. Other early features include the face brick chimney with soldier course capping, paired timber framed double hung windows, front doorway, strapped cement sheet gable infill and the eaves overhangs with exposed timber rafters.

Overall, the dwelling at 49 Edols Street represents one of the more substantial and unusual designs by Burrige Leith as part of the State Savings Bank's financial, design and construction scheme in Ballan of the late 1920s and early 1930s.

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22 Certificate of Title, 7 April 1927, vol. 4491, fol. 085 & Ballan Shire Rate Book, op.cit., 1930-31, which listed a tenement owned by Walter Shimmen. For the standard 'Type 31' design, see *The State Savings Bank of Victoria Design Book*, op.cit.

23 Ballan Shire Rate Books, op.cit., 1930-31 & 1935-36.

24 *The State Savings Bank of Victoria Design Book*, op.cit.

25 Certificate of Title, vol. 2489 fol. 663 which listed Robert McClelland as proprietor, & Ballan Shire Rate Book, op.cit., 1930-31 which listed Daphne McClelland as owner.

26 *The State Savings Bank of Victoria Design Book*, op.cit.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Dwelling & former Bake House

Place No. BA058

**ADDRESS:** 30 Fisken Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 5.3: Other Businesses

Theme 6.1: Building Towns

**Condition:** Good**Integrity:** Moderate-High (dwelling),  
Altered (former stone bake house)**Photograph Date:** 24 June 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes – former stone bake house**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **Yes – former stone bake house**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The dwelling at 30 Fisken Street has significance as a representative and predominantly intact example of the small number of timber Edwardian houses in Ballan (even though it has been relocated to the site in the early 1920s), and the former stone bake house at the rear (albeit altered) is the only known surviving 19<sup>th</sup> century bakery building in the town. The bake house appears to have been built in 1871.

## **West Moorabool Shire Heritage Study Stage 2A: 2014-16**

**PLACE NAME:** Dwelling & former Bake House

Place No. BA058

**ADDRESS:** 30 Fisken Street, Ballan

Assessment Date: Feb 2016

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The significant fabric of the Edwardian dwelling includes: asymmetrical composition, single storey height, timber weatherboard wall cladding, corrugated sheet metal roof cladding, main gambrel roof form with a minor gabled wing and hipped verandah that project at the front, timber bargeboards to the front gable end, timber ventilator, timber strapping and rendered panelling in the front gable end, timber verandah posts with timber fretwork valances, modest eaves with exposed timber rafters, front timber framed doorway, timber framed double hung windows, and the rear hipped roofed wing.

The significant fabric of the former bake house includes: elongated hipped roof, bluestone wall construction, window openings and the single door opening, modest eaves and the corrugated sheet metal roof cladding.

### **How is it significant?**

The dwelling at 30 Fisken Street, Ballan, is historically and aesthetically significant at a LOCAL level, and the former stone bake house is historically significant at a LOCAL level.

### **Why is it significant?**

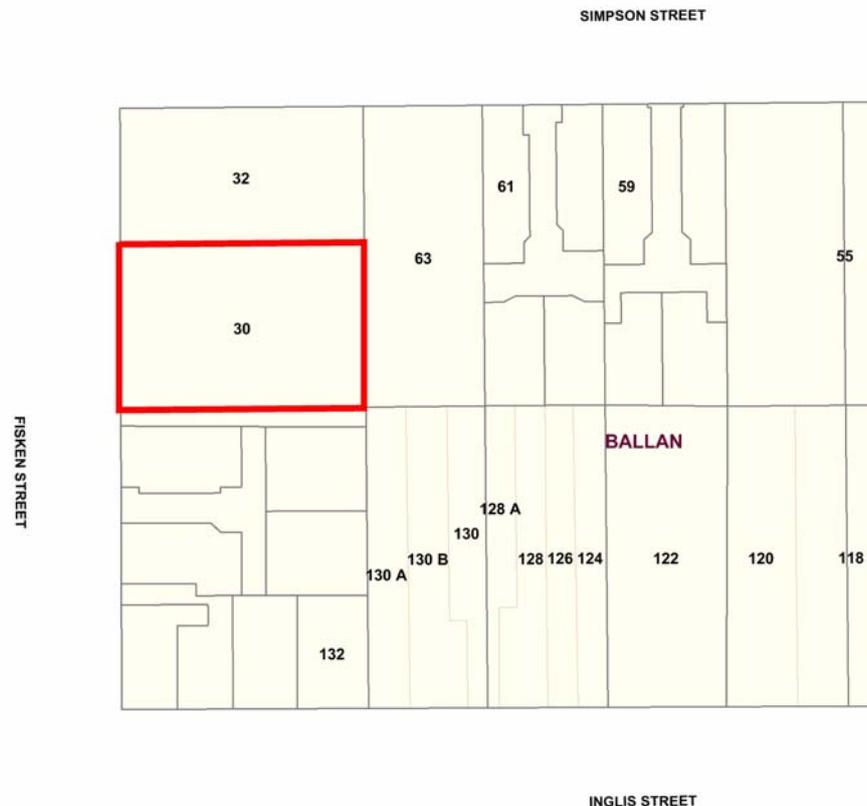
The former bake house at 30 Fisken Street has historical significance for its associations with commercial baking in Ballan from c.1871 until the early 20<sup>th</sup> century (Criterion A), being one of few bakeries operating in the town in the second half of the 19<sup>th</sup> century. Today, it is the only known surviving 19<sup>th</sup> century bakery building in the town. The historical significance is embodied in the surviving 19<sup>th</sup> century fabric, including the elongated hipped roof form, stone wall construction, single door opening and window openings.

The dwelling at 30 Fisken Street has historical significance for its associations with residential developments for Ballan's working class in the early 20<sup>th</sup> century (Criterion A). Constructed elsewhere between c.1905 and c.1915, it represents one of a small number of Victorian and Edwardian dwellings that were relocated to the Ballan township in the first half of the 20<sup>th</sup> century.

The dwelling at 30 Fisken Street is aesthetically significant as a representative and predominantly intact example of a small number of asymmetrical, timber weatherboard, Edwardian styled dwellings in Ballan (Criterion D), even though it was relocated to the site in the early 1920s.

### Heritage Overlay Map

It is recommended that the heritage overlay is only applied to the site at 30 Fischen Street as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

### DESCRIPTION:<sup>1</sup>

The dwelling at 30 Fischen Street, Ballan, is located on a contextually wide allotment, having originally formed part of a larger allotment with the property at 32 Fischen Street. There is a modest front setback, narrow southern side setback and a wide northern side setback. At the front is an open grassed area with central brick pedestrian path and perimeter garden beds. There are some deciduous trees in the front garden. On the front boundary is a timber picket fence with expressed posts and an ingo with timber picket pedestrian gate. The fence and gate has been introduced. On the north side is a gravelled driveway and a grassed and treed area, behind which is a swimming pool.

In the rear yard is an early bluestone bake house with an elongated hipped roof that terminates with a timber addition at the north end (Photo 2). This northern end appears to be an addition as the wall cladding is constructed of timber weatherboards. The window openings have introduced timber framed windows and the door also appears to be a replacement. On the west elevation towards the southern end is a gabled addition clad in timber weatherboard wall cladding, with a large vehicular door opening. The roof of the building is clad in corrugated sheet metal with narrow eaves.

<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.



**Photo 2:** Former stone bake house (background), as viewed from outside the property in Fisken Street, 2009.

The asymmetrical, single storey, timber weatherboard, Edwardian styled dwelling is characterised by a gambrel roof form, together with a minor gabled wing and hipped verandah that project at the front. The gabled wing has timber bargeboards and an introduced turned timber finial in the gable end (as does the gable end of the main gambrel roof). There is an early timber ventilator in the gable end with timber strapping and rendered panelling below. The verandah is supported by square timber posts with timber fretwork valance and timber brackets. These details appear to have been introduced. There are modest eaves with exposed timber rafters. The front, timber framed doorway is early, as are the timber framed double hung windows. At the rear is an early minor hipped roofed wing and skillion additions. The roofs are clad in corrugated sheet metal. The roughcast rectangular chimneys represent construction of the early 1920s.

## **HISTORY:**

### **The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage

<sup>2</sup> T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>3</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

<sup>4</sup> *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

(built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### **History of the Property at 30 Fisken Street**

The property at 30 Fisken Street originally formed part of allotment 1 of Section 3 in the Township of Ballan comprising 2 roods, first purchased by Andrew Russell on 14 May 1851.<sup>11</sup> He sold the land to Robert Blair Denholm of Melbourne on 4 November 1853.<sup>12</sup> Seven years later on 8 September 1860, the land was purchased by James Roberts, a carrier of Ballan.<sup>13</sup> He soon built a cottage near the front (Fisken Street) boundary.<sup>14</sup> Roberts sold the cottage and land to James Charles and Isabella Smith on 6 October 1866 for £39.<sup>15</sup> They took out a mortgage of £100 from Edward Atkinson, a grazier and landowner in 1871,<sup>16</sup> suggesting that the former bluestone bake house at the rear of the site was built at this time. Four years later on 4 January 1875, the property was sold to Edward Atkinson.<sup>17</sup> In April 1880, he also proposed the sale of the property as the *Bacchus Marsh Express* reported:

M. Walsh will sell by Public Auction, at his Monthly Sale on the above date [24 April 1880], for the owner, Mr. Edward Atkinson, Bluestone Cottage and Land in Fisken, near Flack's Hotel, Ballan ...<sup>18</sup>

The property did not sell and in 1881 it was occupied by William Bastock, baker.<sup>19</sup> Atkinson again advertised the land and bake house for sale in December 1887, which was then known as the Victoria Bakery and 'occupied by a desirable tenant.'<sup>20</sup>

5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

11 See Town Plan of Ballan, 1954, VPRS 16171, PROV.

12 Land Application No. 24730, Land Information Centre, Laverton.

13 *Ibid.*

14 J.H. Walsh, 'Early Ballan No.3', *Ballan Times*, 18 January 1917, p.2.

15 Land Application No. 24730, *op.cit.*

16 *Ibid.*

17 *Ibid.*

18 *Bacchus Marsh Express*, 17 April 1880, p.2.

On 26 January 1888, the property was sold to Robert Fergus Marshall, a grazier.<sup>21</sup> Born in Glasgow in c.1829, he had emigrated to Victoria by the 1860s.<sup>22</sup> He had married Miss Jessie Ramsay (of Edinburgh) and they had four children: Catherine McKurdie (born 1867, St. Arnaud), Agnes (born 1870, Ballarat), Jane (born c. 1872 and died 1876) and Jessie Ramsay (born 1874, Ballan). Mrs Jessie Marshall died in 1875 and three years later in 1878 R.F. Marshall married Christina Henderson (of Shetland, Scotland).<sup>23</sup> They had two children that were both born at Castlemaine: Elizabeth Henry (born 1879) and William (born 1880).<sup>24</sup>

In the 1860s, R.F. Marshall was manager of C.H. Lyon's 'Ballanee' Run near Ballan.<sup>25</sup> In c.1870, he acquired 'Borambeta' Homestead, Daylesford Road, Bolwarra, from Messrs. Blake and Parker (the property having originally been part of the Bolwarrah Run of 30,000 acres first taken up by J. McArthur in May 1844).<sup>26</sup> There, Marshall established a successful sheep and cattle grazing farm. With the Marshall family's impending relocation to 'Mayfield', 39 Steiglitz Street, R.F. Marshall advertised 'Borambeta' for auction in 1886.<sup>27</sup>

By 1891, Charles Dawson, baker, occupied the property at 30 Fisken Street.<sup>28</sup> He was followed by William R. Reeve, who in 1894 married Miss Helena Warhust.<sup>29</sup> Reeve continued at the bakery until he relocated premises 'recently erected in Cowie street by Mrs. Alford, and a new departure has taken him in the line of catering, as he is offering to the public light refreshments at any time of the day.'<sup>30</sup> Arthur McKenna, baker, had taken up the bakery at 30 Fisken Street by 1901-02.<sup>31</sup> On the death of R.F. Marshall on 6 November 1912, his Will gave the trustees of his Estate 'full authority and discretion to sell' his properties, including 'The Old Bakehouse'.<sup>32</sup> In August 1914, the bake house was sold to George Chambers, a draper of Kyneton.<sup>33</sup> It passed to his son, Hubert Randell Chambers of the 'Red House' drapery store (built in 1913) at 130 Inglis Street.<sup>34</sup> He had arrived from the family drapery at Avoca in 1910 to continue the family business in Ballan.<sup>35</sup> After the outbreak of World War One, Chambers enlisted with the Australian Imperial Force on 9 March 1916. Suffering an injury in 1917, he returned to Australia later that year.<sup>36</sup> He recommenced business at 'The Red House' and on 28 August 1918, he married Miss Jessie Elizabeth Myers.<sup>37</sup> They took up residence in Simpson Street.<sup>38</sup>

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19 Ballan Shire Rate Book, 1881, VPRS 5557/P0 Unit 45, PROV (Ballarat).

20 *Bacchus Marsh Express*, 3 December 1887, p.2.

21 Land Application No. 24730 & Certificate of Title vol. 2083 fol. 486.

22 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

23 *Ibid.*

24 *Ibid.*

25 J.H. Walsh, 'Early Ballan No. 45' in the *Ballan Times*, 31 January 1918, p.3.

26 *Ibid.* 'Borambeta' was first advertised for sale in the *Bacchus Marsh Express* on 30 January 1886, p.2.

27 *Bacchus Marsh Express*, 13 February 1886, p.2.

28 Ballan Shire Rate Book, op.cit., 1891.

29 *Bacchus Marsh Express*, 3 November 1894, p.3 & Ballan Shire Rate Book, op.cit., 1895.

30 *Bacchus Marsh Express*, 28 August 1897, p.3.

31 Ballan Shire Rate Book, op.cit., 1901-02.

32 Marshall, R.F.T., Probate Administration files, 1913, VPRS 7591/P2, Unit 488 PROV.

33 Certificate of Title, op.cit.

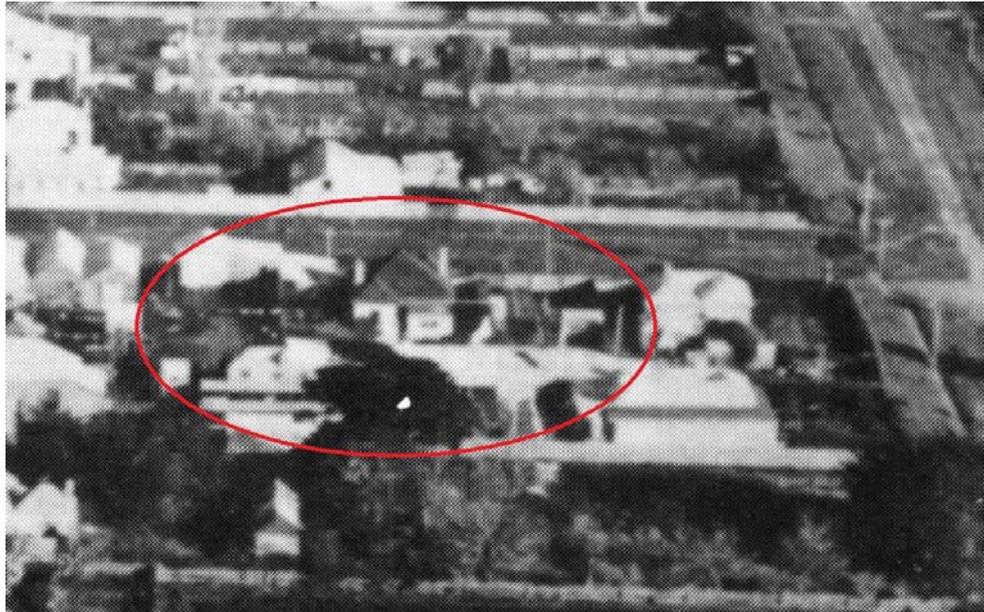
34 *Ibid.*

35 George Chambers, fruiterer, was listed as the occupier of a shop owned by A.W. Salter on part lot 7, Section 8 in Ballan (being 117 Inglis Street today), which was possibly operated by the young H.R. Chambers. See also *Bacchus March Express*, 2 December 1911, p.2.

36 O'Brien, op.cit.

37 *Ballan Times*, 29 August 1918.

On 18 February 1921, Chambers sold the bake house to Hector Norman Flack.<sup>39</sup> It appears that he demolished the original cottage at the front of 30 Fisken Street and had the existing dwelling relocated to this site in the 1920s. He sold the property to Robert McClelland in 1927 and in the following year, 1928, it was sold to Miss Jean Elizabeth King.<sup>40</sup> She leased the property to Frank Carter in 1930-31, the property then being described as a cottage and land on 1 rood with a net annual value of £24.<sup>41</sup> In 1936, the dwelling was sold to John Cuthbertson Hemingway, a hardware merchant.<sup>42</sup> The rear of the dwelling and the former bake house were shown in an aerial image of the Ballan township at this time (Figure 1).



**Figure 1:** Rear view of dwelling (background) and the elongated hipped roofed bake house in the middle ground, 1936

Source: *A Pictorial History of the Shire of Ballan*, p.112.

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Hemingway continued to reside at the property until it was sold to Ian Stewart Denhert, a grazier, in 1955.<sup>43</sup>

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38 *Ibid.*

39 Certificate of Title, *op.cit.*

40 *Ibid.*

41 Ballan Shire Rate Book, *op.cit.*, 1930-31.

42 Certificate of Title, *op.cit.*

43 *Ibid.*, vol. 6066 fol. 043.

## **COMPARATIVE**

### **Other Bakeries in Ballan**

One of the earliest bakeries in Ballan was at Flack's store at 136 Inglis Street. In December 1858, Flack advertised 'for an experienced baker, for the country.'<sup>44</sup> The store (and bakery) no longer survives.

By 1878, Joe J. Adams had established a bakery in Inglis Street.<sup>45</sup> In June 1880, William Elliott announced that 'he has commenced business as a baker and confectioner in the premises lately occupied by Mr. Adams, and hope to receive a share of the public support.'<sup>46</sup> Elliott became the competitor of William Reeve (of 30 Fisken Street). Both bakers were fined under the Bakers' and Millers' Act in 1897 of 'light weight bread'.<sup>47</sup> With Reeves taking up a catering business in 1897, Elliott's bakery became the most enduring in Ballan, with his bakery business continuing from the same location until the early 1920s.<sup>48</sup> A gabled timber building with a projecting bracketed front verandah,<sup>49</sup> Elliott's bakery no long survives.

The former stone bake house at 30 Fisken Street is therefore the only bakery building of the 19<sup>th</sup> century surviving in Ballan.

### **Other Relocated Dwellings**

The timber Edwardian styled dwelling at 30 Fisken Street represents one of a small number of known relocated dwellings in Ballan. Throughout the 19<sup>th</sup> and early 20<sup>th</sup> centuries, it was not uncommon for timber dwellings to be relocated to continue their functional purpose as a home. At Ballan in 1892 for example, the *Bacchus Marsh Express* reported that:

On Monday a five-roomed house was brought down from that township to be transplanted on one of the allotments of ground belonging to Mr. Robert F. Marshall, at the corner of Windle and Inglis streets, opposite the Presbyterian church. Eastward ho! The houses rise, Much to the Westward folk's surprise.<sup>50</sup>

At 11 Fisken Street, the timber Victorian vernacular styled dwelling was relocated to the existing site in c.1923.<sup>51</sup> At 23 Fisken Street, the timber Edwardian styled dwelling (which has a similar composition to the timber dwelling at 30 Fisken Street) was relocated to the existing site in thec.1950s.<sup>52</sup> It also appears that the timber Edwardian era dwelling at 80 Atkinson Street (which may have initially been designed by the Victorian Railways Department) was relocated to the existing site in 1939-40.<sup>53</sup>

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44 *The Argus*, 23 December 1858, p.7.

45 Ballan Shire Rate Book, op.cit., 1878.

46 *Bacchus Marsh Express*, 5 June 1880, p.2.

47 *Ibid.*, 27 February 1897, p.3.

48 Ballan Shire Rate Books, op.cit., listed Elliott as a baker in Ballan in 1881, 1886, 1891, 1895, 1898, 1910-11, 1915-165 & 1920-21.

49 There is an early photograph of Inglis Street that partly shows Elliott's bakery in *A Pictorial History of the Shire of Ballan*, op.cit., p.96.

50 *Bacchus Marsh Express*, 14 May 1892, p.2.

51 See Fisken Street Heritage Precinct citation.

52 *Ibid.*

53 *Ibid.*

### **Other Edwardian Designed Dwellings**

The dwelling at 30 Fisken Street is one of approximately seven timber weatherboard Edwardian styled dwellings built in the early 20<sup>th</sup> century of moderate integrity in Ballan. The other dwellings include:

- 31 Atkinson Street, built 1911:<sup>54</sup> This asymmetrical, single storey dwelling has a hipped roof form that traverses the site, and a projecting minor gabled wing and post-supported skillion verandah at the front. There is a face brick chimney with a multi-corbelled top. The front gable end has a timber framed tripartite window with window hood.
- 18 Duncan Street, built in 1902:<sup>55</sup> an unusual example of the Edwardian type, this dwelling has an asymmetrical composition defined by the main gambrel roof form and projecting minor gabled wing at the front. The dwelling has an encircling post supported verandah, face brick chimneys, narrow eaves and decorative timber bargeboards to the front gable end.
- 13 Fisken Street, built in 1903-05:<sup>56</sup> the asymmetrical, single storey dwelling has an elongated hipped roof form and a minor gabled wing and front post-supported skillion verandah. There are face brick chimneys with corbelled tops.
- 20 Fisken Street, built 1910:<sup>57</sup> the timber weatherboard, asymmetrical dwelling has a main gambrel roof form and a projecting minor gabled wing at the front. There is also a return post-supported verandah with a gabled portico emphasising the corner. There are early brick chimneys with rendered tops. It appears that the tiled roof cladding has been introduced.
- 47 Inglis Street, built c.1900:<sup>58</sup> A single storey asymmetrically composed dwelling, it has a hipped roof form that traverses the site and a minor gabled wing to the front which features decorative timber bargeboards. The return verandah has been introduced in recent years, replacing the original front verandah. There are early chimneys with corbelled tops with introduced overpainting.
- 150 Inglis Street, built c.1900-01).<sup>59</sup> This dwelling has a hipped roof form that traverses the site, a minor hipped wing at the front, and a post-supported front verandah with decorative cast iron valances and brackets. The front wing has a timber framed double hung tripartite window. The false brick wall sheeting has been introduced. There are also early face brick chimneys with multi-corbelled tops.

Overall, the dwelling at 30 Fisken Street has a similar asymmetrical composition as most of the other Edwardian dwellings in Ballan, the roughcast rectangular chimneys representing the only indication that it was relocated to the existing site. It has moderate-high integrity.

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54 Ballan Shire Rate Books, op.cit., 1910-11 & 1911-12.

55 Certificate of Title, vol. 2891 fol. 111 & Ballan Shire Rate Book, op.cit., 1902.

56 Ibid., 1905-06.

57 *Bacchus Marsh Express*, 10 November 1910.

58 This dwelling was owned by Dennis Wheelahan junior. He was not listed as owner in the Ballan Shire Rate Book, op.cit., for 1898, but he owned a tenement in 1901-02, suggesting that the dwelling was built in c.1900.

59 *Bacchus Marsh Express*, 25 April 1901.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Old Ballan Cemetery

Place No. BA107

**ADDRESS:** Geelong Ballan Road, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 8.5: Commemoration

**Condition:** Poor-Fair**Integrity:** Moderate**Photograph Date:** 17 September 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes (headstones including Pyke vault)**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **No****Other Recommendations****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The old Ballan Cemetery, Geelong-Ballan Road, Ballan, has significance as an important cultural landscape comprising the final resting place of the pioneers and early residents of the local area. It is the earliest cemetery in the western region of the Moorabool Shire and only one of two cemeteries in Victoria currently used by the State Trustees for funerals of those without family or funds to pay for them. Ten acres were reserved two miles from the Ballan township in 1851, although the first burial of Charlotte Atkinson took place on 20 March 1850. The original rectangular subdivision of four-one acre denominational sections (Church of England, Presbyterian, Roman Catholic and Other Denominations), is now only partially discernible in the surviving graves with headstones in a range of designs. Several of these graves that represent the early pioneer families of Ballan (including members of the von Stieglitz, Atkinson, Devlin, Cantwell, Egan, Sherritt, Gosling, Sugg, Cowell and Purcell families) feature original cast iron surrounds. Prominently located near the front (west) boundary of the cemetery is the vault of Thomas Henry Pyke (now in poor condition), which

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** Old Ballan Cemetery

Place No. BA107

**ADDRESS:** Geelong Ballan Road, Ballan

Assessment Date: Feb 2016

comprises a sandstone pedestal surmounted by a squat obelisk, the work of the Geelong stonemason, Nathaniel Brown. Also interred in the cemetery is "King William", an Aboriginal chief who was buried on 20 November 1860. In the north-west corner of the site are the graves of those buried by the State Trustees. The graves are largely identified by timber crosses, although there are some granite headstones.

### How is it significant?

The old Ballan Cemetery, Geelong-Ballan Road, Ballan, is historically, aesthetically and socially significant at a LOCAL level.

### Why is it significant?

The old Ballan Cemetery, Geelong-Ballan Road, is historically and aesthetically significant (Criteria A & E) for its associations with the early pioneers and other residents of the Ballan district from 1850. The first burial of Charlotte Atkinson took place in March of that year. The 10 acre site was formally reserved in 1851 and laid out into four, one acre denominational sections for the Church of England, Presbyterian, Roman Catholic and Other Denominations. The cemetery is the final resting place of at least 300 pioneers and residents of Ballan and district, as well as the interment of the Aboriginal chief, "King Billy". Prominently situated near the front of the cemetery is the vault of Thomas Henry Pyke, comprising a sandstone pedestal surmounted by a squat obelisk. It is the work of the early stonemason of Geelong, Nathaniel Brown. Other early remnant headstones survive within the cemetery, some with cast iron fencing (now collapsed).

The Ballan cemetery, Geelong-Ballan Road, is socially significant as it is recognised and valued by the Ballan community for cultural, spiritual and commemorative reasons (Criteria G).

### Heritage Overlay Map

It is recommended that the heritage overlay is confined to the old Ballan cemetery site, Geelong-Ballan Road as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:**

The Old Ballan Cemetery, Geelong-Ballan Road, Ballan, consists of a large (10 acre) polygonal allotment on flat, grassed land. The substantial open reserve is bound by rural post and wire fencing, with timber picket fencing flanking the main metal vehicular gate at the front. This gateway is centrally located on the Geelong-Ballan Road frontage. Immediately adjacent to the gateway is a freestanding sign that read "Old Ballan Cemetery", together with a recently constructed memorial wall with plaques fixed to it.

A straight gravelled driveway leads to an introduced circular paved area towards the centre of the cemetery. Another curved driveway with a blue metal surface provides vehicular access to the interments funded by the State Trustees. Apart from the locations of the graves and headstones, little evidence of the early denominational grid-like layout of the cemetery survives. There are approximately 10 exotic trees sporadically located within the reserve.

Prominently situated near the Geelong-Ballan Road (west) boundary of the site is the vault of Thomas Henry Pyke. It features a sandstone pedestal on a rubble stone base that is surmounted by a squat, sandstone obelisk. The pedestal and obelisk are on a significant lean and the base has deteriorated substantially. There are several cracks in the pedestal. The actual brick-lined vault is now exposed to the weather and the bricks have deteriorated.

A range of original headstones of different designs and stone construction mark the resting places of many pioneer families of the Ballan district, located in the original denominational sections. A number of the graves have cast iron surrounds. The graves include those belonging to the von Stieglitz, Atkinson, Devlin, Cantwell, Egan, Sherritt, Gosling, Sugg, Cowell and Purcell families. In the north-west corner are several recent graves largely marked by small timber crosses (a few have granite headstones). They represent the interments funded by the State Trustees, where there are no funds in the Estate of the deceased or no next of kin to undertake the burial.



**Photo 1:** Vault of Thomas Henry Pyke, 2009.



**Photo 2:** Side view of the vault of Thomas Henry Pyke, showing significant lean of the pedestal and obelisk, and substantially deteriorated base, 2009.



**Photo 3:** View looking north-east showing the open grassed grounds of the cemetery with scattered graves and trees.



**Photo 4:** Centrally located mature trees with graves within and surrounding the canopies.



**Photo 5:** Detail example of a headstone (Harriett Weller, died 1866 and Edward Weller, died 1889).



**Photo 6:** Detail example of a headstone (Emily Rose, died 1867, John Short, died 1871).



**Photo 7:** Views to more substantial graves in the Presbyterian section.



**Photo 8:** View of substantial grave in the Presbyterian section.



**Photo 9:** Recent graves funded by the State Trustees in the north-west corner of the cemetery, 2009.

## **HISTORY:**

### **The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>1</sup> Comprising a grid layout to the south of the Werribee River, the township was named “Ballan” after Robert von Stieglitz’s nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>2</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>3</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>4</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>5</sup>

By 1890, the population of Ballan had reached 400.<sup>6</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and

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1 T. O’Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

2 L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

3 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

4 *Ibid.*, pp.23-25.

5 *Bacchus Marsh Express* newspaper, 18 May 1872.

6 *Victorian Municipal Directory* 1890, p.237.

'six good hotels.'<sup>7</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>8</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>9</sup>

### **History of the Old Ballan Cemetery**

#### **Development of the Cemetery**

Impetus for the reservation of land for a cemetery at Ballan came in early 1849 with the arrival of the Anglican clergyman, the Rev. William Hall.<sup>10</sup> He was concerned about the previous practice of burying the deceased in un-consecrated ground and he set about making requests for a grant of land for a cemetery. Land was subsequently set aside in 1850 as outlined by June Huggins in *The Settler*:

... a surveyor came to Ballan and set aside a site for a burial ground – being unsure of the distance required from the centre of town, he reserved land 2 miles from the Parsonage, planning to check it on his return to Melbourne. It was discovered that on referring to the Act of Council that the distance required was one mile at least, he returned to Ballan to survey a new site but on the day of arrival discovered a corpse had been interred the day prior and the Rev Hall thought it had better remain as marked. Hence the location of the old cemetery.<sup>11</sup>

Another source suggests that the site of the cemetery was agreed upon by the Stieglitz and Atkinson families, 'as one mutually convenient to them.'<sup>12</sup>

On 28 May 1851, the cemetery was formally reserved, 15 months after the first burial at the site in March 1850.<sup>13</sup> John Anthony Cowie, Charles James Griffiths, Charles Edgar Labilliere, John von Stieglitz and Charles Augustus von Stieglitz, Trustees for the Church of England section, had earlier been appointed Trustees.<sup>14</sup> The 10 acres of land was laid out into four portions (of one acre each) segregated into the following denominations: Church of England, Presbyterian, Roman Catholic and Other Denominations (Figure 1).<sup>15</sup>

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7 *Ibid.*

8 *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

9 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

10 J. Huggins, 'The Old Ballan Cemetery: Neglected, forgotten but significant' in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 4, no.3, March 1996.

11 *Ibid.*

12 J.H. Walsh (J.L. Turner, ed.), *The Walsh papers, memoirs of the early settlement of western Victoria and, in particular, Ballan Shire, 1830-1875*, J.L. Turner, Creswick, 1985.

13 Huggins, *op.cit.* & *Victoria Government Gazette*, 28 May 1851, p.562.

14 Huggins, *op.cit.*

15 'Plan and Subdivisions of the General Cemetery near Ballan', 26 September 1851, VPRS 15899, PROV.

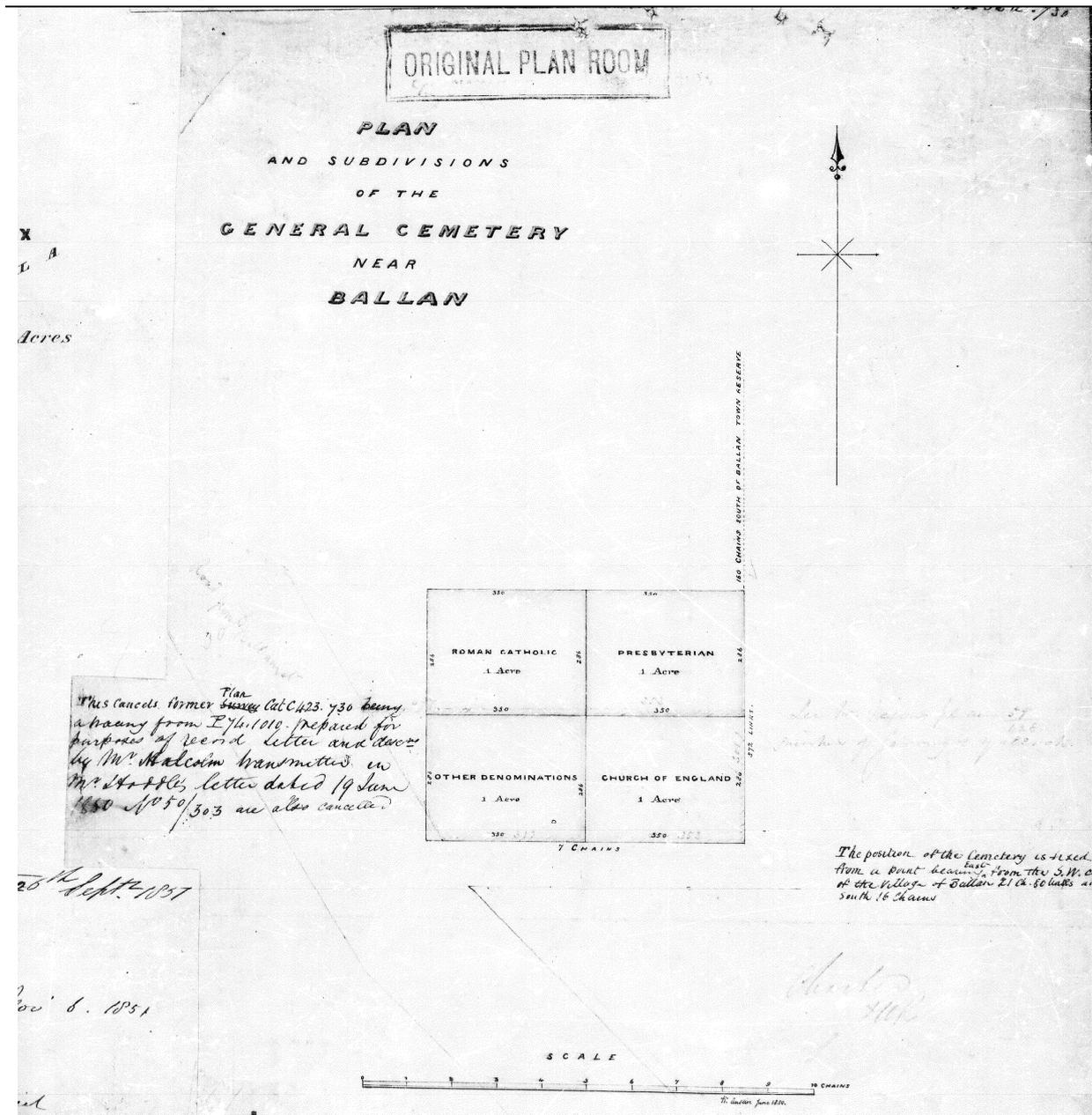


Figure 1: 'Plan and Subdivision of the General Cemetery near Ballan', 26 September 1851.

Source: VPRS 15899, PROV.

In July 1860, eight new Trustees were appointed to manage the cemetery: Arthur Thomas Musgrave, Charles Shuter, Richard Cantwell, Thomas Darcy, Dugald MacPherson, Jared Graham, John Short and John Osborne.<sup>16</sup> They prepared 13 rules and regulations for the cemetery that were published in the *Victoria Government Gazette* on 17 December 1861.<sup>17</sup> The regulations included the fees for 'public graves' (single interments in open ground and single interments for children under 5 years) and 'private graves' (with the costs varying depending on location and depth of the grave, reopening graves and other miscellaneous charges).<sup>18</sup> The regulations also included the submission of 'a drawing of every stone, tomb, pedestal, and plan of every monument or tablet proposed to be erected.'<sup>19</sup>

<sup>16</sup> *Victoria Government Gazette*, 10 July 1860, p.1271.

<sup>17</sup> *Ibid.*, 17 December 1861, pp.2433-2434.

<sup>18</sup> *Ibid.*

<sup>19</sup> *Ibid.*

The Trustees also appointed a sexton who was responsible for the day to day management of the cemetery, including the digging of graves. In 1868, a sub-committee of the Cemetery Trustees prepared a report defining the duties of the Sexton that was subsequently adopted.<sup>20</sup> Tenders were called for the office of Sexton and the first to take up the position was a Mr Headland.<sup>21</sup> In 1874, William Spice was the successful tenderer as Sexton.<sup>22</sup>

In the 1870s, the management and location of the cemetery came under criticism. In 1872, the *Bacchus Marsh Express* bemoaned the poor state of the regulations sign board:

The healthy state of Ballan might be inferred from the want of funds by the Cemetery trustees, or they would not allow the board on which the regulations of the Cemetery once appeared to remain in the condition it has long done. Not a passage which if formerly contained is decipherable. Either have it re-lettered or removed.<sup>23</sup>

More serious was the agitation towards the reservation of a new cemetery closer to town. The old cemetery was considered too distant and too wet.<sup>24</sup> While a new cemetery was established within the Ballan township in April 1875, the old cemetery continued to take interments.<sup>25</sup>

The old cemetery also continued to be managed by Trustees. In 1879, a public meeting was called to 'appoint fresh trustees' 'in lieu of those who have left the district, or are dead.'<sup>26</sup> Impetus for the appointment of the trustees was the poor state of the cemetery:

The fence is now beginning to show signs of decay, and those who have friends or relations buried in it wish to see more interest taken than has been the case since the new cemetery has been in existence.<sup>27</sup>

Another public meeting took place in 1885 to appoint new trustees given the continued bad state of the cemetery. Those elected were Philip Cantwell, E. Atkinson, J.T. Foote and E. Cowell.<sup>28</sup>

In 1906, the Board of Health sought the views of the Ballan Shire Council on the closure of the old cemetery. The Council agreed to allow burials in existing graves but no new graves were to be opened.<sup>29</sup> However, the cemetery trustees objected to the closure and so the Public Health Department decided that it remain open.<sup>30</sup> Ten years later in 1916, the Ballan Shire requested the trustees of the new cemetery taken control of the old cemetery as 'it was thought that the old cemetery should be finally closed.'<sup>31</sup> However, the trustees of the new cemetery refused to assume

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20 *Bacchus Marsh Express*, 21 November 1868, p.3.

21 *Ibid.* & 9 January 1869, p.3.

22 *Ibid.*, 15 August 1874, p.2.

23 *Ibid.*, 6 January 1872.

24 Huggins, op.cit.

25 *Ibid.*

26 *Bacchus Marsh Express*, 13 September 1879.

27 *Ibid.*

28 *Ibid.*, 4 July 1885.

29 *Ibid.*, 4 August 1906.

30 *Ibid.*, 8 September 1906.

31 *Ballan Times*, 6 January 1916.

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control of the old cemetery.<sup>32</sup> A public meeting was soon held and James Cantwell, Dan Devlin and Eugene Cantwell were elected trustees of the old cemetery.<sup>33</sup>

### **Burials at the Old Cemetery**

The first official burial at the cemetery took place on 20 March 1850 with the burial of Charlotte Atkinson, aged 19, daughter of Captain Francis and Mrs Caroline Atkinson (nee von Stieglitz).<sup>34</sup>

In 1857, the cemetery became the final resting place of George Chewings who had been murdered by his mate, John Mason.<sup>35</sup> Splitters in the Bullarook Forest, both men had been drinking at a shanty kept by a Mr Gascon, where they began arguing. The gruesome event was published in *The Age*:

It appears that two men (splitters) named Meeson [sic. Mason] and George Hughan [sic. Chewings], had been working as mates for some time; and that a few days ago they had had some words. On Friday they left Ballan for the purpose of bringing in some timber to complete a contract; and seem to have had another quarrel on Saturday, when prisoner, Meeson [Mason], took up an axe and struck deceased (Haughan) [Chewings] on the head with it, causing almost instantaneous death. Being unable to remove the body he lit a large fire and commenced the operation of cutting it up with a knife which he had in his possession, for the purpose of burning it, and he had succeeded in disposing of all but the legs, when he was suddenly come upon by some men who were travelling through the bush, who rushed upon him with the intention of effecting his capture. The monster, however, was instantly upon his guard, and threatened to stab the first man who attempted to lay hands on he. He was, however, eventually overpowered, and trooper Doyle and another, coming up at the time, he was by them taken into custody, and conveyed into Ballan, on horseback. He was brought up yesterday at the Ballan Police Court, and now lies in Ballarat goal, fully committed to take his trial for wilful murder.<sup>36</sup>

*The Settler* gives a detailed account of the early pioneers of Ballan buried at the cemetery. The father of Charlotte Atkinson, Captain Francis Atkinson had taken up the Beremboke Run from his nephew, Robert Atkinson, in 1840.<sup>37</sup> He died soon after his daughter and was interred in the family grave on 11 July 1850.<sup>38</sup> Also to be interred in the family grave was Captain Atkinson's son, Francis, on 9 September 1852, as well as Charlotte von Stieglitz and her grandson, Walter Francis von Steiglitz.<sup>39</sup> Captain Atkinson's wife, Elizabeth was buried in a separate plot with her daughter, Marion, in 1870.<sup>40</sup> Mrs Atkinson had lived a 'Ballan House' with her family until she built 'Carween' homestead in 1856.<sup>41</sup>

The Cantwell family of 'Hunterston' was also interred at the old Ballan Cemetery (Figure 2).<sup>42</sup> Having arrived from Ireland in 1850, Phillip Cantwell died in 1857 and his second wife, Bridget Berhagra, in 1892.<sup>43</sup> In addition to their burials were those of Maria Cantwell in 1877 (wife of Phillip Cantwell's son, Patrick) and Alice Cantwell in 1888 (wife of Phillip Cantwell's youngest son, Phillip).<sup>44</sup> In 1964, some

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32 *Ibid.*, 13 January 1916.

33 *Gordon, Egerton & Ballan Advertiser*, 28 January 1916.

34 Huggins, *op.cit.*

35 *Ibid.*

36 *The Age*, 8 October 1857, p.5.

37 Huggins, *op.cit.*

38 *Ibid.*

39 *Ibid.*

40 *Ibid.*

41 *Ibid.*

42 *Ibid.*

43 *Ibid.*

44 *Ibid.*

headstones of the Atkinson and von Stieglitz family members were removed from the old cemetery and re-erected against the east wall of the St. John's Church of England, 56 Simpson Street, Ballan (Figure 3).<sup>45</sup>



**Figure 2:** Some of the graves of the Cantwell family at the old Ballan cemetery (foreground) with the Pyke vault in the background, 1966. Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image jc000661.



**Figure 3:** Some of the headstones of the Atkinson and Cantwell families at St. John's Church, Ballan, 2009.

Taking prominence at the entrance to the cemetery was the interment and vault of Thomas Henry Pyke (Figure 4). According to *The Settler*:

One of the early settlers, Pyke settled on Morockdong also known as Gray's Old Run or Upper Wieraby) in July 1842 and held it until March 1853. He returned with his family to England in 1853 but returned to Australia in 1859. Thomas Henry died at Ballan in September 1861. His wife, Sarah, died at her residence in East Ballan in February 1890 and it is assumed she shares the vault with Thomas Henry.<sup>46</sup>



**Figure 4:** Vault of Thomas Henry Pyke, 1966. Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image

<sup>45</sup> 'Tour of Ballan', notes, National Trust of Australia (Victoria), n.d. p.3, Ballan Shire Historical Society collection.  
<sup>46</sup> Huggins, *op.cit.*

The sandstone pedestal and obelisk marking Pyke's vault was the work of Nathaniel Brown (1815-1906), stonemason of Geelong.<sup>47</sup> Formerly of Nottingham, England, Brown came to Australia in 1854.<sup>48</sup> He was one of three important stonemasons in Geelong in the 19<sup>th</sup> century.<sup>49</sup> According to Nola McDonald and Robyn Doble, Brown's:

... 'carving, particularly in sandstone, graces the monuments to many of the significant figures in Geelong's history. His level of skill places him above contemporary masons such as Charles Wilcox and Joseph Smith, and was equalled only by Nash.'<sup>50</sup>

Brown was responsible for the monument to Hugh Niven in 1839, being the first burial at the Eastern Cemetery, Geelong.<sup>51</sup> He also prepared headstones at a range of other cemeteries including Queenscliff, Lethbridge and Ballan,<sup>52</sup> and the private burial ground of the Gange family at Drysdale.<sup>53</sup> Brown's mason's yard was at the south-west corner of Ryrie and Gheringhap Streets.



**Figure 5:** View looking north-west to the Geelong Post Office, corner Ryrie and Gheringhap Streets, Geelong, with Nathaniel Brown's monumental mason's yard in the foreground (left), n.d. [c.1860s].

Source: Geelong Heritage Centre collection, image 1231-2.

Family plots were also laid for some earlier settlers, including the Hastie, Devlin and Murphy families.<sup>54</sup> John Purcell, a farmer in Stone Hut Lane, was interred at the cemetery in 1904, follow his wife,

47 N. McDonald & R. Doble, *Early Stonemasonry in Geelong: The Works of Nathaniel Brown*, Geelong Family History Group Inc., 2008, p.16.

48 *Geelong Advertiser*, 20 October 1906, p.5.

49 McDonald & Doble, *op.cit.*

50 *Ibid.*

51 *Ibid.*, p.18.

52 *Ibid.*

53 D. Rowe, Heritage Assessment of the Gange Burial Grange, prepared for the City of Greater Geelong, 25 September 2013.

54 *Ibid.*

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Dorothea (nee Cantwell).<sup>55</sup> Purcell had directed his trustees 'to expend the sum of fifty pounds in erecting a suitable tombstone and railing over and around the graves of me and my late wife.'<sup>56</sup>

The cemetery is also the final resting place of "King William" of Tallock Bullock, an Aboriginal chief who was buried on 20 November 1860. "King William's" death and burial was reported in *The Argus*:

The death of a well-known aboriginal chief, "King William of Tallock Bullock," is reported to us by a correspondent as having taken place in the bush on Thursday last, about three miles from Ballan. The king had been ailing for some time past, and was carried during his illness by his tribe to the spot where he died, where he was left to the care of his lubra, "Queen Mary." On the morning of his death, "Queen Mary" gave information of the circumstance to Sergeant Cotter, of the police, and had the body conveyed to Ballan. The queen was in a state of great grief at the loss of her royal consort, and, following the native practice, had cut her face very severely. An inquest was held on the body, when a verdict of "Death from natural causes" was returned, and the remains were interred on Saturday in Ballan Cemetery, having been followed to the grave by "Queen May" and many of the inhabitants of Ballan, to whom the deceased had been well known for years.<sup>57</sup>

The Ballan Cemetery also holds the interments of many early settlers in unmarked graves. According to *The Settler*, they include the following:

John Sharratt (Sherritt) a carpenter, built the Carriers Arms Hotel in Simpson Street which was originally the main thoroughfare of Ballan. The Carriers Arms was the second hotel in Ballan. John Sharratt was thrown from his horse on the bridge at East Ballan and killed on 6<sup>th</sup> April 1857. His wife Ann carried on the business for some time after his death but died in Melbourne in March 1860.

Dr. John Jopling M.C.R.A. 1817 L.S.A. Surgeon, apothecary and man midwife of Tyne Cottage, Ballan. An accoucheur of fifty one years' standing and never lost but one patient. He came to Ballan in 1860 and died at this residence on 21<sup>st</sup> July 1869 in the 75<sup>th</sup> year of his age. It was believed Dr. Jopling held a diploma dating back further than any held in the colony. His funeral to the old cemetery was largely and most respectably attended. He was buried in the Church of England section, having been a devoted member of that church.

Dr. Robert McGregor Robertson, 39 years, committed suicide on 6<sup>th</sup> August 1871 by drinking prussic acid poison. He had been a resident at and near Ballan during the previous two or three years. For some time after his arrival he had been very irregular in his habits, but for over twelve months he became a total abstainer and had developed a good position and practice. He then reverted to his former drinking habits. Dr. Robertson was a native of Scotland and had a wife and family in Edinburgh.

... Probably the most spectacular funeral procession to the old cemetery was that of Mrs. Mary Ann Laffan, aged 28 years, wife of James Laffan of the Royal Mail Hotel who died on the 2<sup>nd</sup> December, 1866. She was a near relative of the Cantwell family and was buried beside the family grave. The funeral cortege was the largest ever witnessed in Ballan. A hundred horsemen and nineteen vehicles followed her remains to the cemetery. Gentlemen had travelled from Melbourne, Melton, Bacchus Marsh and Mount Blackwood to be present at the funeral. Her husband James died on the 26<sup>th</sup> July 1871, aged 37 years and is also buried in the old Cemetery.

... John Stewart did not expect to be buried in Ballan although he had been in the colony for twenty years. Well educated to the medical profession he had not achieved his potential being addicted to drink. He had worked in Ballan at different grades of labour such as clerk, contractor, contractor's labourer and barman. In 1872 he had received news of an ample fortune being left to him and was

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55 Huggins, *op.cit.*

56 *Ibid.*

57 *The Argus*, 5 December 1860, p.4.

waiting on the arrival of the incoming mail with funds to enable him to return to his native country. Sadly death overtook him and he did not live to receive his inheritance but was buried in the Old Ballan Cemetery on 8<sup>th</sup> March 1872.

The old Ballan Cemeteries also holds the graves of deceased that had suffered from accidents and disease. William Chilver, labourer and precentor in the Ballan Presbyterian Church, died in August 1866, having been thrown from his cart. Thomas Foster, aged 33 years, had his right foot caught in the belt at Mr Blake's Ballanee Sawmill and his leg was torn from his body. He was buried at the old Ballan Cemetery on 24 May 1871. Others who perished as a result of accident included George Butler (1873), having drowned in the Werribee River, and William Block (1863) who died as a result of a fatal kick by a horse.

Disease often struck the most vulnerable, including children. By 1981 at least half of the 300 plus burials were of children. In the 19<sup>th</sup> century, the diphtheria epidemic of 1870 resulted in the deaths of Robert Hall Dodds (aged 3 years), Edward McCarthy (aged 3 years), Margaret McCarthy (aged 17 years), Marion Margaret Alice Tweddale (aged 8 years), James Goodson (aged 6 years), Donald McIntyre (aged 14 years) and Dugald Currie (aged 14 months). Other children died of scarlet fever in 1876: Arthur Stuart Cross (aged 5 years) and John Robert Kilfeddeer (aged 3 years).<sup>58</sup>

In 2007, the old Ballan Cemetery became one of two cemeteries in Victoria used by the State Trustees for funerals of those without family or funds to pay for their interment. As outlined in *The Age*:

At Old Ballan Cemetery near Ballarat, Alan Barr, 68, describes his job as "secretary, burial officer and everything else in between", which includes maintenance worker and mower of about eight hectares of funeral lawn.

The retired building administrator is responsible for the paperwork at the town's centrally located New Ballan Cemetery too, but these days, it's Old Ballan, about 9 kilometres out of town, that takes up about "90 per cent" of his time.

That's because after closing for a stint ("In the horse and cart days, it must have been one hell of a trudge," he notes), Old Ballan reopened in 2007 to become one of two cemeteries used by the State Trustees for "essential care funerals" – funerals for those who have no family or money left in their will to pay for the service (the other cemetery is at Crib Point, near Hastings).

In *Still Life*, a film released this month by the makers of *The Full Monty*, a South London council worker (played by Eddie Marsan) searches for the next of kin of a community member who has died. It's a poignant and moving story and, while we don't have such dedicated positions in Victoria, sadly, there is still the need here to search for the next of kin of those who have slipped through society's cracks.

They might have been homeless or lost contact with their family, or perhaps they died in an institution without leaving anyone near or dear behind. For these Victorians, the State Trustees and the Health Department are their last resort.

They arrange for a funeral director, who might call Barr to book an Old Ballan Cemetery burial and a gravedigger (bodies are rarely cremated in case a relative or next of kin can be found later, giving them a chance to pay their respects and also allow the potential for DNA testing).

"Seven or eight times out of 10, that's it," says Barr. "It's just the gravedigger, myself and the funeral director there, which is sad."

Barr estimates that he does about eight of these funerals a month.

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58 Huggins, *op.cit.*

"You've got to switch off a bit," he says, "you can't get too emotionally involved. But by the same token, you've got to try to provide a service that gives them a little bit of dignity in their last journey."

That might mean saying a prayer if they know the person was of a certain religious denomination, but often, there is almost nothing to go on.

Even sadder, sometimes there is family but they don't want to know, says Barr.

"Some of them come along and are present at the burial but they won't have anything to do with the monetary side of things ... and more often than not, those people who come and do that arrive in a BMW or a Mercedes."

It doesn't happen often but "more than it should", says Barr.

While the State Trustees rely on four funeral companies to assist with these cases, one social enterprise specialises in the role.

Based in Oakleigh, celebrant Ted Worthington founded Bereavement Assistance in 1997. It now operates as a not-for-profit charity, receiving a mix of funding from the state government, private donors, and its own commercial activity.

Of 473 funerals it conducted last year, about 200 involved deceased people with no direct relations or means to pay for the service. Mr Worthington's son, Kieran, co-director of the company, says clients are typically referred to them by the Coroner's Court.

Often there are neighbours or social workers who knew the person and can provide some personal information, but sometimes there isn't. In these instances, Ted typically plays some contemplative background music, perhaps "ocean sounds or forest mist sounds", and says some basic prayers.

"And we make mention that this person wasn't able to be caught in time; they slipped through the cracks, the system wasn't able to support them sufficiently, and that now we are the custodians of this person." He says it can be an uplifting experience.

Back at Old Ballan Cemetery, Alan Barr has been busy with three burials in one day. He's been at the job for the past 12 months (it takes up about two days a week of his time, largely voluntary) but he reckons it's changed his perspective on life – and death.

"When you see an old lady of 86 being put in the ground and no one there – to think she's been around for all those years and she must have had children and grandchildren – and there you are, putting her in the ground.

"You wonder, where are all the people who should have been supporting her final resting place? It makes you think. It makes you probably appreciate your own family a lot more."<sup>59</sup>

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*The Age*, 19 January 2014.

**COMPARATIVE**

The old Ballan Cemetery is one of 12 public cemeteries in the western region of the Moorabool Shire, with the old Ballan cemetery being the earliest. The other cemeteries are:

- Blackwood Cemetery: 8 acres, reserved in 1860.<sup>60</sup> The Blackwood Cemetery is the earliest of five goldfields cemeteries in the western region of the Moorabool Shire.
- Bungaree Cemetery: 5 acres, reserved in December 1863.<sup>61</sup>
- Blue Mountain Cemetery: possibly established as early as 1871.<sup>62</sup> Regulations were not made by the Trustees until September 1890.<sup>63</sup>
- Clarendon Cemetery: established in 1873.<sup>64</sup> Trustees were appointed in June 1874.<sup>65</sup>
- Greendale Cemetery: 5 acres, reserved on 6 March 1866.<sup>66</sup>
- Elaine Cemetery: officially opened in May 1982.<sup>67</sup>
- Mt Egerton Cemetery: 3 acres, reserved in 1872.<sup>68</sup>
- Kerrit Bareet (old Pioneer) Cemetery: 6 acres reserved in 1864 but reduced to 1 ¼ acres in 1867. The cemetery was closed for burials in 1891.<sup>69</sup>
- Gordon Cemetery: 10 acres reserved in 1867.<sup>70</sup>
- Morrisons Cemetery: 5 acres, reserved on 15 March 1872.<sup>71</sup>
- New Ballan Cemetery: 6 acres, reserved in 1875 fronting Gosling Street as a second cemetery in Ballan, closer to the township.<sup>72</sup>

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60 *Victoria Government Gazette*, 22 June 1860, p.1164.

61 *Ibid.*, 18 December 1863, p.2848 & 19 February 1864, p.389 & Bungaree Cemetery, Crown Land file, Public Record Office Victoria, VPRS 242.

62 Information kindly supplied by Dianne Hughes, Teesdale.

63 *Victoria Government Gazette*, 26 September 1890, p.3837.

64 A. Beggs Sunter, Typescript of places in the Moorabool Shire, Buninyong & District Historical Society, November 2009.

65 *Victoria Government Gazette*, 5 June 1874, p.1066.

66 *Ibid.*, 6 March 1866, p.1715.

67 *Ibid.*, 12 May 1982, p.1473.

68 Parish of Bungal plan, 1967, VPRS 16171, PROV.

69 J. Huggins, 'The Gordon Pioneer Cemetery' in *The Settler*, vol.7, no.10, June 2005.

70 Parish of Moorabool West plan, part 1, 1942, VPRS 16171, PROV.

71 *Victoria Government Gazette*, 15 March 1872, p.574.

72 *Ibid.*, 16 April 1875, p.750.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Ballan New Cemetery

Place No. BA104

**ADDRESS:** Gosling Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 8.5: Commemoration

**Condition:** Fair-Poor**Integrity:** Moderate-High**Photograph Date:** 17 September 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	<b>Yes (headstones)</b>
Internal Alteration Controls Should Apply?	<b>No</b>
Tree Controls Should Apply?	<b>Yes, mature Cypress &amp; Fir trees</b>
Fences &/or Outbuildings of Note?	<b>Yes, former octagonal robing room &amp; gabled sexton's building</b>
Prohibited Uses May be Permitted?	<b>No</b>
Incorporated Document	<b>No</b>

**Other Recommendations****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The Ballan New Cemetery, Gosling Street, Ballan, has significance as the burial ground from 1875 of many locals of the area, some who contributed much to community life. Resulting from dissatisfaction with the distant location and excessive dampness at the old Cemetery on the Geelong-Ballan Road (reserved in 1851), the six acres of land fronting Gosling Street that extends to the southern bank of the Werribee River gazetted in 1875. Following a typical grid plan divided into Anglican, Presbyterian, Roman Catholic, Methodist and Lutheran sections, the existing layout of the cemetery appears to reflect the revised design in 1877 by the Shire Engineer and artist, architect and surveyor, Louis Le Gould. The rectangular layout of graves is marked by headstones and grave surrounds of different designs and stone construction (many with cast iron surrounds) and the graveled and grassed pathways. Other fabric of significance includes the timber octagonal robing room (built in 1893), gabled timber sexton's building, and the perimeter mature Cypress trees on

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** Ballan New Cemetery

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parts of southern and western boundaries and the mature Cypress, Fir and American Redwood trees within the cemetery, together with the open grassed areas. Many of the graves have deteriorated and are in poor condition, but most of the early fabric survives.

### How is it significant?

The Ballan New Cemetery, Gosling Street, Ballan, is historically, aesthetically and socially significant at a LOCAL level.

### Why is it significant?

The Ballan New Cemetery, Gosling Street, Geelong-Ballan Road, is historically and aesthetically significant for its associations with community life and particularly many of Ballan's former residents from 1875, when a site of approximately 6 acres was reserved as a second cemetery in the township (Criteria A & H). The old cemetery on the Geelong-Ballan Road (first reserved in 1851) was considered too distant and 'too wet'. The final resting places of numerous citizens is especially marked by the grave architecture, being diverse in design, construction and size, but which contributes much to the visual qualities of the site (Criteria D & E). These qualities are enhanced by the landscaping including the elevated and sloping grassed site with graveled and grassed paths, mature boundary Cypress trees and the park-like setting in the lower, northern section of the cemetery. The cemetery also has historical significance for its associations with the French-born artist, architect and Ballan Shire Civil Engineer, Louis Le Gould, who, in 1877, design a beautification scheme. The former timber octagonal robing room (built 1893) and the gabled sexton's building are a tangible legacy of the early management of the cemetery.

The Ballan New Cemetery, Gosling Street, is socially significant as it is recognised and valued by the Ballan community for cultural, spiritual and commemorative reasons (Criteria G).

### Heritage Overlay Map

It is recommended that the heritage overlay is confined to Ballan New Cemetery site, Gosling Street, Ballan, as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:**

The Ballan New Cemetery, Gosling Street, Ballan, consists of a large (6 acre) allotment on sloping land that extends to the southern bank of the Werribee River valley. The open grassed reserve has graves arranged in rectangular sections in regular rows demarcated by religious denominations, including Roman Catholic, Anglican and Presbyterian, Methodist and Lutheran denominations, as well as a lawn section.

The cemetery is bound by an introduced hollow steel post and wire fence on the front (Gosling Street) boundary to a height of approximately 1200 mm, together with a recessed vehicular entrance gateway having metal gates. From the gateway is a main grassed and gravelled driveway on a north-south axis. A second drive (also on a north-south axis) is located towards the western portion of the site. Between the two main vehicular drives are the rows of graves identified by granite, marble, other stone and concrete headstones, having a range of masonry and concrete bases, with a number also featuring cast iron palisade surrounds in different designs, patterns and heights. These graves mark the resting place of many locals of Ballan from 1875 until the present day.

Apart from the open grassed landscape and grave architecture, the cemetery is also identified by two small 19<sup>th</sup> century buildings near the eastern entrance. They are an octagonal robing room and a gabled sexton's building. The robing room has a polygonal corrugated sheet metal roof painted red and surmounted by a finial, timber weatherboard wall cladding with vertical timber cover strips, and a pointed-arched door opening with a timber door. The building is set on an introduced concrete base. East of the entrance gateway is a gabled sexton's building of identical construction as the sexton's building. There is a vertically boarded door in the west gable end facing the driveway. A shipping container is situated at the northern end of the west driveway. On the east boundary in the lawn section is a more recent memorial niche wall. At the north end of the east driveway is an introduced shallow-gabled Colorbond shed. There is a temporary shipping container at the north end of the west driveway.

The cemetery is further characterised by the row of mature Cypress trees located near the east entrance gateway and on the west boundary. The northern portion of the cemetery has a park-like setting, being situated on lower ground with open grassed areas and American Redwood, Fir and other trees.



**Photo 1:** Main entrance to cemetery (east end on south boundary), 2014.



**Photo 2:** View of graves in Presbyterian Block B (immediately west of the east driveway), 2014.



**Photo 3:** Earliest grave in the cemetery (right), of Norman Parkes Thom (died 1875) and his father, Rev. W. Thom, Presbyterian Minister (died 1877). Interred in the grave on the left is Robert Banks (died 1900), Isabella Banks (died 1892) and William Banks (died 1875).



**Photo 4:** Vault of the Inglis family, 2014.



**Photo 5:** Vault of Dugald MacPherson and family, 2014.



**Photo 6:** Examples of other graves in the lower section of the cemetery, 2014.



**Photo 7:** View of lawn section on east side of cemetery, 2014.



**Photo 8:** Former Robing Room, near main entrance, 2014.



Photo 9: Former Sexton's building, near main entrance, 2014.



Photo 10: Memorial niche wall in lawn section, 2014.



Photo 11: View along main driveway looking north to shed, 2014.



Photo 12: View along west driveway to shipping container and park-like setting in background, 2014.

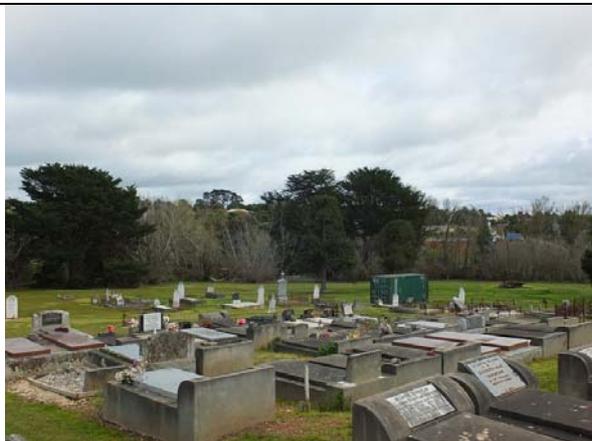


Photo 13: View looking north-west to graves and lower park-like setting, 2014.



Photo 14: Detail of damaged graves in lower north-western section, 2014.

## HISTORY:

### The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>1</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County

<sup>1</sup> T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

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Tyrone, Northern Ireland.<sup>2</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>3</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>4</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>5</sup>

By 1890, the population of Ballan had reached 400.<sup>6</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>7</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>8</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>9</sup>

## **History of the Ballan New Cemetery**

### **Development of the Cemetery**

A cemetery was first reserved at Ballan in 1851, with 10 acres set aside two miles south of the township on the Geelong-Ballan Road.<sup>10</sup> In the 1870s, the management and location of the cemetery came under criticism and there was agitation towards the reservation of a new cemetery closer to town. The old cemetery was considered too distant and too wet.<sup>11</sup>

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2 L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

3 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

4 *Ibid.*, pp.23-25.

5 *Bacchus Marsh Express* newspaper, 18 May 1872.

6 *Victorian Municipal Directory* 1890, p.237.

7 *Ibid.*

8 *A Pictorial History*, *op.cit.*, p.49, citing the Australian Handbook, 1894.

9 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

10 J. Huggins, 'The Old Ballan Cemetery: Neglected, forgotten but significant' in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 4, no.3, March 1996 & *Victoria Government Gazette*, 28 May 1851, p.562.

11 Huggins, *op.cit.*

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** Ballan New Cemetery

Place No. BA104

**ADDRESS:** Gosling Street, Ballan

Assessment Date: Feb 2016

On 16 April 1875, six acres, two roods and thirty-four perches and seven tenths were set aside as the site for a new cemetery on the north side of Gosling Street.<sup>12</sup> The gazettal of the new cemetery was reported in the *Bacchus Marsh Express*:

The site for a new Cemetery for Ballan was gazetted last week, being at the extreme east of the township, and adjoining Mr. John Andrews' property. The ground has a good aspect, and may be suitable for the purpose, but it is certainly objectionably near the township. My own idea is that if the money that will have to be spent on this land were spent in improving the old Cemetery it would be advantageous in more ways than one, as the chief complaint against the latter is its being wet. This could be remedied at less costs, I should imagine, than fencing and laying out the new one.<sup>13</sup>

Notwithstanding the criticism from the newspaper correspondent, trustees were appointed to manage the new cemetery in July 1875. Following a meeting in the Shire Hall, Messrs Walsh, Pung, Longmuir Williams and Simpson were elected.<sup>14</sup>

By October 1875, a plan of the new cemetery showing the locations of grave plots had been prepared, along with 16 rules and regulations.<sup>15</sup> In relation to proposed vaults and headstones, regulation 11 stated:

A drawing of every stone, tomb, pedestal, and plan of every monument or tablet proposed to be erected, and a copy of every epitaph or inscription to be submitted to the trustees for approval, who are required by the 7<sup>th</sup> section of the Act to determine and fix the position of any unobjectionable monument according to description, size, character thereof, having reference to the general plan for ornamenting the said cemetery in an appropriate manner. In the erection of tablets copper clamps must be used.<sup>16</sup>

The depths of graves and construction of coffins for admittance into vaults, and the covering of vaults were to be carried out 'to prevent the escape of any noxious exhalation or evaporation,' and 'for protecting the buildings, monuments, shrubberies, plantations, and enclosures therein.'<sup>17</sup> Brick graves or vaults were required to be erected under the direction of the surveyor.<sup>18</sup>

By 1875, a surveyor resident at Ballan that may have been responsible for the direction of masonry graves was Louis Le Gould. He had been appointed Civil Engineer to the Ballan Shire Council by this time.<sup>19</sup> In 1877, he completed a revised design for the layout and beautification of the new cemetery that was reported in the *Bacchus Marsh Express*:

The Trustees of the New Cemetery have just received from the binder a complete set of plans, designed and executed by Louis Le Gould, Esq., C.E., which does that gentleman very great credit. The general plan shows the whole of the cemetery laid out in ornamental designs, with its divisions for interments, walks and beds, tastefully arranged for plantations, while the side fronting the river Werribee is laid off for a broad terrace walk, and intended to be planted with a long row of cypress trees. Two large beds are described in the body of the grounds, in the centre of which it is proposed to plant that magnificent pine known as the *Wellingtonia gigantea*, which in its native clime is said to

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12 *Victoria Government Gazette*, 16 April 1875, p.750.

13 *Bacchus Marsh Express*, 24 April 1875.

14 *Ibid.*, 17 July 1875.

15 *Victoria Government Gazette*, 22 October 1875, p.2007.

16 *Ibid.*

17 *Ibid.*

18 *Ibid.*

19 It is known that Le Gould was residing at Ballan by 1875 as the *Bacchus Marsh Express*, 27 November 1875, reported on an accident to Le Gould near Gordon.

attain to a height of 300 or 400 feet. Altogether the effect likely to be produced in time will be one of characteristic beauty. The divisional plans, four in number, on a larger scale, show in detail the separate portions for the different denominations, with the areas marked out and numbered consecutively for each individual grave, the size of which is 8 feet long, 4 feet wide, with a 2 foot pathway. The approaches and entrance gates are well adapted to the place, and all, taken together, forms at once a picture pleasing in itself, while drawings themselves are elaborately executed. The whole has been nicely bound by Mr. Pinkerston, of Ballarat, with names of trustees and date of their appointment recorded. Our worthy Shire Engineer deserves more than passing thanks for this, as it is really splendidly got up, free of charge, and, judging from similar work that had been done I should say it would not have cost less than £20.<sup>20</sup>

It appears that the layout and some of the planting of Cypress and other trees followed Le Gould's design proposal, even if the overall concept to did not proceed to the beautified setting that he originally intended. Laid out on a grid plan with two vehicular driveways off Gosling Street, the cemetery was segregated into Roman Catholic, Presbyterian, Methodist and Anglican sections as shown in Figure 1 (the lawn and Lutheran sections formed part of a later extension of the cemetery as discussed later).

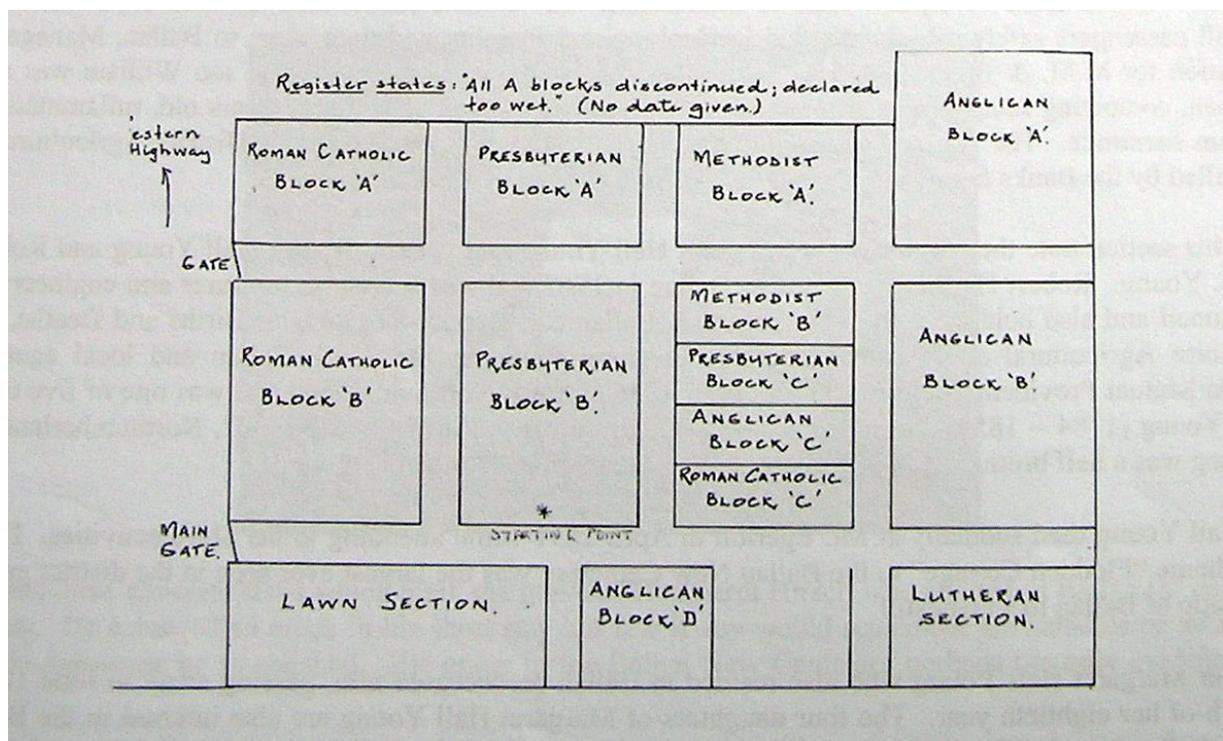


Figure 1: Plan of the Ballan New Cemetery. Source: J. Huggins, *The Settler*, December 2011. North is to the right.

Born in France, Louis Le Gould was first recorded as an artist in 1856-57 at 86 Collins Street East.<sup>21</sup> His only known work, called a 'Decorative Panel', was catalogued in the Victorian Exhibition of Art in 1856, suggesting that he was a rural or 'ornamental' artist rather than an easel painter at this time.<sup>22</sup> In 1861, he was employed by the Queensland Roads Branch to prepare plans for bridges over the Condamine River and Myall Creek.<sup>23</sup> Licensed as a surveyor in April 1862, Le Gould practised in Brisbane as a civil

<sup>20</sup> *Ibid.*, 20 October 1877.

<sup>21</sup> 'Louis Le Gould', Design and Arts Australia Online, <http://www.daa.org.au/bio/louis-g-le-gould/biography/>

<sup>22</sup> *Ibid.*

<sup>23</sup> D. Watson & J. McKay, *Queensland Architects of the 19<sup>th</sup> Century: A Biographical Dictionary*, Queensland Museum, Brisbane, 1994, p.113.

engineer and surveyor, being responsible for the surveying of the Central Queensland townships of Marlborough and Peak Downs.<sup>24</sup> It was also in 1863 when Le Gould stood unsuccessfully in the Brisbane municipal elections. *The Courier* newspaper was unflattering in its description of candidate Le Gould:

Messrs. LE GOULD and SCANLAN have both exerted themselves most industriously in canvassing the ratepayers and blowing their respective penny trumpets. We do not know whether to be most surprised at the grotesque absurdity of the latter, or the unblushing effrontery of the former. One can, however smile at the diversion afforded by the Celtic tapster, who can harm nobody more than himself by his eccentricities; but we must remind his pseudo-Gallic rival that we are serious in saying we do desire to see men of honor and reputable conduct in the Municipal Council – even though we cannot always sensure [sic.] them elsewhere. Mr LE GOULD, spite of his professional qualifications – upon which he sets great store – does not come up to our standard of fitness for the public office to which he aspires; and he would have done well had he rested content with the credit which the exercise in private of any small ability he possesses would have gained.<sup>25</sup>

Such criticisms of Le Gould's character is not reflective of later published accounts. Having advertised as a Licensed Surveyor and Architect as well as Civil Engineer in 1867, he left Brisbane for Sydney in 1868 when he married Margaret Wavemen.<sup>26</sup> By 1871, Le Gould had taken up the position as Secretary, Engineer and Treasurer to the Shire of Wyndham, and on his departure for New Zealand in 1874, the *Bacchus Marsh Express* reported on a farewell banquet in his honour, where a framed testimonial was presented to him by his friends and colleagues was 'expressive of their esteem and friendship, their sense of his honour and integrity as a gentleman, and their good wishes for his future.'<sup>27</sup>

During his time with the Ballan Shire from 1875, Le Gould prepared three engineering drawings of bridges for construction in the Ballan Shire in addition to the design of the new Ballan Cemetery.<sup>28</sup> Le Gould's French origins and the description of his ornamental scheme for the cemetery might suggest he had been inspired by Beaux-Arts design principles.<sup>29</sup> At the new Ballan Cemetery, this might have included a Classical symmetrical layout and ordered landscape.<sup>30</sup> Le Gould resigned in 1878 to take up an appointment in connection with the Exhibition Building, Melbourne.<sup>31</sup>

In 1882 at the new Ballan Cemetery, Patrick Thompson and James Thomas Foote replaced R. Williams and D. Longmuir as Trustees (as they had left the district).<sup>32</sup> Five years later in 1887, Edward Blake and Andrew Young replaced George Flack junior and Dugald Macpherson who had been appointed Trustees

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24 *Ibid.*

25 *The Courier*, Brisbane, 26 November 1863, p.2.

26 Watson & McKay, *op.cit.*

27 *Bacchus Marsh Express*, 3 January 1874, p.4.

28 L. Le Gould, 'Three engineering drawings of bridges, Shire of Ballan', 1876-77, State Library of Victoria. The drawings are of a bridge and other works on the Main Road at Pyke's Flat (17 November 1876), plans for the reconstruction of bridges over the Moorabool River at Morrisons on the Main Road to Meredith (October 1877) and an unfinished section of a bridge, elevation of a bay, part plan, platform and detail.

29 The academic principles of the Ecole des Beaux Arts in Paris was influential on architectural training in the 19<sup>th</sup> century and particularly during the second half of the 19<sup>th</sup> century, where 'the architects of the world flocked to Paris to imbibe this system and went home to create little Paris's all over the earth.' See D. Van Zanten, *Designing Paris: The Architecture of Duban, Labrousse, Duc, and Vaudoyer*, M.I.T., Cambridge, 1987, p.xiii.

30 This claim is speculative only as Le Gould's scheme for the Ballan New Cemetery has not been sighted.

31 *Bacchus Marsh Express*, 7 December 1878, p.3.

32 *Victoria Government Gazette*, 3 February 1882, p.232.

in earlier years.<sup>33</sup> With the deaths of Patrick Thompson and Robert Simpson by 1892, their positions as Trustees were taken up by William Edward White and John Daniel Evans.<sup>34</sup>

In 1893, a timber octagonal robing room was constructed (Figure 2).<sup>35</sup> Income was raised to help fund the robing room through the sale of grass in the cemetery in two lots.<sup>36</sup> Tenders were also called 'for stripping grass off side paths and metalling and gravelling.'<sup>37</sup> Fir trees had been planted in previous years and these young trees were 'to be secured by being firmly staked and roped.'<sup>38</sup>

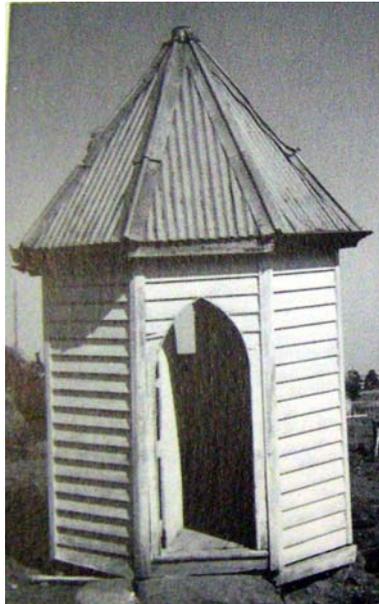


Figure 2: Robing Room, Ballan New Cemetery, c.1989.

Source: *A Pictorial History of the Shire of Ballan*, p.36.

The earliest known Sexton at the new Ballan cemetery was Frederick Knorr in 1894.<sup>39</sup> He was also gardener to the cemetery and the *Bacchus Marsh Express* reported of an accident by Knorr at this time:

An unfortunate accident befell an old resident of this township, Mr. Frederick Knorr, who fills the duties of Sexton and gardener to our new cemetery. Whilst pruning some trees in that place of rest he lost his footing, and fell on a broken glass bottle, severing the main artery at the wrist. The patient was so weak from loss of blood that Dr. Day, after stopping the haemorrhage, had to send his groom to accompany him home.<sup>40</sup>

By 1914, the Trustees of the new cemetery were A.T. Blake, D.J. Hanrahan, W.E. White (chair), A.K. Oldman and E. Cowell (the latter two Trustees resigned in 1914).<sup>41</sup> The sexton was R. Shimmon.<sup>42</sup> Arthur Blake was elected chairman of the Trustees in 1915, an office he had earlier held in 1913-14.<sup>43</sup>

33 *Ibid.*, 25 February 1887, p.567.

34 *Ibid.*, 26 August 1892, p.3433.

35 *Bacchus Marsh Express*, 20 September 1893, p.2. In *A Pictorial History*, *op.cit.*, p.36, the structure was called the 'Sexton's Building'. It is possible that this building was used by the Sexton.

36 *Ibid.*, 30 September 1893, p.2.

37 *Ibid.*

38 *Ibid.*

39 *Ibid.*, 14 July 1894, p.3.

40 *Ibid.*

41 *Ballan Times*, 2 April 1914.

In 1916, the Ballan Shire Council requested the Trustees of the new cemetery take control of the old cemetery on the Geelong-Ballan Road as 'it was thought that the old cemetery should be finally closed.'<sup>44</sup> However, the Trustees for the new cemetery refused to assume control of the old cemetery.'<sup>45</sup> It was also at this time when Cr. G.C. Flack was appointed as a trustee and the Gunsser brothers engaged to remove pine trees in the cemetery grounds.<sup>46</sup> Further trees were removed on the eastern boundary in 1917, 'with a view to planting a cypress hedge on that boundary.'<sup>47</sup> Again in 1918 it was proposed to 'knock out a few of the trees' 'and with the money available renovate the fence surrounding the grave-yard, thereby keeping Brer' rabbit from doing further damage to graves, etc.'<sup>48</sup>

In 1943, the Ballan New Cemetery Trust sought the acquisition of an unused road adjoining the eastern boundary of the cemetery that had 'been occupied by the Cemetery Trust for very many years.'<sup>49</sup> The land was subsequently temporarily reserved from sale in 1944.<sup>50</sup> After 30 years of service, the grave digger to the new cemetery retired in 1952. It was reported in *The Argus* that the Cemetery Trust Officials were 'worried' as a replacement could not be sought.<sup>51</sup> At this time, Ballan averaged 16 burials a year but there had only been two by May.<sup>52</sup>

As a consequence of the wet conditions of the ground (which ironically had been the cause of establishing a new cemetery in 1875), burials had been discontinued at the western end. In 1972, a lawn section was established on the eastern boundary.<sup>53</sup> Twenty years later in 1992, the octagonal robing room was relocated to its present site while in 1995, a niche wall costing \$10,000 was installed, with the Rotary Club of Ballan donating \$2,077.<sup>54</sup>

#### **Burials at the Ballan New Cemetery<sup>55</sup>**

The first burial at the new cemetery was on 12 August 1875, when Norman Parks Thom, the infant son of the Rev. Thom, Presbyterian Minister of Ballan was interred in the northern end of the Presbyterian Block B. Tragically, the Rev. Thom followed his son's burial in July 1877. The completion of the Rev. Thom's grave in December of that year was reported in the *Bacchus Marsh Express*:

The railing around the headstone on the grave of the late Rev. W. Thom is now completed, and looks very neat. The whole will cost about £35 to £40, and has been subscribed by the friends of the deceased gentleman. Those who have promised to subscribe towards it, and have not done so, will

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42 *Ibid.*

43 *Ibid.* & Gordon, *Egerton & Ballan Advertiser*, 26 March 1915.

44 *Ballan Times*, 6 January 1916.

45 *Ibid.*, 13 January 1916.

46 *Ibid.*, 30 March 1916.

47 *Ibid.*, 26 April 1917.

48 *Bacchus Marsh Express*, 13 September 1918.

49 J. Hemingway, Secretary, Ballan New Cemetery Trust to Secretary, Lands Department, 27 July 1943 & H.W. Nicol, Inspector, Department of Lands & Survey, to Mr. W.H. Burns, 16 December 1943, VPRS 242/P0, Unit 861, PROV.

50 *Victoria Government Gazette*, 14 June 1944, p.1551 in 'Ballan Cemetery' Reserve file, Rs 4501, Department of Environment and Primary Industries, Ballarat.

51 *The Argus*, 19 May 1952.

52 *Ibid.*

53 J. Huggins, 'A stroll through Ballan New Cemetery', in *The Settler*, vol. 10, no. 6, December 2011.

54 *Ibid.*

55 All the following information is taken from Huggins, op.cit., unless otherwise referenced.

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** Ballan New Cemetery

Place No. BA104

**ADDRESS:** Gosling Street, Ballan

Assessment Date: Feb 2016

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kindly leave their subscriptions at the Commercial Bank, with as little delay as possible, so that the matter may be settled at once.<sup>56</sup>

The Presbyterian section of the cemetery was also the location of the interments of the Banks family of "Fairlands", Bungeeltap, including Robert and Isabella, and their son, William. Robert and Isabella Banks were natives of Dalkeith, Scotland and they sailed from Liverpool on the 'Earl of Charlemont' which struck a reef at Barwon Heads in 1853. After a time at Geelong and Steiglitz, they settled at Ballan, where Robert Banks was manager of Yaloak Vale Homestead for M.M. and B.B. Mogg.

The Young family, including Margaret Hall Young and her son, Robert, and grandson, were buried in the Presbyterian section. Robert Hall Young came to Ballan in 1867 and he was appointed secretary, treasurer and engineer for the Ballan Shire Council. He also held other positions, including Deputy-Registrar of Births and Death, Electoral Registrar for South Ballan. Other members of the Young family to be buried at the new cemetery included Catherine Young (wife of William Edward White), who settled in Ballan in 1883 where they lived at "Millfield". Frances Ann Young and her husband, George Proctor Black (who opened the first chemist shop in Ballan in July 1868) were first interred in the old Ballan cemetery and later exhumed and transferred to the Ballan New cemetery.

A feature of the Presbyterian section was the tombstone of John Ord Inglis, who was fatally injured on 14 June 1914 when he was thrown from a buggy while returning to his property, 'Ingliston' after attending the Ballarat Turf Club races. A prominent citizen of Ballan, Shire Councillor from 1891 who served four terms as President, Inglis was a leading figure in the racing fraternity. His headstone comprised an obelisk on a stepped base that was surmounted by a marble angel. In March 1915, Inglis' wife and son were exhumed from the private cemetery at 'Ingliston' and interred in the Ballan New Cemetery.

In the Anglican section, were interred Philip Spencer in 1959 (editor and proprietor of the Ballan Times between 1901 and 1948); and former cemetery Trustees including Edward Blake, William Chandler Pung and George Flack and their family members. Other well-known families included George and Susan Whale (nee Ruddle), John and Margaret Dorothea Reichman; Richard and Rebecca Ocock; and Shaftesbury and Catherine Cooper, and their daughter Marian.

Other families that contributed to community life at Ballan and which were buried in the Ballan New Cemetery included the Donald Kennedy and Margaret Fraser (nee Rose) and the MacPherson family of 'Bungeeltap', including Dugald and Mary Elizabeth MacPherson and their daughter, Margaret, who had resided at 'Westcott' in Inglis Street.

On 3 August 1901, Trooper Louis A. Lemcke, aged 22 of the South African Light Horse, was buried at the Ballan New Cemetery.<sup>57</sup> He had returned to Victoria and died of disease contracted in South Africa. His grave is embellished with a marble headstone, topped by a fleur-de-lis, resting on a bluestone base, having been erected by McDonald and Sons of Ballarat.<sup>58</sup>

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<sup>56</sup> *Bacchus Marsh Express*, 1 December 1877, p.3.

<sup>57</sup> P. Taylor, 'Pro deo et patria: a survey of Victoria's Boer War Memorials', Master of Arts (Public History) thesis, Monash University, 1997.

<sup>58</sup> *Ibid.*

**COMPARATIVE**

The Ballan New Cemetery is one of 12 public cemeteries in the western region of the Moorabool Shire. The other cemeteries are as follows:

- Old Ballan Cemetery: 10 acres reserved in 1851.<sup>59</sup> The old Ballan Cemetery is the earliest public cemetery in the western region of the Moorabool Shire.
- Blackwood Cemetery: 8 acres reserved in 1860.<sup>60</sup> The Blackwood Cemetery is the earliest of five goldfields cemeteries in the western region of the Moorabool Shire.
- Bungaree Cemetery: 5 acres reserved in December 1863.<sup>61</sup>
- Blue Mountain Cemetery: possibly established as early as 1871.<sup>62</sup>
- Clarendon Cemetery: established in 1873.<sup>63</sup>
- Greendale Cemetery: 5 acres reserved on 6 March 1866.<sup>64</sup> This cemetery is also set on sloping land and includes a sexton's hut.
- Elaine Cemetery: officially opened in May 1982.<sup>65</sup>
- Mt Egerton Cemetery: 3 acres reserved in 1872.<sup>66</sup>
- Kerrit Bareet (old Pioneer) Cemetery: 6 acres reserved in 1864 but reduced to 1 ¼ acres in 1867. The cemetery was closed for burials in 1891.<sup>67</sup>
- Gordon Cemetery: 10 acres reserved in 1867.<sup>68</sup>
- Morrisons Cemetery: 5 acres reserved on 15 March 1872.<sup>69</sup>

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59 Victoria Government Gazette, 28 May 1851, p.562.

60 *Ibid.*, 22 June 1860, p.1164.

61 *Ibid.*, 18 December 1863, p.2848 & 19 February 1864, p.389.

62 Information kindly supplied by Dianne Hughes, Teesdale.

63 A. Beggs Sunter, Typescript of places in the Moorabool Shire, Buninyong & District Historical Society, November 2009.

64 *Ibid.*, 6 March 1866, p.1715.

65 *Ibid.*, 12 May 1982, p.1473.

66 Parish of Bungal plan, 1967, VPRS 16171, PROV.

67 J. Huggins, 'The Gordon Pioneer Cemetery' in *The Settler*, vol.7, no.10, June 2005.

68 Parish of Moorabool West plan, part 1, 1942, VPRS 16171, PROV.

69 *Victoria Government Gazette*, 15 March 1872, p.574.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Dwelling

Place No. BA002

**ADDRESS:** 34 Inglis Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Moderate**Photograph Date:** 1 April 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:****RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The dwelling at 34 Inglis Street, has significance as a representative example of a Late Victorian vernacular styled, gabled timber dwelling in Ballan, being one of a small number of surviving similar dwellings constructed for Ballan's working class. Built in c.1889 for Henry Wilhelme, a groom and labourer, the dwelling has experienced some alterations and additions but the original design is clearly discernible. The significant fabric includes: the simple gabled roof form that traverses the site, post-supported front skillion verandah, rear skillion wing, modest scale, single storey height,

corrugated profile sheet metal roof cladding, timber weatherboard wall cladding, central timber framed front doorway, timber framed 12 paned double hung windows and the narrow eaves.

**How is it significant?**

The dwelling at 34 Inglis Street, Ballan, is historically significant at a LOCAL level.

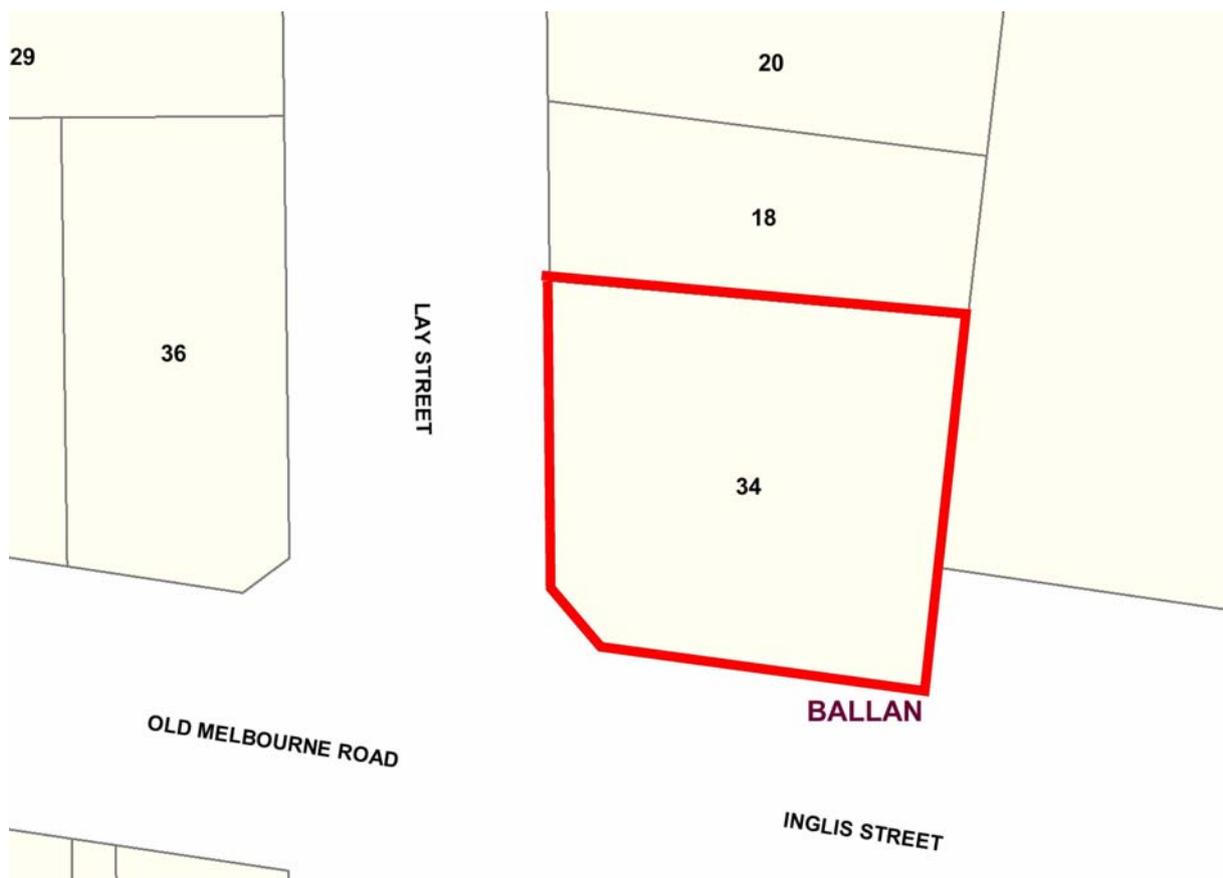
**Why is it significant?**

The dwelling at 34 Inglis Street has historical significance for its associations with the modest, working class residential developments in the central Ballan township in the 19<sup>th</sup> century (Criterion A). Built in c.1889 for Henry Wilhelme, a German immigrant groom and labourer, the dwelling continued to be the home of the Wilhelme family until 1903. The dwelling has historical significance as part of a class of surviving 19<sup>th</sup> century modestly scaled houses in Ballan built to accommodate Ballan’s working class population. The historical significance is embodied in the surviving physical fabric.

The dwelling at 34 Inglis Street has aesthetic significance as a representative example of the modestly-scaled, gabled, timber weatherboard Victorian vernacular styled dwellings that reflect Ballan’s working class residential development (Criterion D).

**Heritage Overlay Map**

It is recommended that the heritage overlay is applied to the site at 34 Inglis Street as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:<sup>1</sup>**

The dwelling at 34 Inglis Street, Ballan, is located on a contextually large corner allotment at the intersection of Inglis and Lay Streets. The dwelling has a modest frontage to Inglis Street, with a concrete pedestrian path and flanking introduced, mulched garden beds. On the west boundary to Lay Street are a row of trees, while more mature exotic trees are situated near the south boundary on the Inglis Street frontage and in the rear yard. At the rear of the dwelling are a number of outbuildings and gravelled parking areas. There is also a gravelled driveway on the east side of the dwelling.

The single storey, modestly-scaled, timber weatherboard Late Victorian vernacular styled cottage is characterised by a simple gabled roof form that traverses the site, together with a post-supported front skillion verandah and a rear elongated skillion wing. Rear skillion additions also project on the east side. The roof forms are clad in galvanised corrugated steel and there are narrow eaves. The front façade is symmetrical with early central timber framed door opening (having an altered front door) and the flanking timber framed, 12 paned double hung windows. The face red brick chimney breast on the east side appears to be early, but the red brick shaft of the chimney appears to have replaced the original fabric in the c.late 1930s or 1940s. The dwelling has timber weatherboard wall cladding and the verandah is supported by square timber posts.

**HISTORY:****The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

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1 Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

2 T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

3 L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

4 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### History of Dwelling

The dwelling at 34 Inglis Street is situated original allotments 1 and 2 of Section 39 Township of Ballan first owned from 27 January 1873 by R. Salter and H.G. Salter respectively.<sup>11</sup> In early May 1890, these allotments, together with adjoining allotment 3 to the north, were transferred to Henry Wilhelme (c.1837-1913), a groom.<sup>12</sup> With his wife, Charlotte (nee Butler) (c.1837-1912), the German immigrant first appears to have come to Ballan in the 1870s.<sup>13</sup> It was here that his three children were born: Fanny Charlotte (born 1877), William Henry (born 1879) and Frederick Richard (born 1883).<sup>14</sup>

The Wilhelme family appear to have resided elsewhere in Ballan prior to purchasing the land at 34 Inglis Street. This dwelling seems to have been constructed in c.1889 as Wilhelme was listed as the owner of a tenement at Ballan in 1889.<sup>15</sup> By November 1890, the property was widely recognised in the township, being colloquially known as 'Wilhelm's corner'.<sup>16</sup> Throughout the ensuing 10 years, Wilhelm's occupation was as a labourer.<sup>17</sup> On 30 March 1901, Wilhelme's property was advertised for sale, it being described as follows:

On account of Mr. H. Wilhelme,  
His house and property, in Main street, comprising 2a 1r. 16p. land, on which is erected a very comfortable house of 6 rooms, all necessary outbuildings, garden, in full bearing, dairy, fowl house, and piggery, all in tip-top repair, and in every way a desirable property.<sup>18</sup>

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

11 See Township of Ballan Plan, 1954, VPRS 16171 PROV.

12 See Certificates of Title, vol. 581, fol. 145, vol. 648 fol. 412 & vol. 2260 fol. 145. There are various derivations given in the spelling of Henry Wilhelm's surname in the Certificates of Title and local newspapers, including Wilhelm, Willhelme and Wilholme.

13 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne. Wilhelme was not listed as the owner of a tenement in the Ballan Shire Rate Book for 1869, but he was listed in the Rate Book for 1878. There was not listing for him in the Rate Books of 1880, 1881 or 1886, which might suggest that the Wilhelme family were residing with relatives or they had relocated elsewhere during these years. See Ballan Shire Rate Books, VPRS5557/P0 Unit 45 PROV (Ballarat).

14 Victorian Births, Deaths and Marriages Indexes, op.cit.

15 Ballan Shire Rate Book, op.cit., 1889.

16 Bacchus Marsh Express, 29 November 1890, p.3, described the laying of water pipes in Inglis Street 'from Wilhelm's corner.'

17 Ballan Shire Rate Books, op.cit., 1898 & 1901-02. On 17 August 1895, the Bacchus Marsh Express claimed that Henry Wilheme had taken over the licence of the Orwell Hotel. However, the licence appears to have been taken up by Wilhelm's brother, Frederick – see Bacchus Marsh Express, 31 August 1895, p.3, which stated that 'A transfer of license was granted for the Orwell hotel, Ballan, from Frederick Christie to Frederick Willelme.'

18 *Ibid.*, 30 March 1901, p.2.

Two years were to elapse before Wilhelme's property was sold to John and Cornelius Robert Hishon.<sup>19</sup> John Hishon was a horse breaker and livestock dealer,<sup>20</sup> and in 1914 he was the local agent for Coghlan, Boase and Co., Ballarat.<sup>21</sup> In 1918, John Hishon became sole proprietor of the property.<sup>22</sup> It was sold to Frederick Thomas Dowsett in 1953.<sup>23</sup>

#### **COMPARATIVE**

##### **Other Similar modest Victorian Vernacular Dwellings in Ballan**

Other modestly scaled, single storey, timber weatherboard, Victorian vernacular styled dwellings with simple gabled roof forms and projecting front verandahs that embody residential development of Ballan's working class in the 19<sup>th</sup> century include those at:<sup>24</sup>

- 35 Edols Street (built 1878-79), of moderate integrity.
- 42 Inglis Street (built between 1874 and 1878), of moderate integrity.
- 55 Inglis Street (built 1866, with alterations and additions c.1926-30), of moderate integrity.
- 56 Inglis Street (built c.1880), of moderate integrity.

Another comparative dwelling is the former police residence at 172 Inglis Street. Of more substantial brick construction, it was originally built in 1861. The original portion comprises the rear gabled roof form that traverses the site and a gabled wing perpendicular to it extending to the rear. The dwelling was extended in 1880 with the front gabled wing and skillion post-supported front verandah. Overall, the police dwelling is of moderate-high integrity when considering that the early additions of 1880 are also significant. It is of a more substantial scale than the dwelling at 34 Inglis Street and the other similar modest gabled cottages in Ballan. While the dwelling at 34 Inglis Street has experienced alterations and additions at the rear (as have most of the similar dwellings), the early design is clearly discernible and it is a representative example of a timber Victorian vernacular styled dwelling of its type surviving in Ballan.

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19 Certificate of Title, op.cit.

20 Ibid. & Ballan Shire Rate Books, op.cit., 1920-21,1925-26 & 1935-36.

21 The Ballan Times, 10 December 1914, p.2.

22 Certificate of Title, op.cit.

23 Certificate of Title, vol. 2948 fol. 514.

24 See heritage citations of the properties outlined for further details.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Dwelling

Place No. BA004

**ADDRESS:** 36 Inglis Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Moderate**Photograph Date:** 24 June 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The dwelling at 36 Inglis Street, has significance as a rare, moderately intact example of a Late Victorian Italianate style in Ballan, having been built in c.1895-97 for Robert Denholm junior, a labourer and later farmer. The significance of the dwelling is confined to the original and early design qualities as expressed in the front, asymmetrically composed portion, with the traversing gabled roof form, front projecting gabled wing and the faceted bay window with a hipped, concave roof. Other early or appropriate design qualities include the front convex post-supported verandah, modest

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** Dwelling

Place No. BA004

**ADDRESS:** 36 Inglis Street, Ballan

Assessment Date: Feb 2016

eaves, decorative timber bargeboards, rendered brick chimneys with corbelled tops and terra cotta pots, timber framed double hung windows and the front timber framed doorway. At the rear, the traversing gable within the extent of east and west wall planes of the front portion of the house appears to be early, as does the rear gabled wing in the north-west corner. While the dwelling has been noticeably altered at the rear and extended, the significant Late Victorian design qualities as viewed from Inglis Street have been retained.

### How is it significant?

The dwelling at 36 Inglis Street, Ballan, is historically and aesthetically significant at a LOCAL level.

### Why is it significant?

The dwelling at 36 Inglis Street has historical significance for its associations with the modest, working class residential developments in the central Ballan township in the 19<sup>th</sup> century (Criterion A). Built in c.1895-97 for Robert Denholm junior, labourer and later farmer, the dwelling was the home of numerous tenants throughout the early 20<sup>th</sup> century. The historical significance of the dwelling as part of a class of surviving 19<sup>th</sup> century residential development in Ballan is embodied in the surviving original Late Victorian Italianate building fabric as viewed from Inglis Street.

The dwelling at 36 Inglis Street is aesthetically significant as a rare, moderately intact example of a Late Victorian Italianate style in Ballan; one of small number moderately intact 19<sup>th</sup> century dwellings in Ballan; and a more elaborate example of a modestly scaled dwelling built for the working class in Ballan.

### Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 36 Inglis Street as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:<sup>1</sup>**

The dwelling at 36 Inglis Street, Ballan, is situated on a corner rectangular allotment, having a frontage to Inglis Street and side (east) boundary that faces onto Lay Street. The dwelling has a contextually modest front setback, and narrow side setbacks, with a large rear yard that includes a substantial introduced, shallow-gabled single storey garage and gravelled drive and car park. The site is characterised by the manicured gardens at the front and rear, with the front yard featuring a circular open grassed area (with perimeter brick paving) and central fountain and pond. Other brick paths provide access to the front of the dwelling. Perimeter garden beds, trees and shrubs other also notable landscape features. Similar paved walks and garden beds are situated at the rear of the dwelling where there is a central paved courtyard. The east boundary is define by an introduced stone wall for the front (southern) portion and an introduced black powder-coated aluminium palisade fence and gate for the rear (northern) portion.

The site is especially characterised by the single storey, asymmetrical, timber weatherboard, Late Victorian Italianate styled dwelling at the front of the site. It has an original gable roof form that traverses the site, together with a minor gable that projects towards the front. The front gable has a projecting faceted bay window with a hipped concave roof. Other original or early features of the front portion of the dwelling include rendered brick chimneys with corbelled tops and terra cotta pots, the timber framed front doorway, post-supported convex verandah (front portion only), timber framed windows, modest eaves and the decorative timber bargeboards and possibly the turned timber finial.

The rear portion of the dwelling has been altered and extended. There is rear traversing gabled roof form that has projecting gables at either end, forming a courtyard in the centre. The original (and considerably smaller) traversing gable has been extended on the side west, projecting well beyond the original west side wall. The projecting gabled wing on the east side also appears to comprise a later addition. The west gabled wing at the rear may have originally been a detached kitchen or laundry outbuilding and has a painted brick chimney. The original front convex verandah has been extended to form a return verandah along the west side of the original front portion of the dwelling and along the south (front) and west elevations of the western extension. It is supported by square timber posts with projecting timber capitals and slender timber brackets, and also has open diagonal timber balustrading. These original and extended rear wings are also constructed of timber weatherboard wall cladding and the detailing is very similar to the original front portion. All of the roofs are clad in corrugated sheet metal.

**HISTORY:****The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to

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1 Descriptive analysis of the rear portions of the dwelling has been based on an aerial image of the property provided by the Moorabool Shire, and Real Estate photographs online, September 2014.

2 T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

3 L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

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Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### **History of the Dwelling at 36 Inglis Street**

The dwelling at 36 Inglis Street is situated on allotment 4 of Section 38 in the Township of Ballan first purchased by Elizabeth Spice on 25 February 1872.<sup>11</sup> In 1874, she sold the unimproved allotment to William Henry Cutts, Adolph Hermann Ennis and Charles Swan.<sup>12</sup> Several years later on 19 December 1891, the land was purchased by Aldis Gosling, butler and hawker.<sup>13</sup> He also does not appear to have developed the site.<sup>14</sup>

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4 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History*, *op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

11 See Township of Ballan Plan, 1954, VPRS 16171 PROV.

12 Certificate of Title, vol. 514, fol. 623, PROV.

13 *Ibid.*, vol. 659, fol. 757.

14 Gosling was already residing elsewhere in Ballan prior to his acquisition of the site at 36 Inglis Street as he was listed in the Ballan Shire Rate Book for 1890 (VPRS 5557/P0 Unit 45, PROV). On 7 May 1892, p.2, the *Bacchus Marsh Express* reported that he was erecting a six-roomed dwelling in Bank Street, which also suggests that he did not improve the site at 36 Inglis Street.

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Dwelling

Place No. BA004

ADDRESS: 36 Inglis Street, Ballan

Assessment Date: Feb 2016

Gosling sold the site to Robert Denholm junior (1864-1936) on 1 March 1893.<sup>15</sup> Denholm married a Mary Witnish (1872-1951) in October of 1893<sup>16</sup> and it appears that the existing dwelling at 36 Inglis Street was constructed in the ensuing years as the Denholm family home. Robert Denholm was a labourer and carter, and during the 1890s he tendered for the maintenance and re-gravelling of roads and day labour and horse and dray hire in the Ballan Shire.<sup>17</sup>

The first listing of Robert Denholm junior in the Ballan Shire Rate Books was in 1897, when he was the owner of a tenement having a net annual value of £18.<sup>18</sup> This suggests that the dwelling appears to have been built between c.1895 and c.1897. In 1898, Mary Denholm gave birth to their only child, Robert Aubrey Wilson Denholm.<sup>19</sup> By 1901-02, the property was leased to John M. Sutherland, a butcher.<sup>20</sup> The Denholm family appear to have relocated to the family farm after the death of Robert Denholm's father, Robert Denholm senior, in 1897. There, Robert Denholm junior worked the farm.<sup>21</sup>

On 26 April 1902, Robert Denholm sold the property at 36 Inglis Street to Michael Walsh, a grazier.<sup>22</sup> He had acquired the adjoining allotment (lot 7) in 1890.<sup>23</sup> Walsh leased the property until his death in 1904. At this time, the improvements on the property were described as 'a 5 room W.B. Cottage and 4 outbuildings.' It was valued at £100.<sup>24</sup> Walsh bequeathed the dwelling to his daughter in law, Caroline Walsh and on her death in 1906 the five-roomed weatherboard dwelling and outbuildings were valued at £150.<sup>25</sup>

Caroline Walsh's property at 36 Inglis Street was bequeathed to her husband, James Henry Walsh (son of Michael Walsh).<sup>26</sup> Born at Wyndham near Werribee in 1863, he spent his childhood years at 'Tregothnan' Homestead where his father was employed as an overseer.<sup>27</sup> Although J.H. Walsh received minimal formal education, he was appointed Registrar of the County Court and Acting Clerk of Petty Sessions at Ballan and Acting Clerk of Petty Sessions at Gordon on 22 August 1884, taking over positions previously held by his father.<sup>28</sup> The following month in November 1884, he was appointed a Commission of the Supreme Court.<sup>29</sup> Walsh was made a Sheriff's Substitute in July 1885.<sup>30</sup> Ten years later on 2 September 1895, Walsh was dismissed from his position as legal clerk, having been charged

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15 Certificate of Title, op.cit. For genealogical details, see [www.ancestry.com.au](http://www.ancestry.com.au) and Denholm's Probate Administration files, 1936, VPRS 28/P3, Unit 4875 & VPRS 7591/P2, Unit 1440, PROV.

16 See [www.ancestry.com.au](http://www.ancestry.com.au) and *Bacchus Marsh Express*, 7 October 1893, p.2.

17 *Ibid.*, 30 September 1893, p.3 & 9 July 1898, p.4.

18 Ballan Shire Rate Book, 1897, op.cit.

19 Robert Aubrey Wilson Denholm at [www.ancestry.com.au](http://www.ancestry.com.au)

20 Ballan Shire Rate Book, op.cit., 1901-02.

21 Denholm was described as a farmer in 1916 in the Probate administration papers of his mother's Estate, and he inherited the farm at this time. See Alice Denholm, Probate Administration files, 1916, VPRS 28/P3, Unit 6543 & VPRS 7591/P2, Unit 549, PROV.

22 Certificate of Title, vol. 2458, vol. 507.

23 *Ibid.*, vol. 724, fol. 762.

24 M. Walsh, Probate Administration files, 1904, VPRS 28/P2, Unit 697, PROV.

25 C. Walsh, Probate Administration files, 1906, VPRS 28/P3, Unit 88, PROV.

26 *Ibid.*

27 D. Fraser, Preface in J.H. Walsh (J.L. Turner ed.), *The Walsh Papers: Memoirs of the Early Settlement of Western Victoria and, in particular Ballan Shire: 1830-1875*, James Laurence Turner, Melbourne, 1985.

28 *Victoria Government Gazette*, 1884, p.2370.

29 *Ibid.*, 14 November 1884, p.3120.

30 *Ibid.*, 10 July 1885, p.1938.

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with embezzling £22.<sup>31</sup> The controversy was reported in local and national newspapers, including the *Evening Post*:

Accused had for some years filled the position of Acting Clerk of the Ballan, Bacchus Marsh, and Gordon Petty Sessions. In April last he omitted to send in his declaration returns of the moneys he had received, and in consequence of this neglect Mr. Dalton and Mr. Conlon, two officers of the Crown Law Department, proceeded to Ballan and made an examination of his accounts, with the result that a warrant was issued for his arrest. When the case was called on, Inspector Duncan, who appeared on behalf of the Crown Law Department, called formal evidence, and was about to apply for an adjournment, when the prisoner pleaded Guilty to the embezzlement, and asked the Court to deal summarily with him. The Bench asked Inspector Duncan if he had any objection to that being done. Inspector Duncan pointed out that the Magistrates could not so deal with a charge of embezzlement, but he would alter the charge to one of larceny as a clerk, so as to bring it within the summary jurisdiction. This course was pursued, as new information was sworn, and the case reheard. Accused again pleaded Guilty, and before the Magistrates retired to consider their judgment Inspector Duncan directed their attention to section 190 of the Justices Act, saying he believed it applied to that case. The section gives power to the Justices to inflict a pecuniary penalty in certain cases.

After some deliberation the Bench, which consisted of Mr. O'Mear, P.M., and Messrs. F.A. Day and P. Cantwell, J.P.'s, returned into Court, and Mr. O'Meara said that the decision arrived at by the majority of the Bench, but with which he did not agree, was that the prisoner was Not Guilty, and he was discharged. Inspector Duncan asked the Bench if they would give some reason for their finding, and Mr. Day, replying, said that his reason for giving his decision was that the prisoner had been compelled to plead guilty. He had pleaded guilty to a lie, and he knew that it was a lie. The irregularity had been the outcome of negligence, and did not amount to a crime.

This finding was reported to the Crown Law authorities, and the Attorney-General, Mr. Isaacs, obtained an order to re-hear, which was granted on the 8<sup>th</sup> August. New proceedings were therefore, instituted, and the case was reheard at Ballan on Saturday last before the same Bench which had tried the case previously. The charge preferred was that of larceny as a clerk, and the evidence adduced at the former hearing was repeated. At the conclusion Inspector Duncan applied that the Bench should deal with the matter summarily. Mr. O'Meara, P.M., after conferring with his brother Magistrates, stated that the majority of the Bench had decided that the case would be met by a fine of £10. The Police Magistrate remarked that in his own opinion the case was one that merited imprisonment or a heavier fine, and he dissented from the finding of the two Justices.

One this second decision being reported to the Minister for Justice, he immediately direct that Mr. Frederick Arthur Day, who is a medical practitioner at Ballan, and Mr. Phillip Cantwell, a farmer in the same locality, should be called upon to resign their commissions as Justices of the Peace.<sup>32</sup>

J.H. Walsh married Miss Caroline Ahern, daughter of Daniel and Catherine Ahern.<sup>33</sup> Tragedy struck in 1906 when Caroline Walsh died of septic pneumonia following the birth of twins (a boy and a girl), from which Walsh's infant daughter also died.<sup>34</sup> Throughout the remainder of his working life, Walsh was a commission agent.<sup>35</sup> He took an active interest and involvement in local community life and especially sport, being a member of the Ballan Rifle Club, trustee of Caledonian Park, member of the local sports committee, steward of the Ballan Jockey Club (as later patron) and member of the Bolwarrah and

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31 *Ibid.*, 6 September 1895, p.3157. See also *Sydney Morning Herald*, 3 September 1895, p.5.

32 'Two Justices called to Resign' in *Evening Post*, vol. L, issue 74, 24 September 1895, p.3.

33 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

34 *Bacchus Marsh Express*, 8 September 1906, p.2.

35 See J.H. Walsh, Probate Administration files, 1930, VPRS 28/P3, Unit 2142 & VPRS 7591/P2, Unit 833, PROV.

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Korweinguboora Sports Committee.<sup>36</sup> In 1911, he was Chairman of the Ballan Railway League and during the years of the First World War he was President of the Ballan Mechanics' Institute.<sup>37</sup>

Walsh's important contribution to Ballan was also measured by his regular historical narratives of Ballan and district that were published in the *Ballan Times* between 1917 and 1929. In 1985, Don Fraser of the Ballan History Society declared that 'we are greatly indebted to him for his foresight in recording the reminiscences of the then elders of the community between the years 1917 to 1929 ... his passion for history was such that he quickly developed more than the required narrative skills necessary for the task he set himself.'<sup>38</sup>

Walsh died of a heart attack at Ballan in 1930 at the age of 67.<sup>39</sup> He was survived by his second wife, Mary (nee Toohey) and four children and he was remembered 'as a warm, jocular and esteemed citizen, a valued friend and loving family man.'<sup>40</sup>

Throughout his ownership of the property at 36 Inglis Street, it appears that Walsh never lived there. In 1911-12, the dwelling was leased to C. Dicker, a labourer, while in 1915-16 it was occupied by Francis Stewart and soon after by Thomas Naylor.<sup>41</sup>

Walsh sold the property to Mrs Catherine Fraser on 24 October 1924.<sup>42</sup> She let the dwelling during her ownership, with the last tenant prior to her death in 1941 being W. Blackmore.<sup>43</sup> At this time, the property was described as 'containing two acres three roods thirty-six and four-tenths perches. Allotment Four aforesaid has small house erected thereon.' It was valued at £400.<sup>44</sup>

## **COMPARATIVE**

### **Other Similar Victorian Styled Dwellings in Ballan**

The most comparable dwellings to the house at 36 Inglis Street are the former Uniting Church (Presbyterian) Manse at 73 Inglis Street and the dwelling at 47 Inglis Street. Although the manse at 73 Inglis Street was constructed over 30 years earlier,<sup>45</sup> its original design shared the similar traversing gabled roof form and projecting front minor gabled wing with a separately-roofed faceted bay window. The manse was greatly altered in the early 20<sup>th</sup> century when the roofs were replaced with the existing hipped and gabled forms. The dwelling at 36 Inglis Street is therefore a more intact example of the Victorian Italianate design type.

'Girraween' at 47 Inglis Street, built c.1900,<sup>46</sup> has a main traversing hipped roof form (unlike the dwelling at 36 Inglis Street) but a projecting minor gabled wing at the front featuring decorative timber bargeboards (like the dwelling at 36 Inglis Street). This dwelling also has a return front verandah, having replaced an early front projecting verandah. Both dwellings therefore have similar integrity.

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36 These community involvements were outlined in the *Bacchus Marsh Express* and *Ballan Times*, 1898-1918.

37 *Bacchus Marsh Express*, 11 March 1911, p.3 & 19 August, 1915, p.3, 27 January 1916, p.3 & 10 March 1917, p.5.

38 Fraser, *op.cit.*

39 *Ibid.*

40 *Ibid.*

41 Ballan Shire Rate Books, *op.cit.*, 1911-12, 1915-16, PAN Register, 1915.

42 Certificate of Title, vol. 2458, fol. 507.

43 C. Fraser, Probate Administration files, 1941, VPRS 28/P3, Unit 3555 PROV.

44 *Ibid.*

45 The manse was built in 1869-70. See heritage citation for St. Paul's Uniting Church complex for further details.

46 Certificate of Title, vol. 2411 fol.123. The early owner, Dennis Wheelahan, was not listed as the owner of a tenement in the Ballan Shire Rate Book, *op.cit.*, for 1898, but he was the owner of a tenement and 4 ½ acres in 1901-02.

Other comparable local 19<sup>th</sup> century dwelling examples which feature a traversing steeply pitched gable roof form and projecting minor gable and verandah include:

- 18 Duncan Street (built 1902 – predominantly intact),<sup>47</sup> the dwelling has a gambrel roof form with a projecting front gabled wing with decorative timber bargeboards, and a return post-supported verandah. It appears to be predominantly intact).
- 35 Inglis Street (built c.1900, altered at the front).
- 68 Inglis Street (built c.1890, noticeably altered).
- 188 Inglis Street ('Westcott', built in the c.1860s of stone construction), the dwelling has been extended at side and rear, but the original composition and design is clearly discernible).

Other variations of the Late Victorian Italianate style in Ballan include:

- Another Late Victorian Italianate variation is the dwelling at 150 Inglis Street, built in c.1900-01 as the residence of Phillip Spencer, owner of the Ballan Times newspaper.<sup>48</sup> This dwelling has a hipped roof form that traverse the site, a minor hipped wing at the front, and a post-supported front verandah with decorative cast iron valances and brackets. The front wing has a timber framed double hung tripartite window. The dwelling at 150 Inglis Street has been clad in false brick wall sheeting but overall it is largely intact but showing signs of deterioration.

Overall, the dwelling at 36 Inglis Street is a rare, moderately intact example of a Late Victorian Italianate style in Ballan, and one of small number moderately intact 19<sup>th</sup> century dwellings in the town. Apart from 'Westcott', the dwelling at 36 Inglis Street is also one of the few more elaborate examples of a traditional modestly scaled dwelling built for the working class in Ballan. Like almost all of the comparable dwellings in the town, the subject house has been altered and extended, mainly at the rear.

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<sup>47</sup> Certificate of Title, vol. 2891 fol. 111 & Ballan Shire Rate Book, op.cit., 1902.

<sup>48</sup> *Ibid.*, 25 April 1901.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** 'White Thorn'

Place No. BA005

**ADDRESS:** 42 Inglis Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Moderate**Photograph Date:** 24 June 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:****Local Significance****RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	<b>No</b>
Internal Alteration Controls Should Apply?	<b>No</b>
Tree Controls Should Apply?	<b>No</b>
Fences &/or Outbuildings of Note?	<b>No</b>
Prohibited Uses May be Permitted?	<b>No</b>
Incorporated Document	<b>Yes</b>

**Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The cottage known as 'White Thorn' at 42 Inglis Street has significance as one of approximately five surviving 19<sup>th</sup> century modestly-scaled, gabled, Victorian vernacular styled and moderately intact dwellings constructed for Ballan's working class. Built between 1874 and 1878 for Emile Plovier, a labourer, the significant Victorian vernacular fabric includes the single storey height, modest scale, simple gabled roof form that traverses the site and the front projecting post-supported skillion verandah, timber weatherboard wall cladding, corrugate profile sheet metal roof cladding, narrow

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: 'White Thorn'

Place No. BA005

ADDRESS: 42 Inglis Street, Ballan

Assessment Date: Feb 2016

eaves, face brick chimney (with external chimney breast), central front doorway with a four panelled timber door and the timber framed double hung windows.

### How is it significant?

'White Thorn' at 42 Inglis Street, Ballan, is historically and aesthetically significant at a LOCAL level.

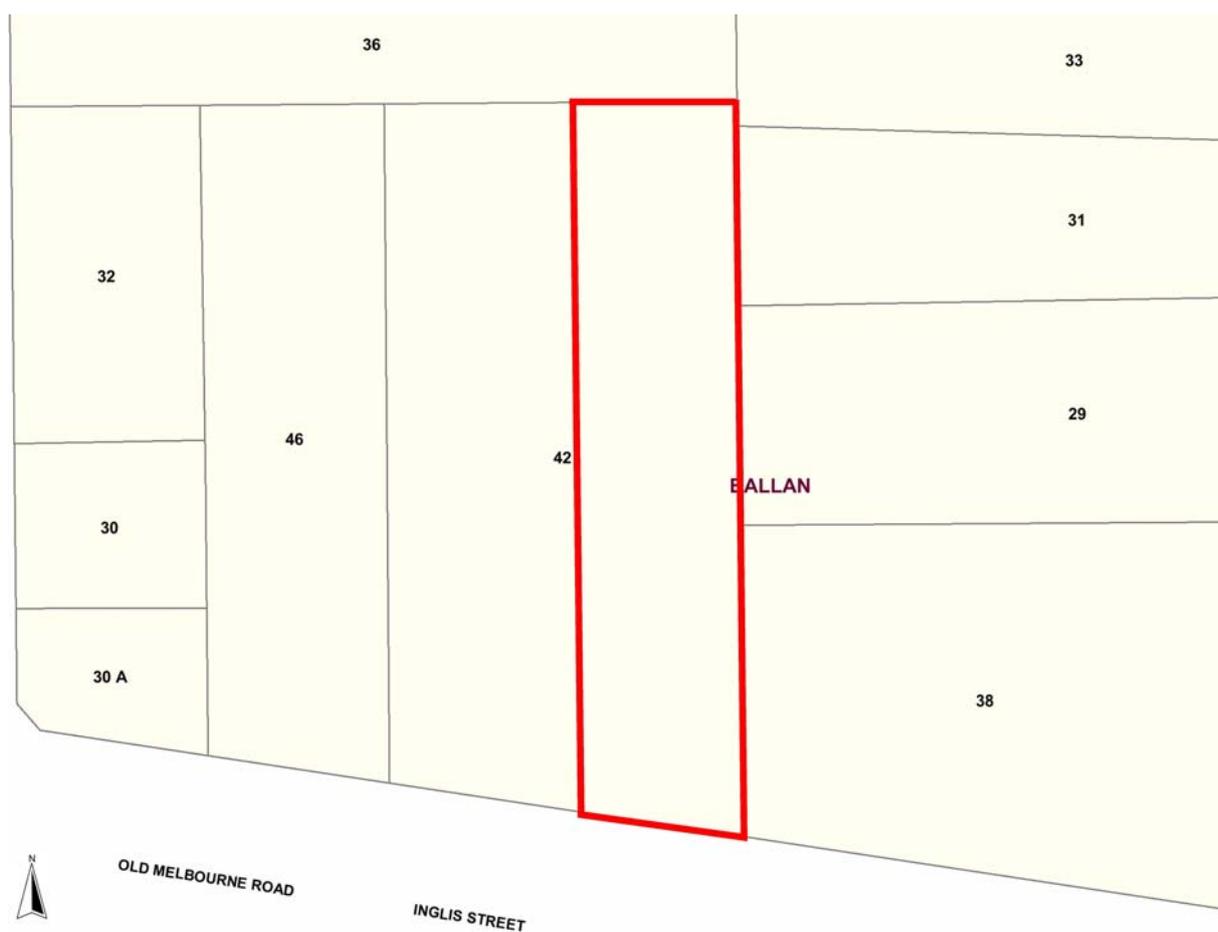
### Why is it significant?

'White Thorn' at 42 Inglis Street has historical significance for its associations with the modest, working class residential developments in the central Ballan township in the 19<sup>th</sup> century (Criterion A). Built between 1874 and 1878 for Emile Edward Plovier, labourer, the dwelling was the home of a number of labourers in the 20<sup>th</sup> century. The historical significance of the dwelling as part of a class of surviving 19<sup>th</sup> century residential development in Ballan is embodied in the surviving original Victorian vernacular building fabric as viewed from Inglis Street.

'White Thorn' at 42 Inglis Street is aesthetically significant as a representative example of the small number of modestly-scaled, gabled, timber weatherboard Victorian vernacular styled dwellings that reflect Ballan's working class residential development (Criterion D).

### Heritage Overlay Map

It is recommended that the heritage overlay is only applied to the eastern portion of the site at 42 Inglis Street (original lot 5) containing the cottage as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:<sup>1</sup>**

The cottage known as 'White Thorn' at 42 Inglis Street, Ballan is located on a contextually large rectangular and sloping site, comprising two original narrower allotments. The property has a substantial, well-treed, rear yard with some outbuildings. The large side portion of the site is screened at the front (on the southern boundary) by trees and shrubs. The cottage has a modest front setback to Inglis Street, with the boundary defined by a timber picket fence, scrolled metal and woven wire pedestrian gate and metal vehicular gates on the west side. The small open, grassed front yard has an introduced, steel-framed, arched arbour structure on the west side.

The single storey, modestly-scaled, timber weatherboard, Victorian vernacular styled cottage is characterised by a simple gabled roof form that traverses the site, together with a post-supported front skillion verandah and a rear skillion wing. These roof forms are clad in introduced, deep red corrugated colorbond. There are narrow eaves and an early face brick chimney (with external chimney breast) at the east end. The symmetry of the design is defined by the early central doorway with a four panelled timber door, and the flanking timber framed double hung windows. The square, stop-chamfered timber verandah posts and decorative timber brackets appear to have been introduced.

**HISTORY:****The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

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1 Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

2 T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

3 L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

4 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### History of 'White Thorn'

The cottage known as 'White Thorn' at 42 Inglis Street is situated on allotment 5 of Section 38 in Township of Ballan first purchased by Emile Edward Plovier on 20 June 1874.<sup>11</sup> The existing cottage appears to have been built between 1874 and 1878.<sup>12</sup> In 1879, Plovier also purchased the adjoining allotment 3 that now comprises the large treed yard to the west of the dwelling.<sup>13</sup>

Emile Edward Plovier was born in Richmond, Victoria, in 1857 to French-born Alphonse and Rosalie (nee Noury) Plovier.<sup>14</sup> The Plovier family had relocated to Ballan by 1868 where Alphonse went into partnership with Mr Gosling, establishing a tannery in Inglis Street near the Presbyterian Church. They first advertised the new business in the *Bacchus Marsh Express* on 3 October 1868:

**GOSLING & PLOVIER,**  
**TANNERS AND CURRIERS,**  
INGLIS STREET, BALLAN,  
*Near the Presbyterian Church.*

GOSLING & PLOVIER respectfully beg to inform their friends and the Trade generally of their ability to supply the best LEATHER the colonial market can produce, and from the long experience of A. PLOVIER, whose special attention has been directed to the best style of finish, they are prepared to offer every kind of

**HARNESSES, BELTS, AND SHOE LEATHER**  
OF THE FINEST QUALITIES, AT THE LOWEST PRICE.

~~~~~

HIDES AND SKINS OF EVERY DESCRIPTION BOUGHT, AND THE BEST PRICES GIVEN.

**Figure 1:** Advertisement by Gosling and Plovier, Tanners and Curriers in the *Bacchus Marsh Express*, 3 October 1868, p.4.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History, op.cit.*, p.49, citing the *Australian Handbook*, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the *Weekly Times*, 17 June 1879.

11 See Township of Ballan Plan, 1954, VPRS 16171 PROV. See also Certificate of Title, 20 February 1874, vol. 671, fol. 001, PROV.

12 The dwelling had been built by 1878 as Plovier was listed in the Ballan Shire Rate Book in 1878 as the owner of a tenement. See Ballan Shire Rate Books, VPRS 5557/P0 Unit 45, PROV (Ballarat).

13 Certificate of Title, 23 June 1879, vol. 1112, fol. 366, PROV.

14 *Victorian Births, Deaths and Marriages Indexes*, Department of Justice, Melbourne.

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It seems that the business was short-lived.<sup>15</sup> A reason for the demise of the business may have been Alphonse Plovier's addiction to alcohol which tragically, in 1874, brought about his death by suicide.<sup>16</sup>

Emile Plovier was a labourer and a bachelor, and he continued to reside at 'White Thorn' until his death in 1936.<sup>17</sup> Allotment 5 containing the cottage was sold to George Henry Vincent, a labourer of Ballarat on 26 August 1937.<sup>18</sup> He sold it to John Hishon, horse dealer of Ballan, on 13 July 1938.<sup>19</sup> In 1945, the property was sold to William Gleeson, a labourer and rabbitier.<sup>20</sup> Four years later in 1949, it was acquired by Beatrice Amy Edwards, a widow.<sup>21</sup> The adjoining allotment 3 was owned by David Taffe, a station hand, from February 1958 and then by Ross and Nancy Stevens from August of that year.<sup>22</sup>

## **COMPARATIVE**

### **Other Similar modest Victorian Vernacular Dwellings in Ballan**

Other modestly scaled, single storey, timber weatherboard, Victorian vernacular styled dwellings with simple gabled roof forms and projecting front verandahs that embody residential development of Ballan's working class in the 19<sup>th</sup> century include those at:<sup>23</sup>

- 35 Edols Street (built 1878-79), of moderate integrity.
- 34 Inglis Street (built c.1889), of moderate integrity.
- 55 Inglis Street (built 1866, with alterations and additions c.1926-30), of moderate integrity.
- 56 Inglis Street (built c.1880), of moderate integrity.

Another comparative dwelling with 'White Thorn' is the former police residence at 172 Inglis Street. Of more substantial brick construction, it was originally built in 1861. The original portion comprises the rear gabled roof form that traverses the site and a gabled wing perpendicular to it extending to the rear. The dwelling was extended in 1880 with the front gabled wing and skillion post-supported front verandah. Overall, the police dwelling is of moderate-high integrity when considering that the early additions of 1880 are also significant. It is of a more substantial scale than 'White Thorn' and other similar modest gabled cottages in Ballan.

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15 The last advertisement of the Gosling and Plovier tannery business in the *Bacchus Marsh Express* is on 20 March 1860. According to the *Bacchus Marsh Express*, 14 August 1869, p.2, Gosling took a Mr Bloomfield to court for failure to pay for hides, being the last record of the tannery business. See *Bacchus Marsh Express*, 29 October 1870, p.2.

16 *Ibid.*, 14 February 1871, p.3 & 12 September 1874.

17 Victorian Births, Deaths and Marriages Indexes, op.cit. & Emile Plovier, Probate Administration files, 1936, VPRS 28/P3, Unit 2910, PROV.

18 Certificate of Title, 26 August 1937, vol. 671, fol. 001, PROV.

19 *Ibid.*, 13 July 1938.

20 *Ibid.*, 1 August 1945.

21 *Ibid.*, 4 July 1949.

22 *Ibid.*, 24 February 1958 & 18 August 1948, vol. 1112 fol. 366.

23 See heritage citations of the properties outlined for further details.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** 'Girraween'

Place No. BA006

**ADDRESS:** 47 Inglis Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Altered**Photograph Date:** 2009 & 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:****RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

'Girraween' at 47 Inglis Street has significance as a tangible, historical legacy of the residential developments in Ballan in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. It was built in c.1900 for Dennis Wheelahan, a blacksmith and labourer who lived there until his death in 1946. Although the return verandah has been introduced, the historical significance of the dwelling is embodied in the Late Victorian and Edwardian styled fabric, including: main hipped roof form that traverses the site, minor gabled wing that projects towards the front, rear double hipped roof forms, brick chimneys with

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** 'Girraween'

Place No. BA006

**ADDRESS:** 47 Inglis Street, Ballan

Assessment Date: Feb 2016

multi-corbelled tops, modest eaves, timber weatherboard wall cladding, decorative timber bargeboards to the front gable end, timber framed double hung windows, four panelled timber front door, moulded timber architraves, timber window sills, bracketed timber window hoods, single storey height, asymmetrical composition and the corrugated profile to the sheet metal roof cladding

### How is it significant?

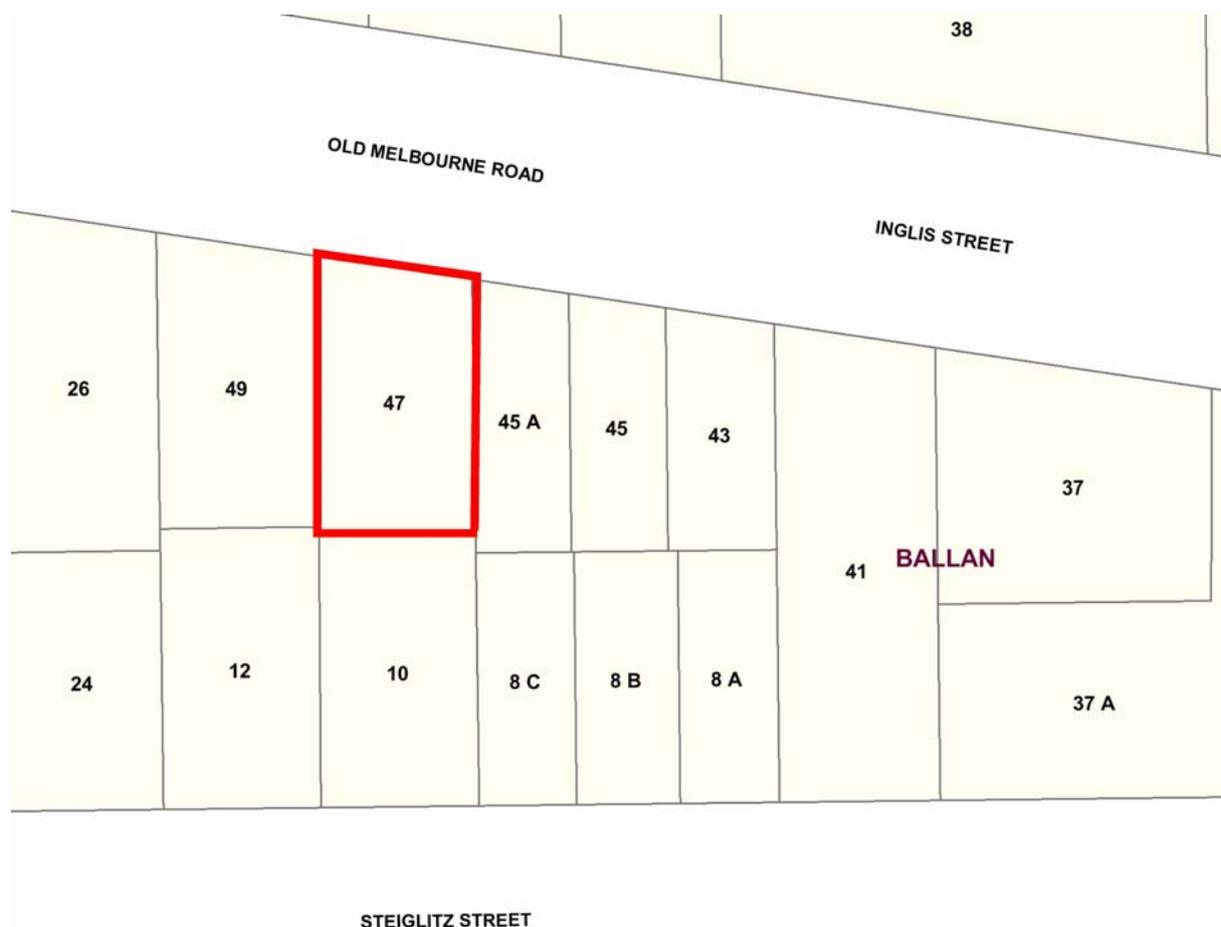
'Girraween' at 47 Inglis Street, Ballan, is historically significant at a LOCAL level.

### Why is it significant?

'Girraween' at 47 Inglis Street associations with residential developments for Ballan's working class in the late 19<sup>th</sup> and very early 20<sup>th</sup> centuries (Criterion A). In particular, it has associations with the local labourer, Dennis Wheelahan junior, who had 'Girraween' constructed in c.1900 and who lived there until his death in 1946 (Criterion H). A more elaborate example of the types of dwellings constructed for most of Ballan's working class at the time, 'Girraween' is a physical legacy of residential life in the town as identified in the surviving Late Victorian and Edwardian styled design and fabric.

### Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 47 Inglis Street, as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:** <sup>1</sup>

The dwelling at 47 Inglis Street, Ballan, is located on a modest, largely rectangular site, with a small open grassed front setback punctuated by a pedestrian path and a driveway on the east side. There are perimeter garden beds and a pointed timber picket front fence to a height of approximately 1100 mm with metal framed cyclone wire pedestrian and vehicular gates. On the west side is a narrow side setback while the east setback is wider to accommodate the driveway and a recessive gabled carport attached to the rear of the dwelling. The rear yard has perimeter trees on the west side, a mature tree in the south-east corner and a gabled outbuilding. There is also a paved and grassed area.

The single storey, asymmetrical, transitional Late Victorian/Edwardian styled dwelling has a main hipped roof form that traverses the site, together with a minor gabled wing that projects towards the front and an introduced return hipped roofed verandah. At the rear are double hipped roof forms and skillion additions. These roof forms are clad in corrugated sheet metal. Other early features of the timber weatherboard dwelling include the brick chimneys with multi-corbelled tops, modest eaves, decorative timber bargeboard to the front gable end, timber framed double hung windows, four panelled timber front door, moulded timber architraves, timber window sills and possibly the bracketed timber window hoods. The introduced verandah is supported by square timber posts on a timber floor.



**Photo 2:** 'Girraween', 2009.



**Photo 3:** 'Girraween', 2009.

**HISTORY:**

**The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

<sup>2</sup> T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>3</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

<sup>4</sup> *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### **History of 'Girraween'**

The dwelling known as 'Girraween' at 47 Inglis Street is located on part of allotment 3 of Section 14 in the Township of Ballan first owned from 18 October 1864 by T. Salerthwoate.<sup>11</sup> The then one rood and 16 perches of land was sold to John Mills, labourer of Ingliston, on 5 October 1866.<sup>12</sup> He subsequently sold it to George Fields a wheelwright on 2 July 1869.<sup>13</sup> He had also purchased adjoining allotment 4 at this time.<sup>14</sup> Two years later in 1871, both allotments were purchased by John Andrew, a farmer,<sup>15</sup> and he in turn sold lot 3 to Thomas Spice, hotelkeeper, on 4 January 1885.<sup>16</sup> On the death of Spice in 1890, the unimproved land passed to Michael Walsh, Auctioneer, who sold it to George Bull, a gentleman, in 1892.<sup>17</sup> The land was owned by James Bence, a drover in 1894 and then by Aldis Gosling, also a drover in 1895.<sup>18</sup> In 1897, the land passed to Mrs Esther Rickard.<sup>19</sup>

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5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the *Weekly Times*, 17 June 1879.

11 See Township of Ballan Plan, 1954, VPRS 16171 PROV.

12 Certificate of Title, vol. 188 fol. 597.

13 *Ibid.*, vol. 320 fol. 969.

14 *Ibid.*, vol. 216 fol. 028.

15 *Ibid.* vol. 436 fol. 191.

16 *Ibid.*, vol. 1623 fol. 586.

17 *Ibid.* It is known that the land was unimproved at the time of Spice's death in 1890 as an Inventory of his Estate in his Probate Administration files listed his unimproved landholdings only. See T. Spice, Probate Administration files, 1890, VPRS 29/P2 Unit 305 PROV.

18 Certificate of Title, vol. 2411 fol. 123.

19 *Ibid.*

It appears that the land at 47 Inglis Street was not improved until it was acquired by Dennis Wheelahan, a blacksmith and labourer, in 1898.<sup>20</sup> Between 1898 and 1901, he had the existing timber dwelling, 'Girraween', constructed as the family home<sup>21</sup> By 1905-06, the property had a net annual value of £10.<sup>22</sup> Wheelahan continued to live at 'Girraween' until his death in 1946. At this time, his property was described as follows:

All that piece of land containing 2 acres 1 rood 13 perches or thereabout being Allotments 1,2,3,4 and 5 Section 14 Town and Parish of Ballan County of Grant on which is erected a six roomed Weatherboard dwelling house occupied by the deceased at the time of his death. Very old and requiring extensive repairs." Valued at £375.<sup>23</sup>

The dwelling and adjoining allotment 2 passed to Miss Mary Josephine Wheelahan in 1947.<sup>24</sup>

Dennis Wheelahan (Figure 2) was born in c.1867, the son of Daniel and Bridget Wheelahan (nee Harrington).<sup>25</sup> He married Catherine Walsh in 1898, the year their first child, Dennis, was born.<sup>26</sup> It is therefore likely that 'Girraween' was built in 1898 to accommodate the new family. Dennis and Catherine had an additional five children: James Francis, John Thomas, Martin, Mary and William.<sup>27</sup> Wheelahan worked as a blacksmith (and later labourer) at E. Wheelahan's farrier, blacksmith and wheelright business located in 1892 at the corner of Inglis and Jopling Streets, and by 1896 at the corner of Inglis and Stead Streets (Figure 1).<sup>28</sup> A member of St. Brigid's Catholic Church, a Requiem Mass was celebrated there on Dennis Wheelahan's death in November 1946.<sup>29</sup>



**Figure 1:** E. Wheelahan's Blacksmith shop, corner Inglis & Stead Streets, 1896.

Source: *A Pictorial History of the Shire of Ballan*, p.60.



**Figure 2:** Wheelahan family, c.1920s. Standing (left to right): Martin, James, John and William. Seated (left to right):

Daniel, Dennis and Mary. Source: *A Pictorial History of the Shire of Ballan*, p.86.

20 Ibid.

21 Wheelahan was not listed as the owner of a tenement in the Ballan Shire Rate Book, VPRS 5557/P0 Unit 45 PROV (Ballarat) for 1898, but he was the owner of a tenement and 4 ½ acres in 1901-02.

22 Ibid., 1905-06.

23 Wheelahan, Dennis, jnr., Probate Administration files, 1946, VPRS 28/P3 Unit 4434 PROV.

24 Certificate of Title vo. 2706 fol. 186.

25 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

26 Ibid.

27 Ibid.

28 *A Pictorial History of the Shire of Ballan*, op.cit., p.60.

29 *The Argus*, 27 November 1946, p.17.

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In 2009, 'Girraween' was advertised for sale. Since, that time, the dwelling has been repaired and repainted, and a new return hipped roofed post-supported verandah added.

## **COMPARATIVE**

### **Other Similar Late Victorian and Edwardian Styled Dwellings in Ballan**

'Girraween' is one of a small number of timber dwellings built in the late 1890s or early 1900s having an asymmetrical composition defined by a traversing hipped or gabled roof form and projecting front hipped or gabled wing, and a front verandah. Other Edwardian styled dwellings in Ballan include:

- 18 Duncan Street, built in 1902: an unusual example of the Edwardian type, this dwelling has an asymmetrical composition defined by the main gambrel roof form and projecting minor gabled wing at the front. The dwelling has an encircling post supported verandah, face brick chimneys, narrow eaves and decorative timber bargeboards to the front gable end. It appears to be more intact than 'Girraween' as the return verandah appears to be original.
- 13 Fiskin Street, built in 1903-05: the asymmetrical, single storey dwelling has an elongated hipped roof form and a minor gabled wing and front post-supported skillion verandah. There are face brick chimneys with corbelled tops. This dwelling has a similar composition as 'Girraween' and similar integrity.
- 17 Fiskin Street, 'Ruddle House', built c.1891: the asymmetrical, single storey dwelling also an elongated hipped roof form and a projecting minor gabled wing at one end, together with a hipped, convex front verandah supported by stop chamfered timber posts and featuring decorative cast iron valances and brackets. There are also prominent early brick chimneys with multi-corbelled tops. 'Ruddle House' appears to be more intact than 'Girraween'.
- 20 Fiskin Street, built 1910: the timber weatherboard, asymmetrical dwelling has a main gambrel roof form and a projecting minor gabled wing at the front. There is also a return post-supported verandah with a gabled portico emphasising the corner. There are early brick chimneys with rendered tops. It appears that the tiled roof cladding has been introduced. The composition and integrity of this dwelling is comparable to 'Girraween', although the detailing is very different.
- 30 Fiskin Street, built in the early 20<sup>th</sup> century and relocated to the existing site in the 1920s: the timber weatherboard dwelling has an asymmetrical composition defined by a main gambrel roof form and a projecting minor gabled wing at the front. There is a hipped, post-supported front verandah formed as an extension of the main roof. The two chimneys, now stuccoed, have been altered. The composition of this dwelling is comparable to 'Girraween' but the detailing is different.
- Dwelling at 36 Inglis Street, built c.1895-97: This dwelling has a picturesque, asymmetrical composition of steeply-pitched, gabled roof forms, including a projecting minor gable wing at the front with a faceted bay window, and a front verandah. It has also experienced alterations and additions, include the side verandah additions. The composition and the decorative timber bargeboards in the front gable end, as well as the integrity of the dwelling, are comparable to 'Girraween'.
- 'Lucerne' at 88 Inglis Street, built 1892: This dwelling has a principal front hipped roof form with a minor gabled wing and hipped convex verandah that project towards the front. There are double hipped roof forms at the rear. In addition to the similar composition, 'Lucerne' also

features decorative timber bargeboards in the front gable end as 'Girraween'. 'Lucerne' appears to be more intact given that it retains its original front verandah form and extent.

- 150 Inglis Street, built c.1900-01: This dwelling has a hipped roof form that traverses the site, a minor hipped wing at the front, and a post-supported front verandah with decorative cast iron valances and brackets. The front wing has a timber framed double hung tripartite window. The false brick wall sheeting has been introduced. There is also early face brick chimneys with multi-corbelled tops. The asymmetrical composition is similar to 'Girraween' although the dwelling at 150 Inglis Street has a projecting minor hipped wing at the front, and a more decorative (and intact) front verandah.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Dwelling

Place No. BA007

**ADDRESS:** 55 Inglis Street, Ballan

Assessment Date: Feb 2016, Updated 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Substantially Altered**Photograph Date:** 1 April 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Conservation Desirable

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **No****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **No****Other Recommendations****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The dwelling at 55 Inglis Street, has historical interest only as the earliest-known Victorian vernacular styled, gabled timber dwelling in Ballan, being one of a small number of surviving similar dwellings constructed for Ballan's working class. First built in 1866 for Henry Cooke, blacksmith, a blacksmith's shop was originally also situated on the site prior to its removal before 1904. The dwelling has experienced several alterations and additions, the most notable being the alteration to the gabled roof at the rear and the large skillion extension.

**Heritage Overlay Map**

No heritage overlay is recommended.

**DESCRIPTION:<sup>1</sup>**

The dwelling at 55 Inglis Street, Ballan, is set on wide (but contextually shallow) corner allotment with boundaries fronting both Inglis and Jopling Streets. At the front is a small open grassed setting with a central paved footpath flanked by garden beds having rock borders and some trees. There is an asphalt driveway on the east side and at the side a row of shrubs and other vegetation. This row of shrubs separates the driveway and dwelling from the remainder of the large, open grassed and treed, eastern part of the site that once contained a blacksmith's shop. This portion of the site is bound by high fencing and has driveways that lead to a rear parking area and outbuilding. There are garden beds and other small outbuildings within the rear portion of the site.

The single storey, modestly-scaled, timber weatherboard, Victorian vernacular styled cottage is characterised by a simple off-centred gabled roof form that traverses site, together with a post-supported front skillion verandah, an elongated rear skillion wing and a recessive skillion addition on the east side. The main gabled roof form may reflect possible alterations and additions made in the 1920s. The roof forms are clad in corrugated sheet metal. There are narrow eaves and an early rendered brick chimney (with external chimney breast) at the east end. The face brick soldier course chimney capping is suggestive of alterations carried out in the 1920s. The symmetry of the design is defined by the early central timber framed doorway (with an early transom above) and flanking timber framed eight paned double hung windows. The panelled timber and glazed front door is suggestive of the 1920s alterations while square, stop-chamfered timber verandah posts and decorative timber brackets appear to have been introduced in more recent times, when the verandah floor was replaced with the existing timber floor.

**HISTORY:****The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further

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1 Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

2 T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

3 L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

4 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

5 *Ibid.*, pp.23-25.

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progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### History of Dwelling

The dwelling at 55 Inglis Street is situated on the western portion of original allotment 10 of Section 13 in Township of Ballan first purchased by Henry Cooke on 23 August 1864.<sup>11</sup> A blacksmith, Cooke set about constructing a dwelling and blacksmith's shop that had been completed by 1866.<sup>12</sup> At this time, the property had a net annual value of £25.<sup>13</sup> One of his earliest employees was Edmund Cowell, a pioneer of Ballan.<sup>14</sup>

Cooke was born in c.1832 at Ewehurst, Sussex, England.<sup>15</sup> With his parents and other siblings, Cooke emigrated to Port Jackson, N.S.W., on the 'Lady Nugent'.<sup>16</sup> After the deaths of his parents, Cooke relocated to Ballan where married Mary Ann Rollason in 1859. They had 12 children, the first seven being born at Ballan.<sup>17</sup>

On 4 September 1874, Cooke sold his dwelling and blacksmith's shop to Joseph Burnsyde, a blacksmith of Myrning.<sup>18</sup> Cooke and his family relocated to Nagambie and then to N.S.W. where he died at Finley on 8 August 1902.<sup>19</sup>

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<sup>6</sup> *Bacchus Marsh Express* newspaper, 18 May 1872.

<sup>7</sup> *Victorian Municipal Directory* 1890, p.237.

<sup>8</sup> *Ibid.*

<sup>9</sup> *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

<sup>10</sup> *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

<sup>11</sup> See Township of Ballan Plan, 1954, VPRS 16171 PROV. See also Certificate of Title, 20 February 1874, vol. 671, fol. 001, PROV.

<sup>12</sup> Cooke was listed in the Ballan Shire Rate Book in 1866 as the owner of a house. In 1869-70, he was listed in the Rate Book as the owner of a blacksmith's shop, etc. See Ballan Shire Rate Books, 1866, 1867 & 1869-70, VPRS 5557/P0 Unit 45, PROV (Ballarat).

<sup>13</sup> *Ibid.* The contextually large net annual value confirms the existence of the blacksmith's shop in 1866, as comparable dwellings with the dwelling at 55 Inglis Street only had a net annual value of between £5 and £15 from the 1890s until the early 20<sup>th</sup> century. See for example, the heritage citations for 36 and 42 Inglis Street, Ballan.

<sup>14</sup> J.H. Walsh, 'Early Ballan No. 52' in the *Ballan Times*, 15 August 1918, p.3.

<sup>15</sup> Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne, *National Directory of Victoria for 1866-67*, pp.403-404, *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, June 2009 and <http://familytreemaker.genealogy.com/users/h/a/c/Rick-Hackney>

<sup>16</sup> *Ibid.*

<sup>17</sup> *Ibid.*

<sup>18</sup> Certificates of Title, 4 September 1874, vol. 119 fol. 694 & vol. 709 fol. 629, PROV.

<sup>19</sup> Victorian Births, Deaths and Marriages Indexes, *op.cit.* and *The Settler, op.cit.*

At 55 Inglis Street, Burnsyde worked at the shop until c.1881 when he leased it to Thomas Shillito.<sup>20</sup> In 1885, the *Bacchus Marsh Express* reported on the sale of Burnsyde's property to Denis Wheelahan senior:

Mr. W.J. Coghlan on Monday, sold by auction, Mr. Joseph Burnsyde's freehold property in Ballan, which consisted of half an acre of land fronting Inglis street, with blacksmith's shop and dwelling house, in the occupation of Mr. Thomas Shillito, together with tools and appliances at a satisfactory price, on terms equal to cash; Mr. Denis Whelahan [sic] being the purchaser. Mr. Shillito remains as tenant, and will continue the blacksmith's business.<sup>21</sup>

Shillito continued to operate his blacksmith's business from 55 Inglis Street until January 1892. The business was auctioned by the auctioneer, Michael Walsh:

The blacksmith's shop now tenanted by Mr. T. Shillitto was, on Wednesday let by Mr. M. Walsh at auction. There was keen competition by two of our local men of iron for its occupancy – Mr. C. Cowell and Mr. William Tait; the latter started the upset price of 10s., with slight rest, until it reached 18s. per week, the tenancy falling to Mr. Charles Cowell. For the good will of the business, and Mr. Shillitto's tools, there was no bid.<sup>22</sup>

Before 1904, the blacksmith's shop had been demolished, leaving only the dwelling and the land, including adjoining allotment 8 that Wheelahan had purchased in 1889.<sup>23</sup> In 1904, the property was described in Wheelahan's Estate as:

All those pieces of land containing three roods twenty three perches or thereabouts being Crown Allotments eight and ten Section Thirteen Town and Parish of Ballan County of Grant upon which is a small weather-board house occupied by son Francis Wheelahan.<sup>24</sup>

The property was inherited by Francis Wheelahan, with Title being transferred on 10 March 1905.<sup>25</sup> A labourer/contractor and a bachelor, Wheelahan continued to reside at the property for the next 42 years. In the 1920s, he appears to have carried out alterations and additions to the dwelling, as the net annual value increased from £5 in 1920-21 to £15 in 1930-31.<sup>26</sup> On his death in 1947, the property (then valued at £300) was described as the:

... land containing 3 roods and 23 perches being Crown Allotments 8 and 10 Section 13 Township of Ballan Parish of Ballan Country of Grant ... Upon this land which is situate in Inglis Street Ballan is erected a four roomed weather board house with outbuildings occupied by deceased as a dwelling house. The property is valued by the Shire of Ballan at £15 per annum.<sup>27</sup>

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20 See Ballan Shire Rate Books, op.cit., 1879 & 1881.

21 *Bacchus Marsh Express*, 24 January 1885.

22 *Ibid.*, 9 January 1892, p.3.

23 Certificate of Title, 20 December 1889, vol. 782 fol. 301.

24 Wheelahan, Denis, Probate Administration files, 1904, VPRS 28/P2 Unit 703 PROV.

25 Certificate of Title, 10 March 1905, vol. 1661 fol. 166 PROV.

26 See Ballan Shire Rate Books, op.cit., 1920-21, 1925-26, 1930-31.

27 Wheelahan, Francis, Probate Administration files, 1947, VPRS 28/P3 Unit 4536 PROV.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Dwelling

Place No. BA009

**ADDRESS:** 56 Inglis Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Moderate**Photograph Date:** 1 April 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**

|                                            |     |
|--------------------------------------------|-----|
| External Paint Controls Should Apply?      | No  |
| Internal Alteration Controls Should Apply? | No  |
| Tree Controls Should Apply?                | No  |
| Fences &/or Outbuildings of Note?          | No  |
| Prohibited Uses May be Permitted?          | No  |
| Incorporated Document                      | Yes |

**Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The dwelling at 56 Inglis Street, has significance as a representative and moderately intact example of a gabled timber Victorian vernacular styled dwelling in Ballan, being one of a small number of surviving similar dwellings constructed for Ballan's working class. It was built in c.1880 for George Shimmen, farmer and wheelright who continued to own the dwelling until his death in 1918. The significant fabric includes: the single storey height, simple modest gable roof form that traverses the site, concave front verandah supported by square stop-chamfered timber posts, corrugated profile sheet

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** Dwelling

Place No. BA009

**ADDRESS:** 56 Inglis Street, Ballan

Assessment Date: Feb 2016

metal roof cladding, timber weatherboard wall cladding, external brick chimney on the east side, central timber framed doorway with a panelled timber door (albeit altered), timber framed four paned double hung windows, moulded timber architraves and the timber window sills.

### How is it significant?

The dwelling at 56 Inglis Street, Ballan, is historically and aesthetically significant at a LOCAL level.

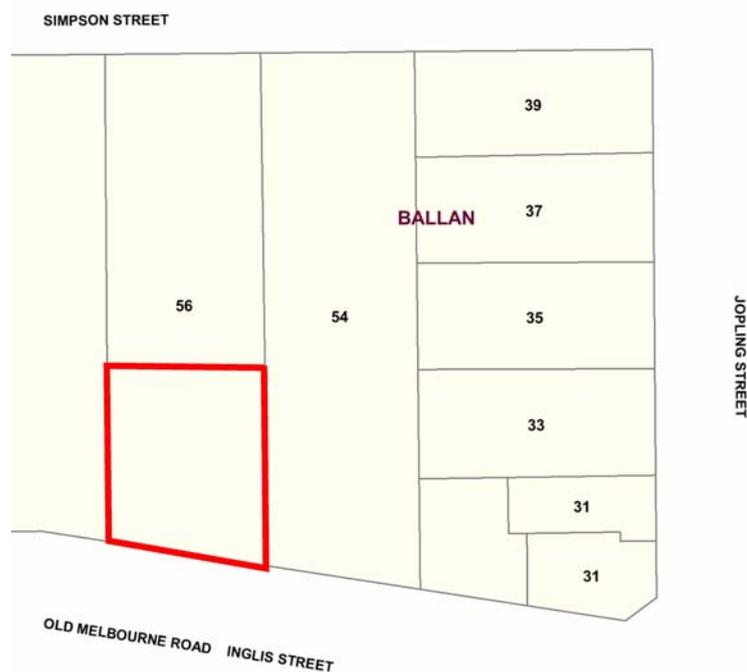
### Why is it significant?

The dwelling at 56 Inglis Street has historical significance for its associations with the modest, working class residential developments in the central Ballan township in the 19<sup>th</sup> century (Criterion A). Built in c.1880 for George Shimmen, he continued to own the property until his death in 1918. The historical significance of the dwelling is embodied in the surviving original Victorian vernacular building fabric being a legacy of residential development to house Ballan's working class.

The dwelling at 56 Inglis Street is aesthetically significant as a representative example of the small number of modestly-scaled, gabled, timber weatherboard Victorian vernacular styled dwellings that reflect Ballan's working class residential development (Criterion D).

### Heritage Overlay Map

It is recommended that the heritage overlay is only applied to the southern portion of the site at 56 Inglis Street containing the dwelling a modest rear setback as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:<sup>1</sup>**

The dwelling at 56 Inglis Street, Ballan, is located on a long rectangular and sloping allotment with a modest, open grassed setback to the front boundary. This boundary has timber picket fence that follows the topography of the land, being approximately 1200 mm in height directly in front of the dwelling, and approximately 1800 mm in height to the immediate west of the dwelling. There is a gravelled driveway and timber picket vehicular gates on the east side that lead to a recessive, introduced, gabled timber weatherboard single storey garage. On the west side, the property is dominated by a row of mature cypress trees. At the rear is a large introduced landscaped garden having gravelled, curvilinear paths, a central grassed and treed garden bed and perimeter grassed areas with shrubs and trees.

The single storey, timber weatherboard, Victorian vernacular styled dwelling has a simple, modest gable roof form that traverses the site, together with a concave front verandah and skillion wings at the rear. These roof forms are clad in corrugated sheet metal, and there are narrow eaves. On the east side external to the wall is a brick chimney. The symmetry of the dwelling is defined by the original timber framed doorway with an altered, panelled timber and glazed door, and flanking timber framed four paned double hung windows. The moulded timber architraves and window sills may be early. The front verandah is supported by square, stop-chamfered timber posts with vertical boarding in the verandah ends.



**Photo 2:** Dwelling, 56 Inglis Street, 2009.



**Photo 3:** Dwelling, 56 Inglis Street, 2009, prior to the construction of the garage.

**HISTORY:****The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

<sup>2</sup> T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>3</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

<sup>4</sup> *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### History of Dwelling

The dwelling at 56 Inglis Street is situated on allotment 8 of Section 37 in the Township of Ballan first purchased by Thomas Spice on 20 January 1874.<sup>11</sup> A hotelkeeper, Spice operated and resided at the Orwell Hotel.<sup>12</sup> The land at 56 Inglis Street remained unimproved in the ensuing years.

In 1880, the property at 56 Inglis Street was sold to George Shimmen, farmer and wheelright.<sup>13</sup> Although Title was not transferred under his name until 17 June 1881, he was rated as the owner of a tenement in 1880 having a net annual value of £8.<sup>14</sup> This suggests that the existing dwelling was built in 1880.

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5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

11 See Township of Ballan Plan, 1954, VPRS 16171 PROV. See also Certificate of Title, 18 February 1874, vol. 671 fol. 022.

12 The Ballan Shire Rate Books, 1879-1880, VPRS 5557/P0 Unit 45, PROV (Ballarat), listed Spice as a hotelkeeper and owner of a hotel and tenement with a net annual value of £30. Spice re-applied for a publican's license for the Orwell Hotel in 1879, the hotel 'containing six rooms, exclusive of those required for the use of the family', suggesting that he resided at the hotel and not at 56 Inglis Street. See *Bacchus Marsh Express*, 6 December 1879, p.2.

13 Certificate of Title, *op.cit.*

14 Ballan Shire Rate Book, *op.cit.*, 1880.

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Dwelling

Place No. BA009

ADDRESS: 56 Inglis Street, Ballan

Assessment Date: Feb 2016

George William Shimmen was born on 2 April 1834 in Woodbridge, Suffolk, England.<sup>15</sup> With his parents and siblings and the Field family, he emigrated to Victoria aboard the "Persia".<sup>16</sup> Having worked for a short time in Melbourne, Shimmen arrived in Ballan in 1855 and worked for Mr Lyon at Ballanee.<sup>17</sup> George Shimmen married Maria Fields in Ballan on 28 April 1858 and they had 13 children.<sup>18</sup> In 1860 George and Maria went to England but they returned to Ballan in 1862.<sup>19</sup> A freemason with the St. Sidwell's Lodge, Shimmen was 'well and favourably known to young and old alike.'<sup>20</sup> He died on 3 February 1918.<sup>21</sup>

Shimmen and his family appear to have lived at 56 Inglis Street until at least 1897<sup>22</sup> before relocating their other property at 54 Inglis Street.<sup>23</sup> The dwelling at 56 Inglis Street was leased to Mrs Elizabeth Bjorkolein in 1911-12 and to William Henry Wilhelm in 1915-16. At the time of George Shimmen's death in 1918, the property was described as follows:

All that piece of land containing two roods ten perches and nine tenths of a perch or thereabouts being Crown Allotment eight, Section 37, in the township and parish of Ballan county of Grant on which is erected a W.B. Dwelling of 4 rooms usually let at 4/6 per week but which is now unoccupied – valued at £70.<sup>24</sup>

The property was subsequently purchased by William Lewis Jones on 25 November 1918.<sup>25</sup> A labourer, he lived there with his wife, Ruth, until his death in 1947.<sup>26</sup> Mrs Jones continued to own the property until it was sold to Leo and Richard Cantwell in 1967.<sup>27</sup>

In recent years, a recessive gabled garage has been constructed near the east boundary.

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15 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne, 'Shimmen' family at [www.ancestry.com](http://www.ancestry.com), and *Ballan Times*, 7 February 1918, p.2.

16 *Ibid.*

17 *Ibid.*

18 *Ibid.*

19 *Ibid.*

20 *Ibid.*

21 *Ibid.*

22 Shimmen was listed in the Ballan Shire Rate Books, op.cit., in 1881, 1886 and 1897. No names of any other occupiers were given.

23 The Ballan Shire Rate Books, for 1911-12 and 1915-16 listed George and Robert Shimmen as residing at lot 7 of Section 37, this being the property at 54 Inglis Street.

24 Shimmen, G., Probate Administration files, 1918, VPRS 28/P3 Unit 786 PROV.

25 Certificate of Title, 25 November 1918, vol. 1262 fol. 381.

26 Ballan Shire Rate Books, op.cit., 1929-31, 1930-31 & 1935-36. See also Certificate of Title, vol. 1262 fol. 381, which listed Jones' death in 1947.

27 *Ibid.*, 25 September 1967.

**COMPARATIVE**

**Other Similar modest Victorian Vernacular Dwellings in Ballan**

Other modestly scaled, single storey, timber weatherboard, Victorian vernacular styled dwellings with simple gabled roof forms and projecting front verandahs that embody residential development of Ballan's working class in the 19<sup>th</sup> century include those at:<sup>28</sup>

- 35 Edols Street (built 1878-79), of moderate integrity.
- 34 Inglis Street (built c.1889), of moderate integrity.
- 42 Inglis Street (built between 1874 and 1878), of moderate integrity.
- 55 Inglis Street (built 1866, with alterations and additions c.1926-30), of moderate integrity.

Another comparative dwelling is the former police residence at 172 Inglis Street. Of more substantial brick construction, it was originally built in 1861. The original portion comprises the rear gabled roof form that traverses the site and a gabled wing perpendicular to it extending to the rear. The dwelling was extended in 1880 with the front gabled wing and skillion post-supported front verandah. Overall, the police dwelling is of moderate-high integrity when considering that the early additions of 1880 are also significant. It is of a more substantial scale than the dwelling at 56 Inglis Street and the other similar modest gabled cottages in Ballan. The dwelling at 56 Inglis Street is a representative and moderately intact example of its type.

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<sup>28</sup> See heritage citations of the properties outlined for further details.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Dwelling

Place No. BA011

**ADDRESS:** 63 Inglis Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Moderate**Photograph Date:** 1 April 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**

|                                            |     |
|--------------------------------------------|-----|
| External Paint Controls Should Apply?      | No  |
| Internal Alteration Controls Should Apply? | No  |
| Tree Controls Should Apply?                | No  |
| Fences &/or Outbuildings of Note?          | No  |
| Prohibited Uses May be Permitted?          | No  |
| Incorporated Document                      | Yes |

**Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The dwelling at 63 Inglis Street has significance as a representative example of a small number of surviving 19<sup>th</sup> century, modestly-scaled, timber Victorian vernacular styled dwellings constructed for Ballan's working class. Built in 1880-81 for Henry Persia Mallett, labourer, the significant Victorian vernacular fabric (albeit substantially restored) includes the single storey height, modest scale, asymmetrical composition, and the steeply-pitched hipped roof form that traverses the site and the minor gabled wing and the hipped verandah form at the front. Other important or appropriate fabric

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** Dwelling

Place No. BA011

**ADDRESS:** 63 Inglis Street, Ballan

Assessment Date: Feb 2016

includes the corrugated profile sheet metal roof cladding, timber weatherboard wall cladding, narrow eaves, brick chimney on the east side, timber framed double hung windows and the front timber framed doorway.

### How is it significant?

The dwelling at 63 Inglis Street, Ballan, is historically and aesthetically significant at a LOCAL level.

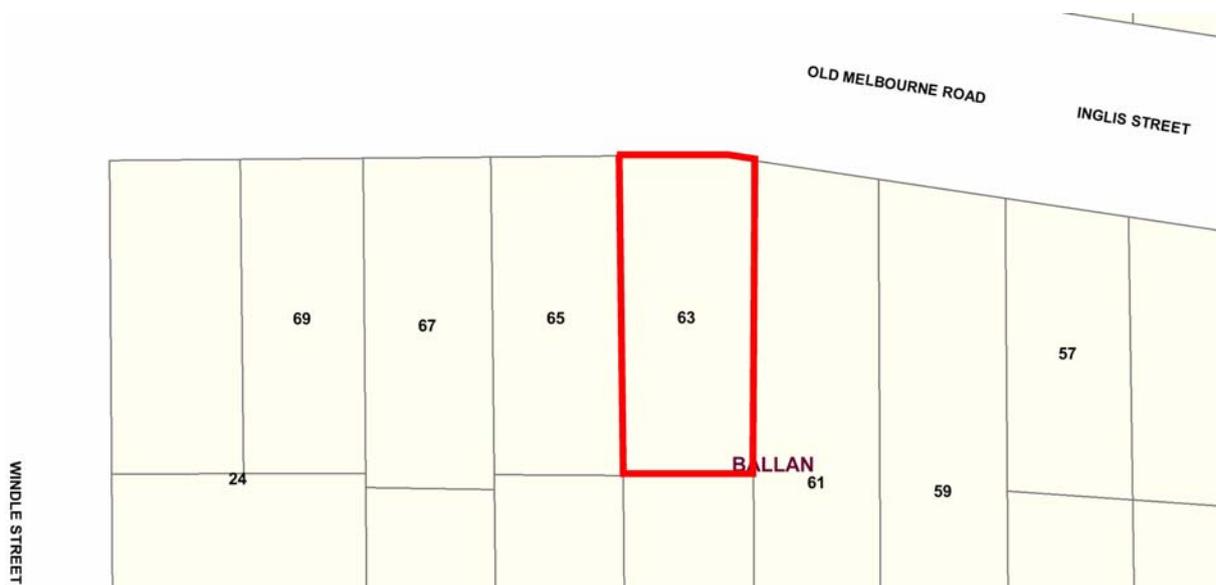
### Why is it significant?

The dwelling at 63 Inglis Street has historical significance for its associations with the modest, working class residential developments in the central Ballan township in the late 19<sup>th</sup> century (Criterion A). It was built in 1880-81 for Henry Persia Mallett, labourer. The historical significance forms part of a class of surviving late 19<sup>th</sup> century residential development in Ballan that is embodied in the surviving original Late Victorian styled building fabric.

The dwelling at 63 Inglis Street is aesthetically significant as a locally atypical example of a Victorian vernacular style in Ballan, with its asymmetrical composition defined by the main hipped roof form and projecting minor gabled wing and verandah at the front (Criterion D). The dwelling is one of a small number of representative, rudimentary timber dwellings that Ballan's working class residential development.

### Heritage Overlay Map

It is recommended that the heritage overlay is only applied to the site at 63 Inglis Street containing the dwelling as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

### DESCRIPTION:<sup>1</sup>

The dwelling at 63 Inglis Street, Ballan, is located on a rectangular allotment, having a modest front yard defined by an open grassed area, perimeter garden beds, central footpath, side (east) driveway and a high timber pointed picket fence with pedestrian and vehicular gates. The driveway leads to an introduced gabled garage at the rear. There is a narrow setback on the west side while at the rear of

<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

the property is another small outbuilding, an open grassed area and mature trees near the rear boundary.

The single storey, modestly-scaled, asymmetrical, timber weatherboard, Victorian vernacular styled dwelling has a steeply-pitched hipped roof form that traverses the site, together with a minor gabled wing that projects towards the front. The front elevation also has a hipped verandah supported by introduced square timber posts. The lack of elaborate detailing accentuates the Victorian vernacular character of the design. There is an introduced corrugated colorbond roof and early narrow eaves. On the east side is an early brick chimney with a corbelled top (the chimney has introduced overpainting). Other early features including the front doorway under the verandah and the front window openings (the existing timber framed double hung windows appear to have either being repaired or have replaced the original windows to match). An introduced bracket window hood projects above. At the rear are skillion additions.

## **HISTORY:**

### **The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle

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<sup>2</sup> T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>3</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

<sup>4</sup> *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

<sup>5</sup> *Ibid.*, pp.23-25.

<sup>6</sup> *Bacchus Marsh Express* newspaper, 18 May 1872.

<sup>7</sup> *Victorian Municipal Directory* 1890, p.237.

<sup>8</sup> *Ibid.*

market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### History of Dwelling

The dwelling at 63 Inglis Street is situated on original allotment 5 of Section 13 in Township of Ballan first purchased on 23 August 1864 by Cornelius Cunningham, a farmer of 'Barnton' homestead, Bunding, near Ballan.<sup>11</sup> In 1869, Cunningham sold the property (which appears to have remained unimproved<sup>12</sup>) to William Pierpoint.<sup>13</sup> Two months later he sold the land to William Duncan who in turn sold it to George Stevenson, warehouseman of St. Kilda, on 19 January 1874.<sup>14</sup> Stevenson was not listed in the Ballan Shire Rate Book as owner of land at Ballan, suggesting that the property remained unimproved. Having taken out mortgages to fund this and adjoining allotments 6 and 8, the land was owned by the Commercial Bank on 17 August 1880.<sup>15</sup>

It was also on 17 August 1880 when the Commercial Bank sold allotment 5 (63 Inglis Street) to Henry Persia Mallett, a labourer.<sup>16</sup> He set about having the existing dwelling built as in 1881 he was listed as the owner of a tenement having a net annual value of £10.<sup>17</sup>

Henry Persia Mallett was born on 22 December 1854 on the ship, "Persia", enroute to Victoria from England.<sup>18</sup> He was the son of Robert and Harriett (nee Shimmen) Mallett.<sup>19</sup> Tragically, Henry's brother, George, aged 1 year, died on 15 February 1855 while on the voyage.<sup>20</sup> The Mallett family had made their way to Ballan soon after, with Robert Mallett being employed by C.H. Lyon at Ballanee.<sup>21</sup> Henry Mallett married Mary Ann Lee in 1881.<sup>22</sup> She was the daughter of Frederick and Mary Ann (nee Simmons) Lee.<sup>23</sup> Henry and Mary Ann had seven children: Persia William (born 1882), Mabel (born 1885), Robert (born 1887), Lilian (born 1889), Alice (born 1892), Amelia (born 1895) and Maud (born 1896).<sup>24</sup>

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<sup>9</sup> *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

<sup>10</sup> *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

<sup>11</sup> See Township of Ballan Plan, 1954, VPRS 16171 PROV. On 9 April 1884, The Argus published the marriage notice of Cunningham's daughter Euphemia, describing his residence as Barnton, Ballan. Cunningham had died in 1881 and his Probate Administration papers included an inventory of the 250 acres of real estate he had owned in the Parishes of Moorabool West and Gorong. See VPRS 28/P2 Unit 115 PROV.

<sup>12</sup> In 1868, Cunningham was listed as owner of a tenement having a net annual value of £32 in the Ballan Shire Rate Book VPRS 5557/P0 Unit 45, PROV (Ballarat). The substantial value suggests that the listed referred to Cunningham's 'Barnton' homestead and not the land at 63 Inglis Street.

<sup>13</sup> Certificate of Title, 3 January 1869, vol. 88 fol. 428.

<sup>14</sup> *Ibid.*, 10 March 1869, vol. 296 fol 106.

<sup>15</sup> *Ibid.*, vol. 299 fol. 773.

<sup>16</sup> *Ibid.*, vol. 651 fol. 090.

<sup>17</sup> Ballan Shire Rate Book, *op.cit.*, 1881.

<sup>18</sup> Victorian Registry of Marine Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

<sup>19</sup> *Ibid.*

<sup>20</sup> *Ibid.*

<sup>21</sup> *Ballan Times*, 4 January 1917, p.3.

<sup>22</sup> Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

<sup>23</sup> *Ibid.*

<sup>24</sup> *Ibid.*

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By 1911-12, the Mallett family had relocated from the property at 63 Inglis Street. It remained under Henry Mallett's ownership and it was occupied by Mary Jane Chapman.<sup>25</sup> Francis Wheelahan occupied the dwelling in 1915.<sup>26</sup> In 1918, Thomas John Sutherland purchased the property and in 1921 he sold it to Mary Bond.<sup>27</sup> She resided there until her death in 1944 when the property was described as containing 2 roods 'together with old wooden house of 4 rooms thereon.'<sup>28</sup>

From 2009, several repairs were carried out to the exterior of the dwelling, in keeping with its original character and appearance.



**Photo 2:** Dwelling in 2009, undergoing repairs

### COMPARATIVE

#### Other Victorian Vernacular Styled Dwellings in Ballan

The dwelling at 63 Inglis Street represents one of a small number of surviving modestly-scaled, Victorian vernacular styled timber dwellings that embody residential development of Ballan's working class in the 19<sup>th</sup> century. All of the other known dwellings have a different architectural composition, featuring simple gabled roof forms and projecting front verandahs. These dwellings are:

- 34 Inglis Street (built c.1878),<sup>29</sup> of moderate integrity.
- 42 Inglis Street (built between 1874 and 1878),<sup>30</sup> of moderate integrity.
- 55 Inglis Street (built 1866, with alterations and additions c.1926-30),<sup>31</sup> of moderate integrity.
- 56 Inglis Street (built c.1875),<sup>32</sup> of moderate integrity.

Compositionally, the dwelling at 63 Inglis Street is similar of some of the modestly-scaled, asymmetrical timber dwellings constructed in the Edwardian period, including:

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25 Ballan Shire Rate Book, op.cit., 1911-12.

26 Ibid., 1915-16.

27 Certificate of Title, vol. 11903, fol. 535.

28 Bond, Mary, Probate Administration papers, 1944, VPRS 28/P3 Unit 104 PROV.

29 Ballan Shire Rate Books, op.cit., 1878, listed Henry Wilhelme as the owner of a tenement.

30 See Certificate of Title, 20 February 1874, vol. 671, fol. 001 PROV & Ballan Shire Rate Book, op.cit., 1878.

31 Certificate of Title, 25 April 1865, vol. 119, fol. 694, PROV & Ballan Shire Rate Books, op.cit., 1866, 1925-26 & 1930-31.

32 Ibid., Certificate of Title, vol. 671 fol. 022 & Ballan Shire Rate Book, op.cit., 1880, which listed George Shimmen as the first owner.

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- 13 Fisken Street (built 1902-03),<sup>33</sup> of moderately integrity. The dwelling features an elongated hipped roof form that traverses the site, front verandah and a minor gabled wing to one side at the front.
- 88 Inglis Street (built c.1894),<sup>34</sup> of moderate integrity. The dwelling has a hipped roof form and projecting minor gabled wing to the front, and a post-supported front hipped roofed verandah with cast iron valances and brackets.

Overall, while the dwelling at 63 Inglis Street has been extensively restored and repaired, it represents a locally atypical example of the Victorian vernacular style of dwelling in Ballan.

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<sup>33</sup> Certificate of Title, vol. 2673, fol. 444, 15 December 1897 & vol. 2590, fol. 267, 15 May 1900, transfer no. 421673 & Ballan Shire Rate Book, op.cit., 1905-06.

<sup>34</sup> Ibid., 1894, listed William Horder, Plumber, as owner of a tenement and shop for this property for the first time.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Dwelling

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**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Substantially intact**Photograph Date:** 24 June 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The dwelling at 65 Inglis Street has significance as a substantially intact example of a Late Victorian vernacular styled timber dwelling in Ballan, being one of a small number of surviving modestly scaled houses constructed in the late 19<sup>th</sup> century. Built in c.1892-94 for Thomas and Mary Glenny, retired pioneer farmers of Ballan, the significant fabric includes the single storey height, symmetrical composition steeply-pitched hipped roof form and a hipped post-supported front verandah, corrugated sheet metal roof cladding, timber weatherboard wall cladding, narrow eaves, two face

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brick chimneys, central front timber framed door with transom above, timber framed double hung windows, stop-chamfered timber verandah posts, timber verandah floor. The solid curved timber verandah valances may have been introduced but they contribute to the character of the front of the dwelling.

### How is it significant?

The dwelling at 65 Inglis Street, Ballan, is historically and aesthetically significant at a LOCAL level.

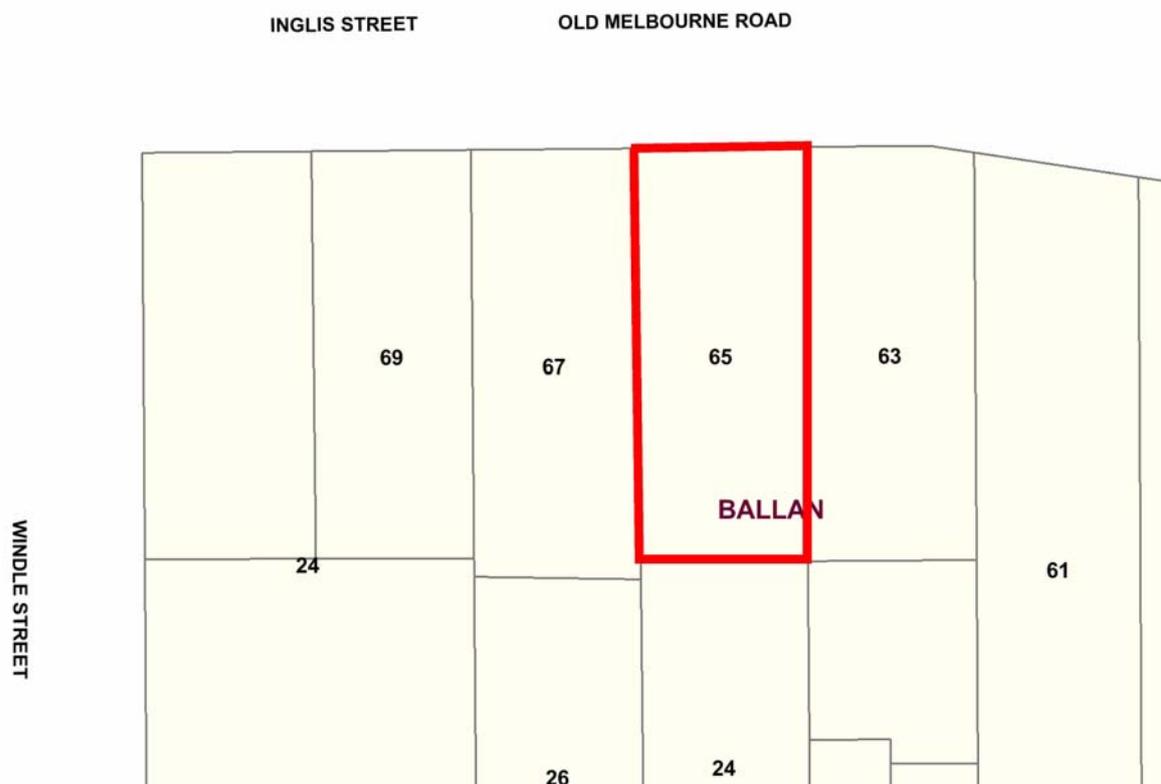
### Why is it significant?

The dwelling at 65 Inglis Street has historical significance for its associations with the modest, residential developments in the central Ballan township in the late 19<sup>th</sup> century (Criterion A). It was built in c.1892-94 for Thomas and Mary Glenny, pioneer farmers of Ballan, and it was later temporarily-owned by their son, Richard, a Police Sergeant, before being the home of James T. Darcy, a saddler, until 1920. The historical significance of the dwelling, as part of a class of surviving late 19<sup>th</sup> century residential development in Ballan, is embodied in the surviving original Late Victorian styled building fabric as viewed from Inglis Street.

The dwelling at 65 Inglis Street is aesthetically significant as one of a small number of representative, modestly-scaled, timber weatherboard hipped roofed Late Victorian vernacular styled dwellings that reflect Ballan's residential development (Criterion D).

### Heritage Overlay Map

It is recommended that the heritage overlay is only applied to the site at 65 Inglis Street containing the dwelling as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:<sup>1</sup>**

The dwelling at 65 Inglis Street, Ballan, is set on a rectangular allotment, with a modest setback from the front boundary. There are also narrow side setbacks, with an introduced gabled single storey garage on the west side, with a concrete driveway in front. The front boundary has an interwar era timber post and rail and cyclone wire fence (to a height of approximately 1100 mm) and a scrolled metal and cyclone wire pedestrian gate. The small front yard is open and grassed with perimeter garden beds. There is a central concrete pedestrian path. At the rear of the dwelling is a large open grassed yard, with a mature tree in the rear south-east corner. There is also a small garden shed at the rear.

The single storey, symmetrical, timber weatherboard, Late Victorian vernacular styled dwelling has a steeply-pitched hipped roof form and a hipped post-supported front verandah. At the rear are skillion and gabled wings. These roof forms are clad in corrugated sheet metal. There are narrow overhangs to the eaves and two original face brick chimneys have prominence in the roof line. The symmetry of the design is accentuated by the original central front timber framed door with transom above, and flanking timber framed double hung windows. The front panelled and glazed door appears to have been altered. A feature of the design is the front verandah. It is supported by stop-chamfered timber posts and has solid curved timber valances. There is also a timber verandah floor.

**HISTORY:****The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

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1 Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

2 T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

3 L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

4 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

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By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### History of Dwelling

The dwelling at 65 Inglis Street is situated on original allotment 4 of Section 13 in Township of Ballan first purchased by J. and W. Short on 23 August 1864.<sup>11</sup> A saddler and storekeeper, John Short<sup>12</sup> was listed in 1865 as the occupier of land, Ballarat Road, Ballan, with a net annual value of £45.<sup>13</sup> Given the substantial value of the land, it is likely that the rating related to the property, "Ballan House", which Short leased from Edward Atkinson.<sup>14</sup> In 1868, Short was twice listed in the Rate Books, as the occupier of a tenement with a net annual value of £28 and the owner of another tenement having a net annual value of £15.<sup>15</sup> This might suggest that a dwelling had been built at 65 Inglis Street by 1868 but this cannot be confirmed.<sup>16</sup> On 4 August 1885, Edward Atkinson became the owner of the property at 65 Inglis Street.<sup>17</sup> At this time, Atkinson also owned adjoining allotments 1, 2, 3 and 6.<sup>18</sup> On 14 January 1888, the *Bacchus Marsh Express* reported that Atkinson had sold 'two wooden cottages in Inglis street' to R.F. Marshall.<sup>19</sup> One of these dwellings may have been a house at 65 Inglis Street. Title was released under Marshall's name for allotments, 1, 2, 3, 4 and 6 on 8 June 1888.<sup>20</sup> At that time, allotments 1, 2 and 3 were vacant.<sup>21</sup>

On 27 April 1892, the property was sold to Thomas and Mary Glenny.<sup>22</sup> Thomas Glenny was listed as both a gentleman and farmer. He was born in Limerick, Ireland, in c.1811 and arrived in Victoria in

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7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

11 See Township of Ballan Plan, 1954, VPRS 16171 PROV.

12 It appears that it was John Short, saddler and storekeeper, who first owned the land. See Short, John, Probate Administration files, 1871, VPRS 28/P2, Unit 7, PROV, for some additional biographic details.

13 Ballan Shire Rate Book, 1865, VPRS 5557/P0, Unit 45 PROV (Ballarat).

14 *The Argus*, 16 January 1867, p.4, published the marriage notice of John Short's daughter, Caroline, which took place 'at the residence of the bride's father', Ballan-house. See also the *Ballan Times*, 24 January 1916, p.3.

15 Ballan Shire Rate Book, *op.cit.*, 1868.

16 The Ballan Shire Rate Book, *op.cit.*, for 1868 did not list the allotment and section numbers owned and occupied by Short.

17 Certificate of Title, vol. 1724, fol. 629. It is not known who owned the property in the intermediate years between John Short's death in 1871 and the acquisition by Atkinson in 1885.

18 *Ibid.*

19 *Bacchus Marsh Express*, 14 January 1888, p.3.

20 Certificate of Title, *op.cit.*

21 It is known allotments 1 and 2 were vacant because the *Bacchus Marsh Express* on 14 May 1892 P, reported that a five roomed house had been relocated from Gordon to 'the corner of Windle and Inglis streets, opposite the Presbyterian church.' It is also known that allotment 3 was vacant because it was not listed in the Ballan Shire Rate Books until 1915-16 when it had been consolidated with lot 4 (subject site).

22 *Ibid.* & Certificate of Title, vol. 2419 fol. 757.

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1841 with his wife, Mary, where he farmed at Darebin Creek for 16 years before establishing a farm at Ballan on 376 acres.<sup>23</sup>

Glenny had the existing dwelling at 65 Inglis Street built in 1892-93, possibly having replaced an earlier dwelling on the site.<sup>24</sup> By 1894 with Mrs Glenny, Thomas retired from his farm to 65 Inglis Street where he was listed as owner of a tenement having a net annual value of £10.<sup>25</sup> Thomas and Mary Glenny continued to reside at the property until 1901, when ownership was transferred to their son, Police Sergeant Richard Glenny of Echuca.<sup>26</sup> In the following year, 1903, Richard Glenny's wife, Kate Glenny was owner.<sup>27</sup>

On 26 August 1908, Kate Glenny sold the property to James Thomas Darcy, a saddler.<sup>28</sup> In c.1912, he acquired the adjoining vacant land (allotment 3), bringing the net annual value of the combined allotments to £12 in 1915-16.<sup>29</sup> Darcy also had a saddle and harness making store at 135 Inglis Street (Figure 1) (it has subsequently been demolished and replaced with the existing supermarket).



**Figure 1:** Early remnant parapet of J.T. Darcy's saddle and harness making shop during demolition, 2005.

Source: Ballan Shire Historical Society.

On 4 March 1920, Miss Mary Penelope O'Halloran purchased the property and on 6 April 1921 it was acquired by Miss Ellen Teresa Hanrahan.<sup>30</sup> She leased the dwelling to James Baker in 1925-26 and to J. Moran in 1930-31.<sup>31</sup> On Miss Hanrahan's death in 1946, the property at 65 Inglis Street was described as follows:

<sup>23</sup> A. Sutherland, *Victoria and Its Metropolis, Past and Present*, p.213 & *Victorian Births Deaths and Marriages Indexes*, Department of Justice, Melbourne.

<sup>24</sup> It is known that the dwelling was built about this time as the Probate Inventory in the Estate of Ellen Teresa Hanrahan, owner at the time of her death in 1946 described the dwelling as being 50-55 years old, which equates a construction date of 1891-1896. See Hanrahan, E., *Probate Administration files, 1946*, VPRS 28/P3 Unit 4400 PROV.

<sup>25</sup> Ballan Shire Rate Book, *op.cit.*, 1894.

<sup>26</sup> Certificate of Title, *op.cit.*

<sup>27</sup> *Ibid.*

<sup>28</sup> *Ibid.*

<sup>29</sup> *Ibid.* Darcy took out a mortgage with the Commonwealth Building Society in 1912. See also Ballan Shire Rate Book, *op.cit.*, 1915-16, which listed Darcy as owner of allotments 3 and 4 of Section 13.

<sup>30</sup> Certificate of Title, *op.cit.*

<sup>31</sup> Ballan Shire Rate Books, *op.cit.*, 1925-26 & 1930-31.

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The land has a frontage of 200 links to Inglis Street Ballan by a depth of 500 links. The improvements consist of a 6 roomed W.B. Dwelling built approximately 50/55 years ago. The building needs painting and renovating. The property is let to Harty at 16/9 per week. Valued by F.M. Thiessen, Sworn Valuer at £385.<sup>32</sup>

## **COMPARATIVE**

### **Other Similar Late Victorian Styled Dwellings in Ballan**

The dwelling at 65 Inglis Street represents one of approximately 10 timber dwellings constructed in Ballan in the 1890s. The houses at 45 Atkinson Street, 77 Inglis Street, 78 Inglis Street, 101 Inglis Street, 164 Inglis Street and 63 Steiglitz Street are either more substantial in scale and/or were built for more affluent owners and they are therefore not directly comparable.

The most comparable with the dwelling at 65 Inglis Street include the modestly-scaled houses at:

- 36 Inglis Street: built in c.1895-97 for Robert Denholm junior, a labourer,<sup>33</sup> this dwelling is more elaborately detailing and has gabled roof forms, comprising a double-fronted asymmetrical composition. It is moderately intact.
- 47 Inglis Street: built c.1900 for Dennis Wheelahan,<sup>34</sup> this dwelling has a main traversing hipped roof form and a projecting minor gabled wing at the front. There is an introduced return post-supported verandah and an early chimney. It is of moderate-low integrity.
- '88 Inglis Street, 'Lucerne': built in c.1894, possibly for William Horder,<sup>35</sup> the dwelling has a hipped roof form and projecting minor gabled wing towards the front, and a hipped convex front verandah. There are decorative timber bargeboards in the gable end. It is moderately intact.
- Dwelling, 91 Steiglitz Street:<sup>36</sup> built in 1890, the dwelling has a hipped roof form and a projecting front post-supported hipped roofed verandah with decorative cast iron valances and brackets, central doorway and flanking windows at the front. There is a chimney projecting above the roofline on the west side. On the east side is an introduced gabled carport. The form and character of this dwelling is similar to that at 65 Inglis Street, although the dwelling at 91 Steiglitz Street appears to be larger. The dwelling at 91 Steiglitz Street has moderate integrity.
- 93 Steiglitz Street: built in 1890,<sup>37</sup> the dwelling has a simple hipped roof form and projecting hipped concave verandah supported by stop-chamfered timber posts having decorative (yet restrained) cast iron brackets. The weatherboard dwelling has a face brick chimney, central doorway with transom above, four panelled timber door and flanking timber framed double hung windows. It is in fair condition and of moderate-high integrity. This dwelling is the most comparative with the house at 65 Inglis Street.

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32 Hanrahan, op.cit.

33 *Bacchus Marsh Express*, 30 September 1893, p.3, Ballan Shire Rate Book, 1897, op.cit.

34 Certificate of Title, vol. 2411 fol.123. The early owner, Dennis Wheelahan, was not listed as the owner of a tenement in the Ballan Shire Rate Book, op.cit., for 1898, but he was the owner of a tenement and 4 ½ acres in 1901-02.

35 *Ibid.*, 1894, listed William Horder, Plumber, as owner of a tenement and shop for this property for the first time.

36 See heritage citation for Steiglitz Street houses & *Bacchus Marsh Express*, 25 October 1890, p.2, 7.

37 *Ibid.*

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** St. Paul's Uniting (former Presbyterian) Church Complex

Place No. BA014

**ADDRESS:** 73 Inglis Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 8.1: Spiritual Life

**Condition:** Fair**Integrity:** Substantially intact (church building)

Altered (manse and hall)

**Photograph Date:** 17 September 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes (church building only)**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **Yes, mature Blue Spruce trees only**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: demolition of non-contributory fabric; construction of small outbuildings, pergolas or verandahs or decks, garages or carports and other minor works including domestic services (such as water tanks) at the rear (south) of St. Paul's Church building. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

Opportunities are available to reconstruct the front timber picket fence as shown in Figure 4.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The St. Paul's Uniting Church complex, 73 Inglis Street, has significance as the spiritual centre of the Presbyterian and Uniting Churches at Ballan since 1866, and as the most intact 19<sup>th</sup> century church building in the town. Built in 1865-66 to a design by the Melbourne architect, J.F. Matthews, the significance of the church complex is especially defined by the Victorian Gothic Revival styled church building, featuring the hallmarks of Matthews' design philosophy. The original and significant design qualities include the steeply-pitched, gabled parapeted roof form and rear gabled and parapeted and

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vestry wing, and especially the landmark octagonal tower with the point-arched door opening (including the vertically boarded timber door), splayed bluestone tower based with blind oculus windows, octagonal blind arcade of lancet openings with blind oculus windows above, and the elongated spire clad in corrugated sheet metal and crowned by an iron Celtic cross finial. Other significant features include the four bayed composition defined by the pointed-arched windows (with freestone dressings, quoinwork and decorative stained glass) and the projecting bluestone and freestone buttresses; decorative eaves brackets; triple pointed arched window in the main gable end (with decorative stained glass, being the work of the well-known stained glass artists and manufacturers, Ferguson and Urie); arched ventilator in the main gable end; corrugated sheet metal roof cladding; pointed arched stained glass vestry windows (with freestone dressings), pointed-arched vestry door openings and timber doors, and the rendered vestry chimney. The setting of the St. Paul's Church complex, and particularly the mature Blue Spruce trees lining the front boundary and located on the east side, and the gabled timber Robertson Memorial Hall (comprising the former Bungeeltap Presbyterian Church) also contribute to the significance of the place. The former Manse (built in 1869-70) to a design by a pioneer and notable benefactor of St. Paul's Church, Dugald Macpherson, has important historical associations with the life and development of the Presbyterian Church at Ballan, but having been completely re-roofed, it has been substantially altered.

### How is it significant?

The St. Paul's Uniting Church complex, 73 Inglis Street, is historically, aesthetically and socially significant at a LOCAL level.

### Why is it significant?

The St. Paul's Uniting Church complex, 73 Inglis Street, is historically significant for its associations with the life and development of the Presbyterian (and later Uniting) Church at Ballan for almost 150 years, from 1866 until the present day (Criteria A & H). In particular, the church has association with a number of clergy and congregation members who were influential in its long-serving function. The early clergyman that shaped the spiritual life of Presbyterianism at Ballan included the Rev. W. Hampshire (first incumbent in 1863, prior to the building of the church); Rev. J. Black; Rev. William Thom; Rev. Donald Brunton; Rev. John Mathew; Rev. G.B. Murphy; Rev. R.R. Paton and the Rev. Edward James Welch. Key members of the congregation responsible for the making manifest the spiritual welfare and progress of St. Paul's Church included Dugald Macpherson, inaugural member of the St. Paul's committee of management, driving force and principal benefactor behind the establishment and building of the church and designer of the manse in 1869; and other members of the committee of management including J. Graham, J. Tanner, W.E. White and Walter Duncan, first Treasurer and long serving Elder. Constructed in 1865-66, the St. Paul's Church building was the product of the Melbourne architect, John Felix Matthews (c.1811-1895). The triple stained glass windows in the main gable are a tangible legacy of the work of the well-known stained glass firm, Ferguson and Urie, having been donated by Mrs Macpherson, Mrs Inglis and Mrs Edols. The growth and progress of St. Paul's Church in the early 20<sup>th</sup> century is also identified in the gabled timber hall towards the rear south-west corner of the site, having been relocated from Bungeeltap in 1933 (where the building had served as the Presbyterian Church since 1873) and adapted as the St. Paul's Sunday School. It was named the Robertson Memorial Hall, in honour of Roderick Robertson, who left a bequest for the maintenance of the building.

The St. Paul's Uniting Church building, 73 Inglis Street, is aesthetically significant as a local heritage landmark at Ballan, being the most intact of the three surviving 19<sup>th</sup> century church buildings in the town (Criteria D & E). The Victorian Gothic Revival design characteristics, including the steeply-pitched and gabled roof forms, bluestone and freestone construction, pointed-arched windows, decorative eaves bracket and especially the octagonal corner tower surmounted by a spire were the hallmarks of the architect, J.F. Matthews, first employed for the building of St. Andrew's Presbyterian

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Church, Bacchus Marsh. The mature Blue Spruce trees on the front (north) and side (east) boundaries make a significant contribution to the setting of the church site, and contribute to the landmark status of St. Paul's Church within the Ballan township.

The St. Paul's Uniting Church complex, 73 Inglis Street, is socially significant as it is recognised and valued by the members of the Ballan community as a physical legacy of their faith and faith education that has endured since 1866 (Criteria G).

### **SIGNIFICANCE OF COMPONENTS**

#### **Local Significance**

St. Paul's Church is considered to have sufficient integrity and historical, architectural and social heritage value to meet the local significance threshold.

#### **Contributory Significance**

The mature Blue Spruce trees on the front (north) and side (east) boundaries make a significant contribution to the setting of the church site, and contribute to the landmark status of St. Paul's Church within the Ballan township.

The Robertson Memorial Hall, while altered, is considered have sufficient integrity (by virtue of the retention of the main gabled roof form and other fabric) to make a contribution to the significant historical value of St. Paul's Uniting Church complex as an important development in the early 20<sup>th</sup> century, reflecting the progress and expansion of the church at this time.

#### **Non Contributory**

The following fabric has either been greatly altered or has been introduced after the significant period of development for the site (between the 1860s and 1930s) and therefore has no significance:

- Former Manse (while an important building, historically, to the St. Paul's Church site, it has been substantially altered, with the original steeply pitched, gabled roof forms replaced with the existing hipped and shallower gabled forms. The poor condition of the surviving original fabric has also undermined its integrity).
- Postwar shallow-gabled hall (built 1958).
- Sheds and Garages.
- Fencing.

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### Heritage Overlay Map

It is recommended that the heritage overlay is applied to the St. Paul's Church site, as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

### DESCRIPTION:

St. Paul's Uniting (formerly Presbyterian) Church, 73 Inglis Street, Ballan, is set on a contextually large rectangular allotment at the corner of Inglis and Windle Streets. The site also includes a manse and hall and other minor outbuildings. The church building is centrally located near the front boundary, which is defined by a row of four mature Blue Spruce trees. Surrounding the church building are open grassed areas, gravelled and bitumen drives, and a car park on the east side. The east boundary is defined by a hedge, punctuated by a driveway entrance. There are perimeter garden beds with shrubbery on the west boundary. In the rear south-west corner is a Uniting Church community garden.



**Photo 1:** Front setting of St. Paul's Church, showing mature Blue Spruce trees and large open spaces each side of the church, 2014.

**St. Paul's Church Building**

The bluestone, Victorian Gothic Revival styled, church building is characterised by a steeply-pitched, gabled parapeted roof form having a landmark tower with octagonal spire in the north-west corner. At the rear is a steeply-pitched, gabled and parapeted vestry. These roofs are clad in corrugated sheet metal. The church building is composed of four bays defined by pointed-arched windows with freestone dressings, quoinwork, and decorative stained glass (with introduced protective mesh covers), and projecting bluestone and freestone buttresses. Similar buttresses project from the corners of the main gable end and rear vestry. The eaves on the east and west elevations are adorned with freestone brackets. The main (front) gable has tripartite pointed arched windows with freestone dressings and decorative stained glass, and an arched window (now blocked up) also with freestone dressings. An introduced electrical conduit and light extends below the arched window. The tower forms the main entrance to the building with a pointed-arched door opening have vertically boarded timber doors. Above the door opening is a splayed bluestone tower base featuring blind oculus windows. The upper portion of the octagonal tower is defined by a blind arcade of lancet openings above which are blind oculus windows. The tower is surmounted by an elongated spire clad in corrugated sheet metal and crowned by an iron Celtic cross finial. At the rear on the east and west elevations of the vestry are pointed-arched door openings with vertically boarded doors. The south elevation of the vestry has pointed arched window openings with freestone dressings and stained glass windows. The gable end has a louvred lancet opening with the apex of the gable surmounted by what appears to be a rendered chimney. There is also a louvred lancet opening in the main southern gable end. The original ventilation gablets on the main east and west roof faces have been removed and replaced with introduced corrugated sheet metal cladding.

Internally, the church has a preaching hall with a contextually unusually elliptical, barrel-vaulted ceiling. Following Presbyterian Calvinist philosophy, the interior is rudimentary, with elaboration confined to the stained glass windows and the timber pews, arranged lineally and forming two aisles.

Overall, the church building is in fair condition. There are wall cracks and other evidence of deterioration on the exterior. The building is of moderate-high integrity, with most of the original fabric being intact, apart from the ventilator gablets in the east and west roof faces. The parapets have introduced flashings and there is introduced security mesh over all the window openings, attached to steel frames fixed into the freestone window dressings.



**Photo 2:** St. Paul's Church, north (front) elevation, 2014.



**Photo 3:** St. Paul's Church, side (west) elevation, 2014.



**Photo 4:** St. Paul's Church, rear (south) elevation, 2014.

### **Former St. Paul's Church Manse**

Towards the south-east corner of the church site is the former Presbyterian Church Manse. It is divided from the church site by an introduced horizontal timber paling fence at the front (northern) boundary. The setting for the manse is also defined by perimeter shrubs and trees, and garden beds with other plantings. There is a small open grassed area at the front, with a larger rear grassed yard leading to an early garage outbuilding. There is overgrown vegetation in front of the garage on the east property boundary.

The asymmetrical, single storey, rendered brick, altered Victorian Italianate styled dwelling is characterised by a hipped roof form, together with a minor contextually-shallow gabled wing with a faceted bay window (having a polygonal roof) that projects towards the front, a front hipped verandah supported by timber posts, and rear hipped and skillion wings. The main hipped roof and the projecting gabled roof of the front minor wing have replaced the original, steeper-pitched gabled roof forms. There is introduced strapped cement sheet wall cladding in the front (northern) gable end. The existing roofs are clad in corrugated sheet metal. Two rendered brick chimneys adorn the main rooflines, with an additional interwar era chimney at the rear. Other early features include the rendered quoinwork on the corners, rendered window sills, timber framed double hung windows, modest eaves and the front door opening.

Overall, the manse appears to be in poor condition. There is evidence of movement in the walls as revealed in numerous wall cracks, together with possible evidence of rising damp. The integrity of the dwelling has been substantially comprised by the replacement of the original roof forms. The manse has low integrity.



**Photo 5:** Former St. Paul's Manse, front (north) elevation, 2014.



**Photo 6:** Former St. Paul's Manse, side (east) elevation, 2014.

**St. Paul's Church Hall**

To the south-west of the church building is the St. Paul's Hall. The early, steeply-pitched, gabled hall building is situated to the rear of the shallow-gabled hall building constructed in 1958. The early hall has a corrugated sheet metal roof, introduced aluminium wall cladding on the east wall, early timber weatherboard wall cladding in the south gable end and an interwar era face red brick chimney. The windows have been altered.

The roof of the early hall is rusting and the rear timber weatherboard wall cladding in the gable end has weathered. The integrity of the early hall building has been compromised by the aluminium wall cladding, rear skillion addition and the construction of the postwar hall at the front (north). However, the early design, through the gabled form, is discernible. The early hall has low-moderate integrity.



**Photo 7:** Robertson Memorial Hall, side (east elevation), with postwar hall shown on the right, 2014.



**Photo 8:** Robertson Memorial Hall, rear (south) elevation & chimney, showing rear skillion addition, 2014.



**Photo 9:** Postwar Sunday School Hall, front (north) elevation, 2014.

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## **HISTORY:**

### **The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>1</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>2</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>3</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>4</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>5</sup>

By 1890, the population of Ballan had reached 400.<sup>6</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>7</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>8</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>9</sup>

### **History of the St. Paul's Church Complex**

#### **Initial Years and the Building of a Church**

Before 1860, the first Presbyterian Church services were held in the Ballan area by the Rev. T. Hastie, who preached at Bungeeltap, Ingliston and Ballark homesteads.<sup>10</sup> On 28 July 1860, following a public meeting, Andrew Young, Chairman, wrote to the President of Lands and Works seeking a grant of land

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1 T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

2 L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

3 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

4 *Ibid.*, pp.23-25.

5 *Bacchus Marsh Express* newspaper, 18 May 1872.

6 *Victorian Municipal Directory* 1890, p.237.

7 *Ibid.*

8 *A Pictorial History*, *op.cit.*, p.49, citing the Australian Handbook, 1894.

9 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

10 *Ballan Times*, 14 September 1916, p.3.

upon which to build a place of worship.<sup>11</sup> A 1.5 acre between Inglis and Steiglitz Streets, opposite Block 11 was proposed (Figure 1).

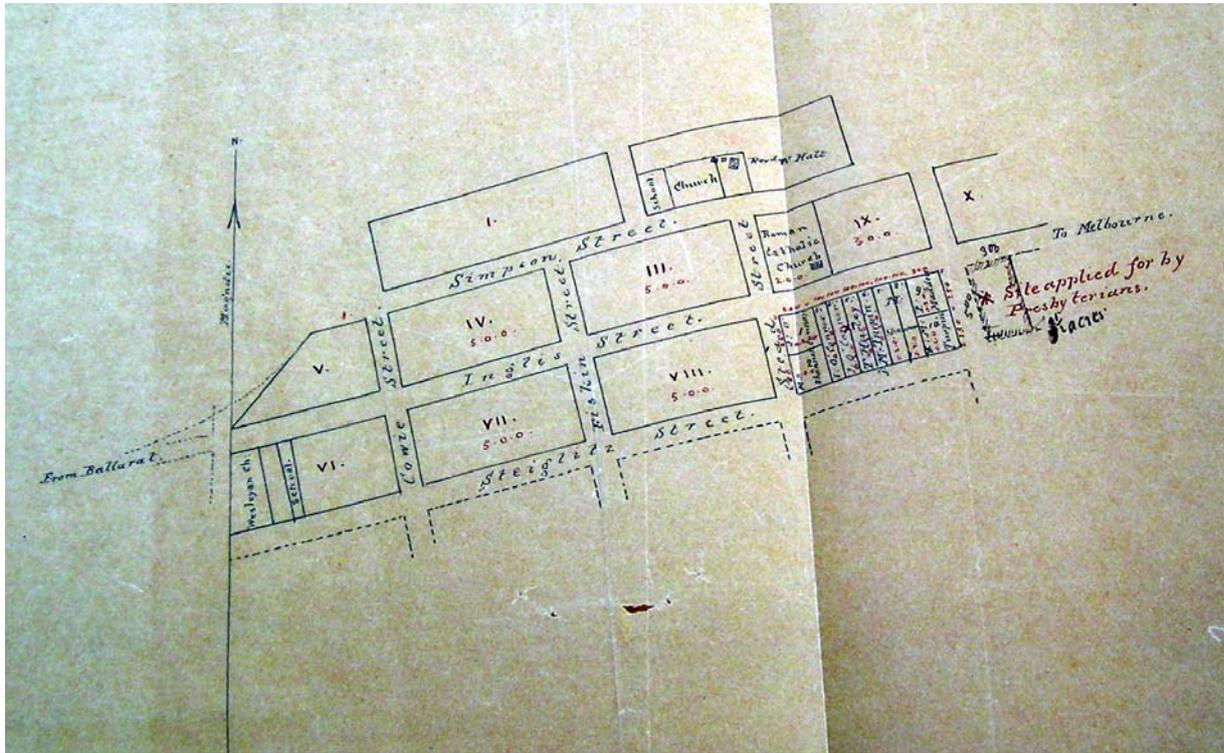


Figure 1: Plan of Ballan Township showing proposed site for a Presbyterian Church, 28 July 1860.

Source: VPRS 242 Unit 442, PROV.

While the Presbyterians at Ballan were unsuccessful in acquiring the desired block of land, allotments 8, 9 and 10 of Section 12 (comprising 1 acre and 2 roods) at the south-west corner of Inglis and Windle Street was gazetted as a temporary reservation for Presbyterian Church purposes on 12 November 1860 (Figure 2).<sup>12</sup>

<sup>11</sup> A. Young to the Hon. President of Lands & Works, 28 July 1860, VPRS 242 Unit 442, PROV.

<sup>12</sup> Victoria Government Gazette, 11 February 1861, p.287.

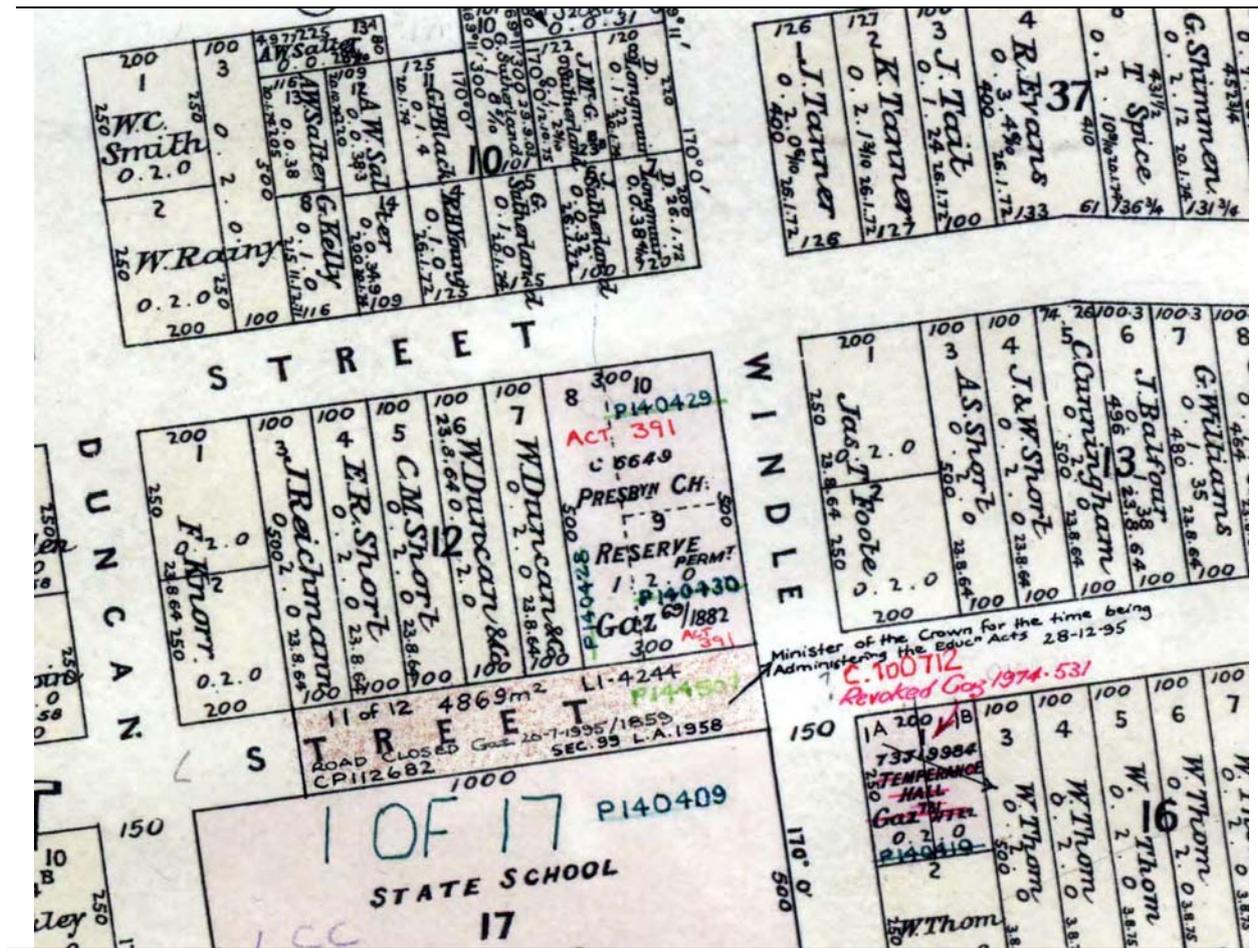


Figure 2: Part Plan of Ballan Township showing site reserved for the Presbyterian Church, 1869.

Source: VPRS 16171, PROV.

A meeting was subsequently called, presided by the Rev. J.H. Scott who was then holding services on the floor of Young's Flour Mill on the banks of the Werribee River, where it was resolved to procure a resident minister and:

That this congregation in connection with the stations in the south of the district, feeling confident of being able to raise the sum of £240 a year for the support of a minister, do hereby sanction the same, and pledge themselves to use every effort to raise it.<sup>13</sup>

In March 1863, the Rev. Hampshire was appointed to take charge of the Presbyterian Church at Ballan. He commenced in May of that year and a committee of management was also formed.<sup>14</sup> It consisted of Messrs. Dugald Macpherson, J. Graham, W. Duncan, J. Tanner, W.E. White and others.<sup>15</sup> From these appointments, fundraising began in earnest to provide for the construction of a church.

In September 1864, John Felix Matthews, architect of Melbourne, was instructed to inspect the site and prepare plans, specifications and cost estimates for the construction of the church building.<sup>16</sup> Within a month, he had prepared a design for the building. The speed in which Matthews was able to formulate

<sup>13</sup> J. Huggins, 'St. Paul's Uniting Church Ballan, formerly St. Paul's Presbyterian Church', in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society Inc.*, vol. 9, no. 9, March 2010.

<sup>14</sup> *Ibid.*

<sup>15</sup> *Ibid.*

<sup>16</sup> *Ibid.*

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the design concept may have been attributed to him basing it on his recently-completed design for St. Andrew's Presbyterian Church, Bacchus Marsh, just a few months earlier.<sup>17</sup> On 11 October 1864, Matthews called tenders for the erection of a Presbyterian Church at Ballan.<sup>18</sup> Tenders for carpenters' work were advertised on 9 and 12 November of that year and in early December 1864 separate tenders were again called for masons' and carpenters' work.<sup>19</sup> Tenders for the latter works were to be sent to Mr James Young, Butcher, Armstrong Street, Ballarat.<sup>20</sup> On 15 February, 1865, one of the first members of the Ballan Presbyterian Church, Mrs Dugald Macpherson, laid the foundation stone.<sup>21</sup> Works progressed throughout 1865 and tenders for carpenters' and plasters' works were called for the completion of the building in late December 1865.<sup>22</sup>

On 21 July 1866, St. Paul's Presbyterian Church, Ballan, was opened. The important occasion was marked by three worship services, with the Rev. D. McDonald of Emerald preaching in the morning; the Rev. Joseph Black, then incumbent at St. Paul's in the afternoon; and the Rev. W. Henderson of Ballarat in the evening.<sup>23</sup> A few days later on the Tuesday evening of 23 July 1866, a soiree was held in the church where, in addition to the clergymen who officiated at the opening, the Rev. Messrs. Mackie, Meek, Scott, Lambie, McNicol, J. Young Esq., Dr. Fairbairn and clergymen of other denominations took part in the proceedings.<sup>24</sup>

Completed at a cost of £1,750,<sup>25</sup> a detailed description of the newly-opened church building was given in the *Bacchus Marsh Express*:

The style of architecture is modern Gothic. The building is of bluestone rubble, every alternate stone having a four inch sneck, and is neatly tuck-pointed. It stands on a base two feet high, while the outer walls are supported by 20 abutments of freestone, with small blue stone snecks let in, and finished at the top with two weatherings.

A fine large window in front of the edifice consists of freestone reveals and arches and is divided by two mullions nine feet high, being finished in the same way both externally and internally. There are also eleven other windows, while the whole is surmounted by an exceedingly chaste spire, which rises to a considerable height.

The spire is likewise built of mixed blue and freestone which is carried up 16 square feet, at which point commences an octagon tower, perforated with eight windows four feet height, the interior which forms the bell-tower. Immediately above the bell-tower stands a circle of freestone moulding, which is destined to receive a very handsome clock.

Attached to the main building is a vestry, divided into 2 rooms, the whole edifice being finished by a freestone water table. The building occupies a commanding situation, and the effect is altogether very pleasing, as the eye first rests upon it.

The grounds have been securely and handsomely fenced in, while great taste and skill have been displayed in laying them out and planting them with choice trees. The same care and taste which

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<sup>17</sup> *The Argus*, 25 August 1864, p.2. The design of St. Andrew's Church is very similar to St. Paul's, Ballan. See comparative analysis for further details.

<sup>18</sup> *Ibid.*, 11 October 1864, p.3.

<sup>19</sup> *Ibid.*, 2 November 1864, p.3, 12 November 1864, p.7 & *The Star*, Ballarat, 3 & 7 December 1864.

<sup>20</sup> *Ibid.*

<sup>21</sup> *Ballan Times*, 17 August 1916.

<sup>22</sup> *The Argus*, 22, 23 & 27 December 1865.

<sup>23</sup> *Bacchus Marsh Express*, 21 July 1866, p.2.

<sup>24</sup> *Ibid.*

<sup>25</sup> Huggins, *op.cit.*

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is visible in the exterior of the building, is observable in the furnishing and decorating of the interior. Here all is comfort and elegance.

On entering, the first thing that strikes the eye is the highly elaborate way in which the windows have been filled in with stain glass. They were furnished by Messrs Fergusson and Urie, North Melbourne. The large triple window in front is exceedingly rich and is the gift of three ladies of the congregation – Mrs Dugald Macpherson of Bungeeltap, Mrs Peter Inglis of Ingliston and Mrs John Edols of Mount Dariwell.

The pulpit is of red cedar, elaborately carved and is surrounded by a rail, supported on twisted pillars, within which stands the desk and chair, for the use of the precentor. The church is lighted by two bronze chandeliers suspended from the lofty arched ceiling, each bearing four large lights. But to realise the beauty and effect of the whole, one must be present when the morning sun is streaming through the large triple window which faces the pulpit, then the various windows are seen in all their exquisite beauty of finish and colour. Of course, the finest of all is the centre piece of the large centre window.

On an Egyptian scroll which winds round the delicate tendrils of the old red rose of Albion, so much celebrated and esteemed by the crusaders of the Holy Wars, there is inscribed these appropriate words of Holy Writ ' I am the Way and the Truth and the Life'. As a matter of paramount importance in a building designed for public worship, that its acoustic properties are perfect.<sup>26</sup>

The completed exterior boasted a landmark octagonal tower surmounted with an elongated polygonal spire (Figure 3). The steeply-pitched, gabled bluestone building was four bayed, as defined on the east and west elevations by the narrow pointed-arched windows, projecting buttresses and ventilation gablets in the roof faces. Both the tower and spire, and the main west gable end with the triple pointed-arched stainless windows with an arched ventilator above, had a distinctive presence on the Inglis Street frontage (Figure 4). In 1883, the *Geelong Times* declared that the Presbyterian Church [at Ballan] is a primmer building, boasting also an original steeple all to itself.<sup>27</sup>



**Figure 3:** St. Paul's Presbyterian Church, n.d.

Source: Ballan Shire Historical Society.

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<sup>26</sup> *Bacchus Marsh Express*, 7 July 1866.

<sup>27</sup> *Geelong Times*, 12 October 1883.



**Figure 4:** St. Paul's Presbyterian Church, n.d. [early 20<sup>th</sup> century]. Note the manse on the left, front timber picket fence and the Cypress trees. Source: Ballan Shire Historical Society.

Enriching the interior were the decorative stained glass windows, the work of the leading stained glass window firm in Victoria, Ferguson and Urie. At the time of preparing the windows for St. Paul's Church, Ferguson and Urie had the monopoly in the design and manufacture of stained glass windows in the Colony 'and were admirably competing with the works of English stained glass being important into the Colony.'<sup>28</sup> The following year in August 1867 while Mr Urie was on a visit to Launceston, Tasmanian, the firm's west windows at St. Paul's Church, Ballan were listed in the *Launceston Examiner* as 'amongst the most elegant' of the 'large portfolio of designs for churches and other windows.'<sup>29</sup>

Between 1897 and 1926 during the incumbency of the Rev. E.J. Welch, the church property was repaired at considerable cost.<sup>30</sup> An Honor Roll, listing 'the names of young men who had responded to the call of Empire from the church and Sunday School' was unveiled.<sup>31</sup> It was in 1926 with the Diamond Jubilee of St. Paul's Church was celebrated.<sup>32</sup> Further milestone celebrations occurred in 1936 (for the 70<sup>th</sup> anniversary) and again in 1939 when the Ballan Presbyterian Church "back to" was celebrated.<sup>33</sup> In June 1977, St. Paul's Church became part of the Uniting Church.<sup>34</sup>

28 R. Brown, 'Company History: Ferguson & Urie, Colonial Victoria's Premier Stained Glass Window Craftsmen' at <http://fergusonandurie.wordpress.com/the-short-history/>

29 *Launceston Examiner*, 13 August 1867, p.5.

30 Huggins, *op.cit.*

31 *Ibid.*

32 *Ibid.*

33 *Ibid.*

34 *Ibid.*

### **Building of the Manse**

In 1869, a stone manse was built at the rear, south-east of the church building to a design by the elder and original member of the church, Dugald Macpherson.<sup>35</sup> It had been the intention of the committee of management to build a manse from as early as 1866, after the remaining debt on the church construction had been extinguished.<sup>36</sup> In late October 1869, the residence for the incumbent Minister neared completion, as reported in the *Bacchus Marsh Express*:

Of the manse, it was a design by one of the elders, Dugald McPherson, Esq., under whose direction the work has been progressing. He was quite sure that it would be a good and comfortable house.

By December 1870, the manse was finished at cost of £600. The first incumbent Minister to occupy the dwelling was the Rev. J. Black, who declared it to be 'a most comfortable residence', although he quipped that would especially 'prove so when the ground was fenced and laid out.'<sup>37</sup> The original form of the manse is shown in Figure 4. It was characterised by a steeply-pitched gabled roof form that traversed the site, with a minor steeply-pitched gabled wing projecting towards the front. A faceted bay window with polygonal roof completed the projecting wing. The front façade was also identified by a hipped concave verandah, the roof having striped painting. In 1883, the dwelling was considered to be of a "good size", 'commanding a most charming view of the surrounding country.'<sup>38</sup> In the intervening years of the early 20<sup>th</sup> century, the roof was replaced with the existing main hipped form and projecting low-pitched gabled wing at the front. The chimneys were also refaced.

By the early 1990s, after over 100 years as the residence of the Presbyterian Minister, the manse no longer served its original purpose. It was subsequently occupied by the Ballan Arts and Crafts Society until July 2014.<sup>39</sup>

### **Landscaping and Fencing the Church Site**

As outlined in the *Bacchus Marsh Express*, at the time of the opening of the church in 1866, the grounds had been fenced and trees planted. It would appear that the fencing included the front timber picket fence with blue Spruce trees planted behind, as shown in Figure 4. In 1874, 'fine trees' were donated by Sir Henry Parkes, then Premier of New South Wales (and later the 'father of Federation') and planted by Robert Denholm, early settler of Ballan.<sup>40</sup> Parkes was the father of Mrs Clarinda (Menie) Thom, wife of the Rev. William Thom.<sup>41</sup> In 1908, the fence was damaged and charges were laid against the culprit.<sup>42</sup>

### **Building of a Sunday School & Hall**

While a Sunday School had been formed from the earliest years of development of St. Paul's Church, it appears that the church lacked suitable accommodation. In 1933, the Ballan Presbyterians applied to the Presbyterian Church of Victoria to remove the Presbyterian Church building at Bungeeltap (which had served the communities of Bungeeltap and Mt Wallace for 60 years) to the St. Paul's Church site to serve as a Sunday School.<sup>43</sup> A staunch supporter of the old church, Mr Roderick Robertson, left a

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35 *Bacchus Marsh Express*, 30 October 1869, p.3.

36 Huggins, *op.cit.*

37 *Bacchus Marsh Express*, 10 December 1870, p.3.

38 *Geelong Times*, *op.cit.*

39 Huggins, *op.cit.* & oral information from Richard Biden, Secretary, Ballan Shire Historical Society, 17 September 2014.

40 J. Huggins, 'Sir Henry Parkes and Ballan', in *The Settler*, March 2001.

41 *Ibid.*

42 *Bacchus Marsh Express*, 10 October 1908.

43 Huggins, *op.cit.*

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**PLACE NAME:** St. Paul's Uniting (former Presbyterian) Church Complex

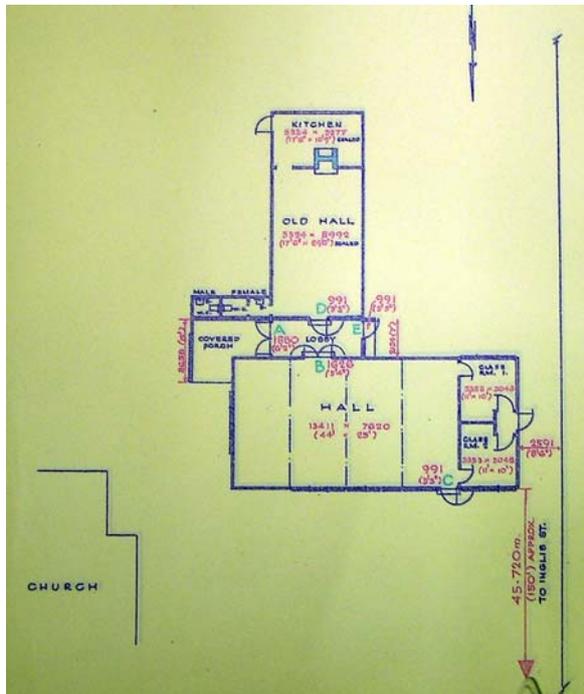
Place No. BA014

**ADDRESS:** 73 Inglis Street, Ballan

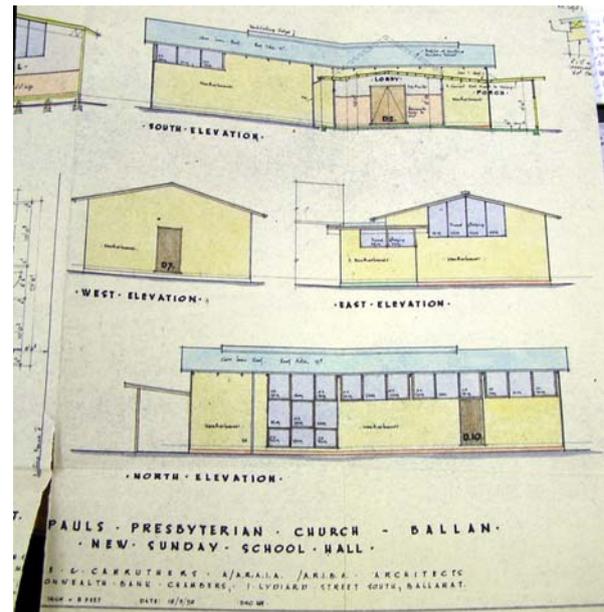
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bequest in his will for the maintenance of the building and following its removal and repair to Ballan, it was dedicated to his memory and named the Robertson Memorial Hall.<sup>44</sup> The building comprised a hall space with a kitchen at the rear (Figure 5).

In 1958, a new, larger shallow-gabled hall of weatherboard construction, connected to the front of the old hall by a flat-roofed porch and lobby, was constructed to a design by E.C. Carruthers, architect of Ballarat (Figures 5-6).<sup>45</sup> It included a substantial hall space and two classrooms at the west end.



**Figure 5:** Plan of Robertson Memorial Hall (rear) & Proposed Hall, 1958. **Source:** VPRS 7882 Unit 11 PROV.



**Figure 6:** E.C. Carruthers, St. Paul's Presbyterian Church, Ballan, New Sunday School Hall', elevation drawings, 1958. **Source:** VPRS 7882 Unit 11 PROV.

### Early Incumbents of St. Paul's Church

In March 1863, the Rev. W. Hampshire was appointed the first incumbent Presbyterian Minister at St. Paul's Church.<sup>46</sup> During the construction of the church building, he resigned and was replaced by the Rev. J. Black, M.A., on 19 October 1865.<sup>47</sup> He remained for approximately 7 years, but owing to the poor health of his wife, he removed to Tasmania where he opened the Ladies' College of the Glebe, Hobart.<sup>48</sup>

The Rev. William Thom was called to the pastorate at Ballan, being inducted at St. Paul's on 23 December 1873.<sup>49</sup> With his wife, Clarinda (Menie), Thom took charge of the spiritual life of the Presbyterians in the district. They had arrived at Ballan with their three sons: Henry Gilbert (born 1869), William Stronach (born 1871) and John Gibson (born 1873).<sup>50</sup> In August 1875, tragedy struck

44 *Ibid.*

45 E.C. Carruthers, Architect, Ballarat, 'St. Paul's Presbyterian Church, Ballan: New Sunday School Hall', 18 May 1958, VPRS 7882 Unit 11, PROV.

46 Huggins, *op.cit.*

47 *Ballan Times*, 14 September 1916, p.3.

48 *Ibid.*

49 J. Huggins, 'Rev. William Thom M.A.', in *The Settler*, vol. 2, no. 8 (revised), June 1992.

50 *Ibid.*

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with the death of Norman Parkes Thom, the infant son of the Rev. and Mrs Thom.<sup>51</sup> Norman Thom was the first to be interred in the Ballan New Cemetery.<sup>52</sup> During his ministry, the Rev. Thom was known as 'a most faithful and diligent minister', who helped to further guide the fledgling Presbyterian Church at Bungeeltap (which opened in 1873).<sup>53</sup> In 1876, Menie Thom gave birth to twins, Robert Varney and Clarinda Jean.<sup>54</sup> The following year in 1877, the Rev. Thom's life was cut short in a buggy accident. His death and contribution to Presbyterian life in the Ballan area was reported in the *Bacchus Marsh Express*:

Since my last, it is my sad duty to have to report the death of the Rev. W. Thom, M.A., Presbyterian minister, caused by his accident at Gordon's last week. The truth of the words, "man dies, but his actions live after him," was never exemplified in a more striking manner than at the funeral, when old and young, rich and poor, and people of all shades of opinion, met together, and by their demeanour testified to the respect in which they held him. On Monday last the funeral took place. The Church was full to overflowing to hear the address delivered by the Rev. J.W. Inglis, of Ballarat, which was very solemn and impressive. The Rev. G. Graham, of Bacchus Marsh, Rev. D.S. Brunton, of Pentland Hills, with the Rev. T. Hastie, of Buninyong, were also present, and assisted. It was an affecting sight to see the pulpit wherein the deceased had so recently stood draped in black, and the coffin with the remains placed in front, and nearly all present more or less affected, and it will remain in the memory of those who were present for many years to come. Nearly three hundred persons followed the remains to the new cemetery, when a portion of the 15<sup>th</sup> chapter of Corinthians was read, after which Mr. Hastie read a hymn, "Rest for the toiling hand," and offered up a fervent prayer, and the crowd dispersed. The deceased gentleman was about forty-five years of age, and has left five children and a widow (daughter of Sir Henry Parkes, the present Premier of New South Wales). Mr. Thom had been the minister of the Ballan Presbyterian Church for about three years. His death occurred on Saturday evening last, from the effects of injuries received by being thrown from his buggy on Monday, 23<sup>rd</sup> ult.<sup>55</sup>

Devastated by the loss of her husband, Menie Thom and her children returned to New South Wales to be close to family and friends.<sup>56</sup> On 1 October 1877, land and property that had been acquired by William Thom, including 'four acres nearly opposite the manse', together with stock and household goods, was sold.<sup>57</sup> On 25 January 1878, Menie Thom gave birth to another daughter, Martha Wilhelmine, at Ashfield, New South Wales, five months after the death of Rev. Thom.<sup>58</sup>

Following the untimely death of the Rev. Thom, and through the instrumentality of Dugald Macpherson, the Rev. Donald Brunton took the charge of the Ballan Presbyterian Church in 1878.<sup>59</sup> After eight years of service, Brunton received a call to Chalmers Church, Launceston. The Rev. John Mathew, M.A., B.D., was the next incumbent at St. Paul's, Ballan, in 1887.<sup>60</sup> According to the *Ballan Times*, 'Mr Mathew is too well known as a scholar, an author, and a leader of assembly to need eulogy; suffice it is to say that whilst here he threw his whole strength into the work of the charge.'<sup>61</sup> Having

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51 J. Huggins, 'A stroll through the Ballan New Cemetery', in *The Settler*, vol. 10, no.6 December 2011.

52 *Ibid.*

53 *Ballan Times*, op.cit.

54 Huggins, 'Rev. William Thom', op.cit.

55 *Bacchus Marsh Express*, 4 August 1877, p.3.

56 Huggins, 'Rev. William Thom', op.cit.

57 *Ibid.*

58 *Ibid.*

59 *Ballan Times*, op.cit.

60 *Ibid.*

61 *Ibid.*

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accepted a call to Coburg, he was replaced by the Rev. G.B. Murphy, M.A., in 1890.<sup>62</sup> A man of 'high character' and 'of great evangelical fervour', he preached at Ballan until 1895 when the Rev. R.R. Paton was called.<sup>63</sup> Labouring 'most zealously', he placed his energies on the sick and afflicted until his health gave way, bringing about his resignation.<sup>64</sup> He was replaced with the Rev. Edward James Welch in 1897 who continued his ministry at Ballan until the late 1920s.<sup>65</sup> *The Argus* published the following obituary on his death in 1948:

Rev. Edward James Welch, who died at Ballarat on September 20, aged 92, came to Australia in 1887 as secretary of the YMCA in Brisbane. He was ordained as a Presbyterian Minister in 1897 and was stationed at Berwick, Violet Town, Euroa, and Ballan for many years. He acted as clerk to the Presbytery of Ballan for 20 years.<sup>66</sup>

### Early Other Key Figures in the Development of St. Paul's Church

Critical to the early development and building of the Presbyterian Church at Ballan were members of the Macpherson, Inglis and Duncan families. The 'driving force and principal benefactor behind the establishment of St. Paul's Presbyterian Church, Ballan', was Dugald Macpherson (1820-1901).<sup>67</sup> Macpherson was a pioneer squatter who settled on the Bungeeltap West Run in 1854.<sup>68</sup> He also held licences for Nhill Station in North Victoria and Paddington Station at Cobar, New South Wales.<sup>69</sup> He was a councillor with the Ballan Shire between 1864 and 1873.<sup>70</sup> Macpherson's wife, Mary (nee O'Cock), whom he married in 1852,<sup>71</sup> also contributed much to the life of St. Paul's Church. In addition to laying the foundation stone in 1865, Mary Macpherson donated the central stained glass window in the main gable end, and her effort to form a Sunday school at Bungeeltap Homestead resulted in the opening of the Bungeeltap State School No. 1155 in 1875.<sup>72</sup>

Mr and Mrs Peter Inglis of Ingliston Homestead near Ballan were also influential in the early development of the Presbyterian Church. Along with Dugald McPherson, W. Duncan, P. Hamilton and David Mairs, Peter Inglis was described in the *Bacchus Marsh Express* as taking 'a leading and an earnest part in the well-being of the Church, and all that appertains to the spiritual welfare of not only the congregation but the inhabitants of Ballan generally.'<sup>73</sup> A magistrate at Ballarat in the 1860s, Peter Inglis died in 1869 and his obituary noted that he 'belonged to the Presbyterian Church, and was a liberal supporter of its interests.'<sup>74</sup> Mrs Inglis donated one of the large stained glass windows in the

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62 *Ibid.*

63 *Ibid.*

64 *Ibid.*

65 *Ibid.*

66 *The Argus*, 2 October 1948.

67 See <http://barwonblogger.blogspot.com.au/2013/11/branching-out-settling-in.html>, 'Dugald Macpherson (1829-1901' at <http://museumvictoria.com.au/collections/themes/2976/dugald-macpherson-1820-1901> & A. Henderson (comp. & ed.), *Early Pioneer Families of Victoria and Riverina: A Genealogical and Biographical Record*, facs. edn., The Genealogical Society of Victoria Inc., 2004, original publication by McCarron, Bird & Co., Melbourne, 1936, pp. 283-287.

68 *Ibid.*

69 *Ibid.*

70 *Ibid.*

71 *Ibid.*

72 *Ibid.*

73 *Bacchus Marsh Express*, 5 January 1867, p.3.

74 *Ibid.*, 10 July 1869, p.3.

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main gable end of the church in 1866.<sup>75</sup> A third window was donated by Mrs Margaret Edols, wife of John Edols Esq., of Dariwell Park.<sup>76</sup>

Another key figure in the early development of St. Paul's Church was Walter Duncan. He was the inaugural Treasurer of the Church, as well as a long serving Elder and a local Magistrate in Ballan.<sup>77</sup> Duncan was described as being 'most vigorous in carrying out the duties of his office' as Treasurer and in 1916 he was reported as being 'the friend and treasurer of the congregation from the beginning of its history.'<sup>78</sup>

### J.F. Matthews, Architect of St. Paul's Church

John Felix Matthews was born about 1811 in Manchester, Lancashire, England, the son of John and Esther Matthews.<sup>79</sup> No details have been found of Matthews' architectural training in England. He married Rebecca Duncombe Tyler and they had their first child, Lucy, in c.1851 in Manchester.<sup>80</sup> By 1853 he had emigrated to Melbourne, as his second child, Alfred, was born at Richmond at this time.<sup>81</sup> A third child, Ruth, was also born at Richmond in 1854.<sup>82</sup> After the death of Rebecca Matthews, J.F. Matthews married Ann McPherson, daughter of Donald and Jane McPherson, in 1856.<sup>83</sup> They had three children that were all born at Richmond: Donald Angus (born 1856), Ann Jane (born 1858) and Jemima (born 1860).<sup>84</sup>

On his arrival in Melbourne in the early 1850s, Matthews appears to have found work with Charles Laing, an architect also of Manchester who had arrived in Melbourne in 1841.<sup>85</sup> It is therefore possible that Matthews knew Laing prior to his arrival in Victoria. In 1855, Matthews established his own practice, advertising as an architect, surveyor, valuator and land and estate agent, with an office at 97 Collins Street, Melbourne.<sup>86</sup>

Between 1855 and 1887, Matthews designed numerous hotels, houses, warehouses, shops, schools and churches.<sup>87</sup> Some of his early notable designs included the semi-detached, gabled brick dwellings known as 'Sarnia', 266-268 Latrobe Terrace, Newtown, in c.1854,<sup>88</sup> and 'Oberwyl', a two storey Victorian Regency styled villa at 33-35 Burnett Street, St. Kilda, in 1856.<sup>89</sup>

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75 *Ibid.*, 28 July 1866.

76 Brown, *op.cit.*

77 *Bacchus Marsh Express*, 19 April 1873, p.3 & 19 August 1871, p.3.

78 *Ballan Times*, *op.cit.*

79 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

80 *Ibid.*

81 *Ibid.*

82 *Ibid.*

83 *Ibid.*

84 *Ibid.*

85 M. Donchi, 'The Union Bank of Australia, Geelong', B. Arch. Thesis, School of Architecture & Building, Deakin University, Geelong, 1991.

86 *The Argus*, 3 March 1855, p.3.

87 M. Lewis & T. Sawyer (ed.), *Australian Architectural Index*, University of Melbourne, revd. 2013, at <http://mileslewis.net/australian-architectural.html>

88 A. Willingham, *Geelong Region Historic Buildings and Objects Study*, Geelong Regional Commission, Geelong, 1986, vol.3, states that 'Sarnia' (earlier known as 'Gable House' was designed by John Matthews, a trained architect. Lewis & Sawyer, *op.cit.*, also list J.F. Matthews as the designer of the dwelling. However, Lorraine Huddle, in 'Architects in Geelong 1840-1860', Humanities Research Report, School of Architecture & Building, University of Melbourne, vol. 1, 1979, p.100, claims that 'Sarnia' was designed by John Matthews, a bricklayer who had arrived in Geelong in 1849 and who was a Deacon of the Aberdeen Street, Baptist Church.

89 Victorian Heritage Register online.

Matthew's connections with the Presbyterian Church at Ballan that led to his design St. Paul's Church at Ballan in 1864 are unclear. However, he had previously been engaged to design St. Andrew's Presbyterian Church at Bacchus Marsh only a few months earlier, and it was possibly from this commission that led to his appointment at Ballan. In late 1867, Matthews also designed the first Ballan Shire Council Offices at 15 Stead Street.<sup>90</sup> The modestly scaled, restrained Classical building served the Ballan Shire Council until 1893.<sup>91</sup>

J.F. Matthews died at his residence in Rutherwood Street, Richmond, on 10 January 1896 at the age of 85.<sup>92</sup> He left an estate valued at £1,410 to his wife, Ann, and legacies of £250 each to his children, Donald, Ann and Jemima.<sup>93</sup>

## **COMPARATIVE**

### **Other Churches in Ballan**

St. Paul's Uniting Church is one of four churches established in Ballan in the 19<sup>th</sup> century, and one of three surviving today. St. Paul's is the most intact of the existing 19<sup>th</sup> century church buildings. The other churches are:

- St. John's Church of England, 56 Simpson Street:<sup>94</sup> built in 1861-62, the Victorian Early English Gothic styled bluestone building has a steeply-pitched, gabled roof form with a gabled chancel, paired narrow pointed-arched windows with freestone surrounds, projecting buttresses and a stained glass tracery chancel window. While the original design and character of the building is clearly discernible, its integrity has been slightly diminished by the introduced roof tiles.
- St. Brigid's Catholic Church, 98 Inglis Street:<sup>95</sup> built in 1912, the Federation Gothic styled face red brick building with rendered dressings has a parapeted gabled roof form clad in introduced slate, pointed arched windows and projecting buttresses which extend above the eaves line to form octagonal pinnacles. There is a side porch towards the rear on east side. In 2009, the building was almost completely destroyed by fire and in recent years it has been substantially reconstructed. A flat-roofed, steel and timber framed and glazed addition at the front formed part of the refurbishment. The integrity of the original building has therefore been compromised by the fire damage and the front additions, although the Federation Gothic character and detail remains the prominent feature.

### **Other Churches Designed by J.F. Matthews**

J.F. Matthews was responsible for the designs of at least five churches in Victoria in the 1860s and 1870s, including additions and alterations to the Presbyterian Church in Lennox Street, Richmond (1864); additions to the Baptist Chapel in Lonsdale Street, Melbourne (1865) and the new Independent Church, Thomas Street, Hawthorn (1877).<sup>96</sup> It would appear that none of these church building survive.

The most comparable church design to St. Paul's Church, Ballan, is Matthews' design of St. Andrew's Uniting (Presbyterian) Church, Bacchus Marsh. The design of St. Andrew's was a stylistic precursor to his design of St. Paul's. Tenders were called for the erection of St. Andrew's Church on 25 August

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90 *Bacchus Marsh Express*, 29 February 1868.

91 *The Argus*, 11 January 1893, p.2.

92 Victorian Births, Deaths & Marriages Indexes, op.cit. & Table Talk, 13 March 1896.

93 Ibid.

94 Fraser & Ranken, *op.cit.*, pp.54-55.

95 *The Advocate*, 8 June 1912, p.23 & Herald Sun, 8 April 2009.

96 Lewis & Sawyer, *op.cit.*

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1864,<sup>97</sup> only three months before tenders were sought for the building of St. Paul's Church. A larger church building than St. Paul's, the Victorian Gothic Revival stylistic characteristics of the steeply-pitched, gabled main roof form, bluestone construction with freestone dressings, tripartite pointed-arched stained glass windows in the main gable end with an arched ventilator above, projecting ventilation gablets in the roof faces, decorative eaves brackets on the longitudinal elevations, and especially the corner octagonal tower (with oculus ventilators and an arcade of louvered lancets) surmounted by an elongated spire, were the hallmarks of Matthews' work. At Bacchus Marsh, the preaching hall within the main gabled form is wider (as defined externally by the projecting central bay in the main gable end) and the larger proportions are also evident in the double gabled vestry wing at the rear. Internally, St. Andrew's Church has also an unusual curved ceiling similar to St. Paul's, Ballan.

### Other Similar Dwellings to the Manse

St. Paul's Manse is one of six dwellings constructed for the clergy in the western region of the Moorabool Shire in the 19<sup>th</sup> and early 20<sup>th</sup> centuries. The earliest residence associated with spiritual life in the region is the former All Saints' Vicarage, 54 Byres Road, Blackwood (built 1868-69).<sup>98</sup> The Victorian styled hipped roofed dwelling with a return verandah is stylistically similar to other presbyteries, parsonages, vicarages and convents built in the western region of the Shire, including:

- Former Wesleyan Parsonage, 9 Simmons Reef Road, Blackwood (built 1874).<sup>99</sup>
- St. Patrick's Catholic Presbytery, 10 Careys Road, Gordon (built 1913).<sup>100</sup>
- Former Josephite Convent, 2754 Old Melbourne Road, Dunnstown (built 1891 and relocated to its current site in c.1930).<sup>101</sup>
- Former St. Michael's Convent, Springbank Road, Springbank (built c.1900).<sup>102</sup>

Stylistically, the St. Paul's Manse is not comparable to these other dwellings, or with the most substantial example of the type, St. Michael's Presbytery, 186 Bungaree Wallace Road, Bungaree (built 1910).

Architecturally, the design of St. Paul's Manse is similar to the dwelling at 36 Inglis Street, Ballan (built c.1895-97),<sup>103</sup> with its picturesque, asymmetrical composition of steeply-pitched, gabled roof forms, including a projecting minor gable wing at the front with a faceted bay window, and a front verandah. However, the re-roofing of St. Paul's Manse has substantially comprised its original design and integrity.

Compositionally, there are also passing similarities between the original form of the manse and the original design of 'Wescott', 188 Inglis Street. The latter was built of stone in the c.1860s by David Pierpoint as a town house for Dugald Macpherson.<sup>104</sup> While altered, the original steeply-pitched gabled roof form that traverses the site and the projecting minor steeply-pitched gable roof to the front are those features that have an affinity with the manse.

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<sup>97</sup> *The Argus*, 25 August 1864.

<sup>98</sup> M. Livy, notes, Blackwood & District Historical Society & *Blackwood Recorder*, Blackwood & District Historical Society.

<sup>99</sup> *Bacchus Marsh Express*, 16 May 1874, p.3 & 26 September 1874, p.3.

<sup>100</sup> *The Advocate*, 16 November 1912, 18 January 1913, 8 February 1913 & 30 August 1913.

<sup>101</sup> D. Cahir, *Spuds, Saints & Scholars: Irish Settlement & the Development of Catholicity in Dunnstown*, Dianne Cahir, Dunnstown, 1998, Appendix III.

<sup>102</sup> *Bungaree & District Historical Society Newsletter*, no.20, p.10 & *The Advocate*, 13 September 1890, p.16, 2 January 1892, p.17 & 14 January 1913.

<sup>103</sup> See heritage citation for 36 Inglis Street, Ballan.

<sup>104</sup> J.H. Walsh, 'Early Ballan No. 52' in the *Ballan Times*, 15 August 1918, p.3.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** 'Everleigh'

Place No. BA017

**ADDRESS:** 77 Inglis Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns  
 Theme 6.2: Building Homes in the Shire  
 Theme 8.2: Education

**Condition:** Good**Integrity:** Substantially intact**Photograph Date:** 1 April 2014 & 24 June 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**

|                                            |     |
|--------------------------------------------|-----|
| External Paint Controls Should Apply?      | No  |
| Internal Alteration Controls Should Apply? | No  |
| Tree Controls Should Apply?                | No  |
| Fences &/or Outbuildings of Note?          | No  |
| Prohibited Uses May be Permitted?          | No  |
| Incorporated Document                      | Yes |

**Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

'Everleigh' at 77 Inglis Street, has significance as one of the more elaborate examples of a Late Victorian styled timber dwelling and one of few remaining on a substantial allotment in Ballan. It was built in 1896, possibly for the Victorian Education Department, and it first became of the home of the Venables family, with John William Venables being Head Teacher of the Ballan State School between 1896 and 1920. The significant fabric includes the symmetrical composition, single storey height, hipped roof form that traverses the site and the rear double hipped roof forms, projecting front

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PLACE NAME: 'Everleigh'

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convex verandah supported by square stop-chamfered timber posts and decorated with cast iron valances and brackets, two brick chimneys, paired timber eaves brackets, panels and decorative timber fascias, central front timber framed doorway with a panelled timber door and sidelights and highlights, timber framed tripartite double hung windows, side timber framed windows and timber front verandah floor.

### How is it significant?

'Everleigh' at 77 Inglis Street, Ballan, is historically and aesthetically significant at a LOCAL level.

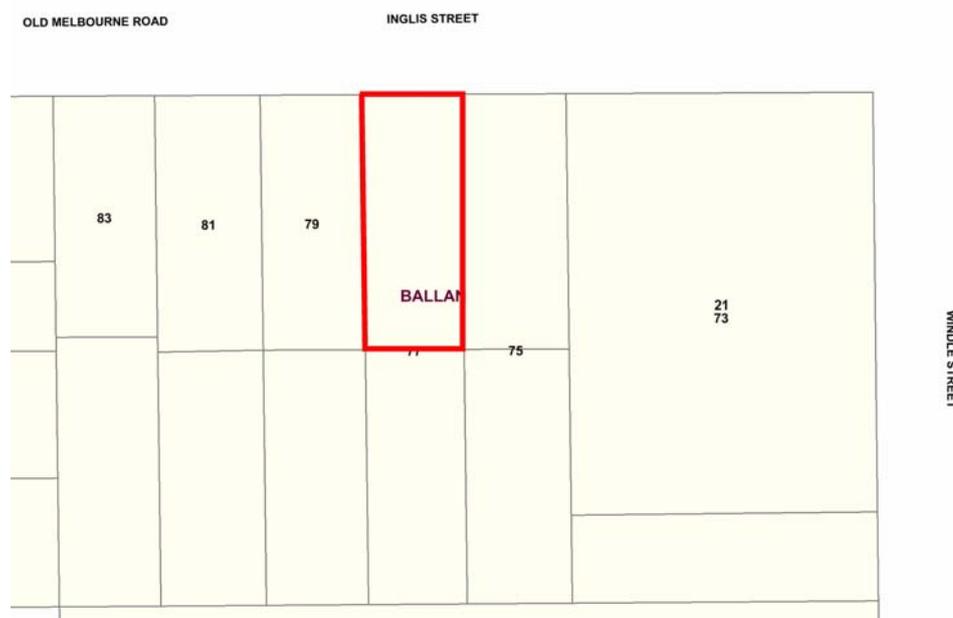
### Why is it significant?

'Everleigh' at 77 Inglis Street has historical significance for its associations with the more substantial and affluent residential developments in the central township area of Ballan in the late 19<sup>th</sup> century (Criterion A). Built in 1896, it has particular associations with the Victorian Education Department (as original long term owner until at least 1951) in the provision of accommodation of the local Head Teacher at the Ballan State School. 'Everleigh' is especially associated with John William Venables and family, occupants of the property from 1896 until 1920 (Criterion H). J.W. Venables contributed much to community life at Ballan in addition to serving as the highly esteemed Head Teacher. These community involvements were numerous and included memberships of St. John's Church of England, Ballan Masonic Lodge, Ballan Agricultural and Pastoral Society, Ballan Rifle Club, Caledonian and Hibernian sports committee and the Ballan Mechanics' Institute where he served as honorary secretary between 1915 and 1918.

'Everleigh' at 77 Inglis Street is aesthetically significant as one of the few, contextually elaborate, Late Victorian styled timber dwellings in Ballan set on a substantial allotment. The design and opulent detailing is a good example of the local Late Victorian type, reflecting the importance of the original occupiers, the Head Teachers of the Ballan State School.

### Heritage Overlay Map

It is recommended that the heritage overlay is applied to the northern portion of the site containing the 'Everleigh' dwelling and rear garage, as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:** <sup>1</sup>

The dwelling known as 'Everleigh' at 77 Inglis Street, Ballan, is set on a substantial rectangular allotment with a generous front setback to Inglis Street, and narrower side setbacks. There is an introduced timber post and woven fire fence and scrolled metal and wire vehicular gates along the front boundary, being approximately 1200 mm high. On the west side is a brick paved driveway that leads to the front of the dwelling and along the west side to a rear garage. There are perimeter garden beds and trees, and a large open grassed front setting. At the rear of the site is a shallow-gabled, introduced garage.

The symmetrical, single storey, timber weatherboard, Late Victorian styled dwelling is characterised by a hipped roof form, together with double hipped roofs at the rear and a convex front verandah. These roof forms are clad in painted galvanised corrugated steel. Two face red brick chimneys with cream brick bands and corbelled tops adorn the roofline. Decorative timber fascias, paired timber brackets and panelling are features of the narrow eaves.

The symmetry of the design is further accentuated by the central front timber framed doorway with a panelled timber door and sidelights and highlights, and the flanking timber framed double hung tripartite windows. An early feature of the design is the front verandah. It has a timber floor and is supported by square stop-chamfered timber posts with moulded timber capitals above which are decorative cast iron valances and brackets. Other early features include the timber framed double hung windows at the side.



**Photo 2:** 'Everleigh', 77 Inglis Street, 2009.

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**HISTORY:**

**The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to

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<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

<sup>2</sup> T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>3</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### **History of 'Everleigh'**

'Everleigh' at 77 Inglis Street is situated on allotment 6 of Section 12 in the Township of Ballan first purchased by Walter Duncan and company on 23 August 1864.<sup>11</sup> By early 1896, the unimproved land had been purchased by the Victorian Education Department for John W. Venables, recently-appointed School Master of the Ballan State School. Venables' arrival to Ballan in January 1896 was noted in the *Bacchus Marsh Express*:

The newly appointed State school head teacher, Mr. W. Venables, has taken up his residence amongst us, and commenced scholastic duties on Monday last. This gentleman comes amongst us with high credential, and bearing away with him from the surrounding neighbourhood of his recent abode (Inverleigh) not alone an illuminated address, and various articles of costly silver plate from adult friends, but a gift far more prized from his pupils to himself and wife, in two separate pieces of silver plate. It is to be hoped that Mr. Venables will win the same dutiful affection from our children as from those with whom he has recently parted, as I hear there were very few eyes but were moistened at that severance.<sup>12</sup>

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4 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History*, *op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

11 See Township of Ballan Plan, 1954, VPRS 16171 PROV.

12 *Bacchus Marsh Express*, 25 January 1896, p.3.

'Everleigh' was constructed in the ensuing months of 1896, as outlined in the *Bacchus Marsh Express* in May of that year:

Although bad times prevail, it is pleasing to see the laying down of the foundation of a commodious dwelling house for our new schoolmaster, Mr. I. Venables [sic.]. The site has been happily chosen on the long vacant allotment of ground between Mr. Evan's private house and the dwelling of Dr. G. Herbert Salter, in the main street.<sup>13</sup>

It would appear that John and Angelina Venables named the dwelling 'Everleigh' soon after it was constructed.<sup>14</sup> The name may derive from Mrs Venables' place of birth, Inverleigh, where J.W. Venables was head teacher prior to his arrival at Ballan.

Born on 22 November 1856 in Adelaide, South Australia, John William Venables was the son of Joseph and Hannah Venables.<sup>15</sup> Shortly after J.W. Venables' birth, the family made their way to the goldfields in Victoria. J.W. Venables commenced his teaching career at a young age, entering the service as a pupil teacher at Tarnagulla in 1868.<sup>16</sup> In January 1874, he was appointed 2<sup>nd</sup> assistant teacher at the Tarnagulla State School before becoming a teacher at the Kingower State School in 1885.<sup>17</sup> It was also in 1885 when Venables married Angelina Meredith of 'Barwonside', Inverleigh.<sup>18</sup> Their first son, Gilbert William, was born in c.1886.<sup>19</sup> By 1889, Venables had been appointed the Head Teacher at the Bannockburn State School and it was in 1889 when his first daughter, Frances Irene Myrtle, was born.<sup>20</sup> During his incumbency at Bannockburn, John and Angelina had another two children: Hubert Richard (born 1891 and who died of peritonitis in 1901 at the property of his uncle, J. Meredith, Buninyong<sup>21</sup>) and George Frederick (born 1894 and who died in 1894 at Learmonth while the family were on Christmas holidays<sup>22</sup>).<sup>23</sup> Although the *Geelong Advertiser* reported that Venables had been appointed to the charge of the Greensborough State School in April 1894,<sup>24</sup> his relocation from Bannockburn was to Inverleigh, where he became Head Teacher.<sup>25</sup> In January 1896, he transferred to the Ballan State School as Head Teacher.<sup>26</sup>

During the next 24 years, Venables made an important contribution to community life at Ballan. With his family, he was a member of St. John's Church of England. In December 1896 he donated 'a quantity of toys to distribute as prizes for foot racing' at the annual excursion to the Ballarat Botanical

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13 *Ibid.*, 16 May 1896.

14 The earliest referenced the name of the home, 'Everleigh' is in 1898, in the death notice of J.W. and A. Venables' son, George Frederick. See *The Australasian*, 15 January 1898, p.55.

15 South Australian Birth Registrations & Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

16 *Ibid.* & *The Argus*, 23 December 1920.

17 List of Classified State School Teachers, June 1874 in *Victorian Parliamentary Papers*, 1875-76, no. 69, p.67 & *Geelong Advertiser*, 24 January 1885.

18 Victorian Births, Deaths and Marriages Indexes, op.cit.

19 *Ibid.*

20 It is assumed that Venables had been appointed at Bannockburn by 1889 as his daughter, Frances, was born there at this time. See Victorian Births, Deaths and Marriages Indexes, op.cit.

21 *The Argus*, 18 February 1901.

22 *Bacchus Marsh Express*, 1 January 1891, p.3.

23 Victorian Births, Deaths and Marriages Indexes, op.cit.

24 *Geelong Advertiser*, 5 April 1894.

25 J.M. Lonsdale, 'Gateway to the West – Early Inverleigh', Back to Inverleigh Committee, Inverleigh, 1978.

26 *Bacchus Marsh Express*, 25 January 1896, p.3.

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** 'Everleigh'

Place No. BA017

**ADDRESS:** 77 Inglis Street, Ballan

Assessment Date: Feb 2016

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Gardens.<sup>27</sup> It was also in 1896 when Venables became a member of the Ballan Agricultural and Pastoral Society, where he served as Vice President in 1907 and 1908, and as President in 1909 and 1910.<sup>28</sup> Venables was a committee member of the Caledonian and Hibernian sports committee in 1897 where he helped to organise the annual sports event.<sup>29</sup> He was also a member of the Ballan Rifle Club,<sup>30</sup> Grand Lodge Officer of the Ballan Masonic Lodge,<sup>31</sup> and a long-serving committee member of the Ballan Mechanics' Institute, taking up the position as Honorary Secretary between 1915 and 1918.<sup>32</sup>

In December 1920, Venables retired as Head Teacher of the Ballan State School.<sup>33</sup> With his wife, he relocated to Melbourne. On his departure, full appreciation was given from local residents of his service to the town.<sup>34</sup> Venables died at Caulfield in 1934 and was interred in the Ballan New Cemetery.<sup>35</sup>

'Everleigh' remained under the ownership of the Victorian Education Department after Venables' departure and it continued to be a residence for the local State School teacher.<sup>36</sup> In 1930-31, Alfred Turley was the occupier while in 1935-36 it was occupied by Arthur Wills.<sup>37</sup> William Crayford was in residence in 1940-41 while in 1950-51 Francis Xavier Meeny, a teacher from Blakeville had occupied the dwelling.<sup>38</sup>

In 1953, a garage was constructed at the rear of the dwelling, on the west side. A drawing was prepared showing the location of the garage (Figure 1). It also showed the floor plan of the dwelling, which had a central hallway flanked by three rooms on either side (comprising the bedrooms, lounge, dining room and kitchen), and a rear skillion wing that accommodated a sleep out, porch, bathroom and laundry.

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27 *Ibid.*, 5 December 1896.

28 *Ibid.*, 19 December, 1896, p.3, 23 November 1907, p.2, 18 June 1910, p.3 & *Ballan Times*, 19 November 1914.

29 *Bacchus Marsh Express*, 24 April 1897, p.3, 23 April 1898, p.3.

30 *Ballan Times*, 23 July 1914, p.2.

31 *Bacchus Marsh Express*, 5 October 1907 & *Ballarat Courier*, 1 October 1914, p.6.

32 *Ballan Times*, 15 July 1915, 10 February 1916, 1 February 1917 & 14 March 1918.

33 *The Argus*, *op.cit.*

34 *Ibid.*

35 Victorian Births, Deaths and Marriages Indexes, *op.cit.* & *The Argus*, 3 April 1934, p.1.

36 See Ballan Shire Rate Books, 1930-1951, VPRS 5557/P0, Unit 45 PROV (Ballarat).

37 *Ibid.*, 1930-31 & 1935-36.

38 *Ibid.*, 1940-41 & 1950-51.

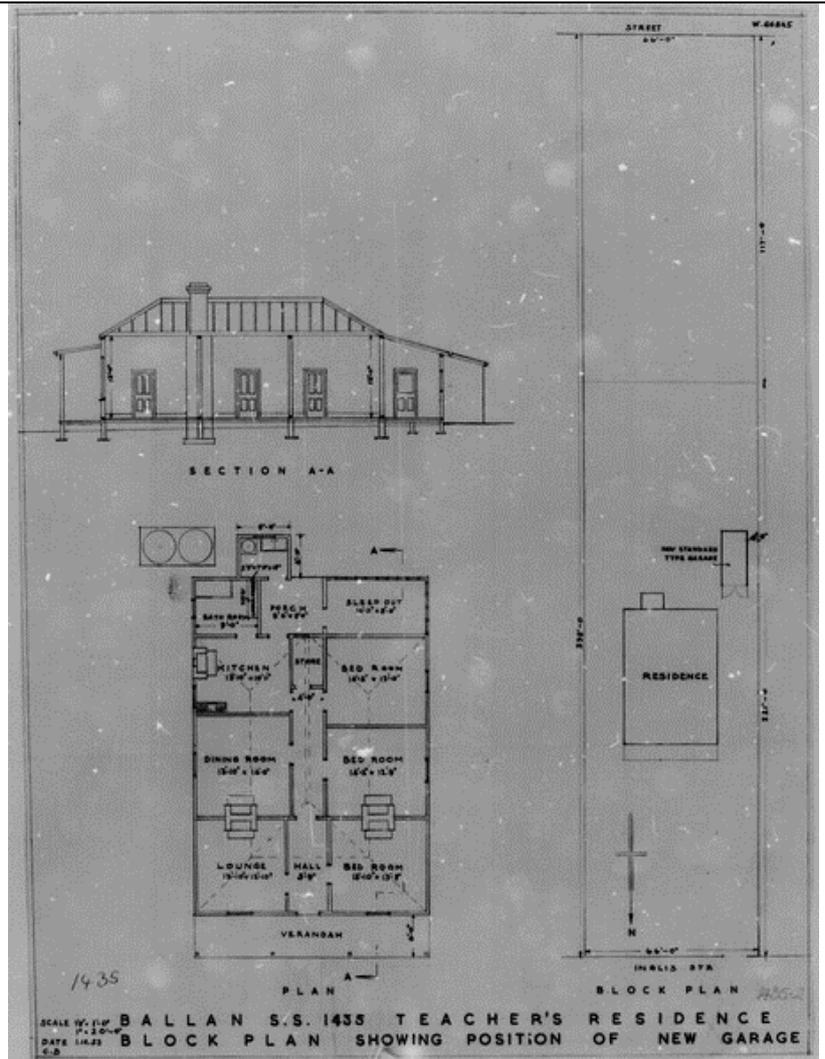


Figure 1: Floor plan, section A-A and block plan of 'Everleigh', 1 October 1953.

Source: Public Building File, Drawing No. SSN 1435.2, PROV.

## COMPARATIVE

### Other Victorian Styled Dwelling on Substantial Allotments in Ballan

The dwelling known as 'Everleigh' at 77 Inglis Street is one of approximately 7 Victorian styled dwellings on contextually substantial allotments in the Ballan township. The other dwellings include:

- Dwelling, 81 Inglis Street:<sup>39</sup> built in c.1890, the symmetrical timber weatherboard Victorian styled dwelling has a hipped roof form and a front hipped verandah. The verandah is supported by turned timber posts with cast iron brackets and valances. There are original rendered brick chimneys with multi-corbelled tops and terra cotta pots, and a central doorway flanked by timber framed double hung windows. The front boundary is defined by a timber picket fence. The dwelling appears to be predominantly intact. The Late Victorian design and setting at 81 Inglis Street is directly comparable to 'Everleigh'.

<sup>39</sup>

*Bacchus Marsh Express*, 30 May 1891 & 6 June 1891, p.7.

- 'Invergowie', 101 Inglis Street:<sup>40</sup> built c.1895, the single storey, hipped roofed, weatherboard dwelling has a return convex verandah supported by timber posts (which may have replaced the original posts). There are paired timber eaves brackets and a rendered chimney. The main doorway flanked by timber framed double hung windows faces onto the eastern portion of the site. The dwelling appears to be predominantly intact. The Late Victorian design and setting at 101 Inglis Street is directly comparable to 'Everleigh'.
- 'Longley', 63 Steiglitz Street:<sup>41</sup> built in 1895 for Harry Blake, the asymmetrical single storey, weatherboard, hipped roofed dwelling has a return verandah supported by timber posts. There are prominent red brick chimneys with multi-corbelled tops. On the front façade is a central front doorway flanked by timber framed double hung windows. The dwelling appears to be of moderate integrity, having been substantially repaired. The Late Victorian design and scale of the setting at 63 Steiglitz Street is directly comparable to 'Everleigh' although the latter would appear to be a more elaborate example of the stylistic type.
- 'Annean', 164 Inglis Street:<sup>42</sup> built in 1897 for Jules Gascard junior, horse dealer, the asymmetrical, single storey, weatherboard, Late Victorian Italianate styled dwelling has a hipped roof form that traverses the front of the site, with minor hipped wings at the rear and side and a return bullnosed verandah supported by cast iron columns with decorative capitals, and cast iron verandah valances and brackets. There are timber framed double hung tripartite windows under the verandah and a projected faceted bay. The detailing of 'Annean' is similar to 'Everleigh', although the composition is not comparable. The setting of 'Annean' has been compromised to some degree by recent additions, although the three dimensional integrity and character of the original dwelling has been retained.
- 'Mayfield', 39 Steiglitz Street: built 1886-87:<sup>43</sup> the symmetrical, single storey, weatherboard, Victorian Picturesque styled dwelling has a double hipped roof form that traverses the site and a central projecting minor gable and return verandah with a central gabled portico. The composition and detailing is unusual which is continued in the projecting faceted bay window to the west of the front door, elaborate remnant timber bargeboard in the gable end of the verandah portico, elongated timber verandah brackets and in the detailing of the surviving brick chimney. Overall, 'Mayfield' has a different composition and character than 'Everleigh', and it is still situated on its entire original allotment.
- 'Ramsgate', 59 Steiglitz Street, built in c.1891:<sup>44</sup> this hipped roofed building has a projecting hipped roofed return verandah supported by stop chamfered timber posts with decorative cast iron brackets and valances. The verandah treatment and the arrangement of a central door opening with flanking timber framed double hung windows is similar to 'Everleigh', although the latter dwelling is more intact.

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40 See McQualter, Robert, Probate Administration files, 1894, VPRS 7591/P2 Unit 233 PROV, which stated that the subject site, owned by Robert McQualter and gifted to his daughter, Annie, was unimproved in 1894, and the Ballan Shire Rate Book, op.cit. 1895, which listed the widow of McQualter, Elizabeth, as owner of a tenement.

41 *Bacchus Marsh Express*, 6 April 1895, p.3.

42 Gascard was not listed in the Ballan Shire Rate Book for 1898, op.cit., but he was listed as owner in subsequent years. See also J. Huggins, 'Jules Samuel Gascard 1836-1899', in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 3, no. 10, June 1995.

43 The unimproved land at 39 Steiglitz Street had been purchased by R.F. Marshall in 1886 – see Certificate of Title, vol. 928 fol. 505. The dwelling had been built by May 1887, as it was partially damaged by fire at this time – see *Bacchus Marsh Express*, 21 May 1887, p.3.

44 See Certificate of Title, 29 April 1885, vol. 858 fol. 586, when ownership was acquired by Edward Blake. A mortgage was taken out with the Commercial Bank in 1891, suggesting that 'Ramsgate' was built at this time.

### Other Similar Victorian and Late Victorian Styled Dwellings in Ballan

Other dwellings of similar Late Victorian design to 'Everleigh' include:

- Dwelling, 78 Inglis Street:<sup>45</sup> built in c.1894, this dwelling has a similar hipped roof form, central timber door openings and flanking windows at the front, and symmetrically composed chimneys. The detailing is more rudimentary than 'Everleigh' and there is a return post-supported bullnosed verandah.
- Dwelling, 91 Steiglitz Street:<sup>46</sup> built in 1890, this dwelling also has a hipped roof form and a projecting front post-supported hipped roofed verandah with decorative cast iron valances and brackets, central doorway and flanking windows at the front. There is a chimney projecting above the roofline on the west side. On the east side is an introduced gabled carport. It is a more rudimentary example compared to 'Everleigh'.
- Dwelling, 93 Steiglitz Street:<sup>47</sup> built in 1890, the dwelling has a hipped roof form and front hipped roofed verandah supported by square, stop chamfered timber posts with decorative cast iron brackets. It is a more rudimentary example compared to 'Everleigh'.
- Dwelling, 97 Steiglitz Street:<sup>48</sup> built in 1874, the hipped roof form, projecting front skillion verandah and composition of a central doorway with flanking windows are those features also identified at 'Everleigh'. However, the latter is a more substantial and elaborate example.

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<sup>45</sup> John Farrow, grazier of 'Lilyvale' near Ballan appears to have built this dwelling in c.1894. He held a sale of stock and equipment at 'Lilyvale' in May 1894, possibly in anticipation of relocating to 78 Inglis Street. It appears that during the construction of the dwelling Farrow relocated temporarily to Mangalore, where he died, having never assumed residency at 78 Inglis Street. See *Bacchus Marsh Express*, 19 May 1894, p.2. The first listing of a tenement in Ballan was Mrs Farrow in 1895 in the Ballan Shire Rate Book, op.cit.

<sup>46</sup> See heritage citation for Steiglitz Street houses & *Bacchus Marsh Express*, 25 October 1890, p.2, 7.

<sup>47</sup> *Ibid.*

<sup>48</sup> See heritage citation for Steiglitz Street houses. & *Bacchus Marsh Express*, 2 January 1875, p.2, briefly described the subject dwelling.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Dwelling

Place No. BA018

**ADDRESS:** 78 Inglis Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Fair**Integrity:** Moderate**Photograph Date:** 1 April 2014 & 24 June 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:****RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The dwelling at 78 Inglis Street has significance as a representative example of a Late Victorian styled timber dwelling in Ballan, and one of a small number featuring a return post-supported verandah. The dwelling was constructed in c.1894 for John and Eliza Farrow, formerly of 'Lilyvale' farm near Ballan. Mr and Mrs Farrow never resided at 101 Inglis, as John Farrow died in July 1894, presumably while the dwelling was being built. The contextually substantial scale of the dwelling for the early

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** Dwelling

Place No. BA018

**ADDRESS:** 78 Inglis Street, Ballan

Assessment Date: Feb 2016

1890s reflects the affluence of John Farrow, grazier, and Mrs Farrow, even though they never occupied it. The significant fabric includes: The hipped roof form that traverses the site, rear gabled roof forms, return post-supported bullnosed verandah, symmetrical composition, single storey height, narrow eaves, rendered brick chimney, central front timber framed doorway, timber framed double hung windows, timber weatherboard wall cladding, stop-chamfered timber verandah posts, timber architraves and the timber window sills.

### How is it significant?

The dwelling at 78 Inglis Street, Ballan, is historically and aesthetically significant at a LOCAL level.

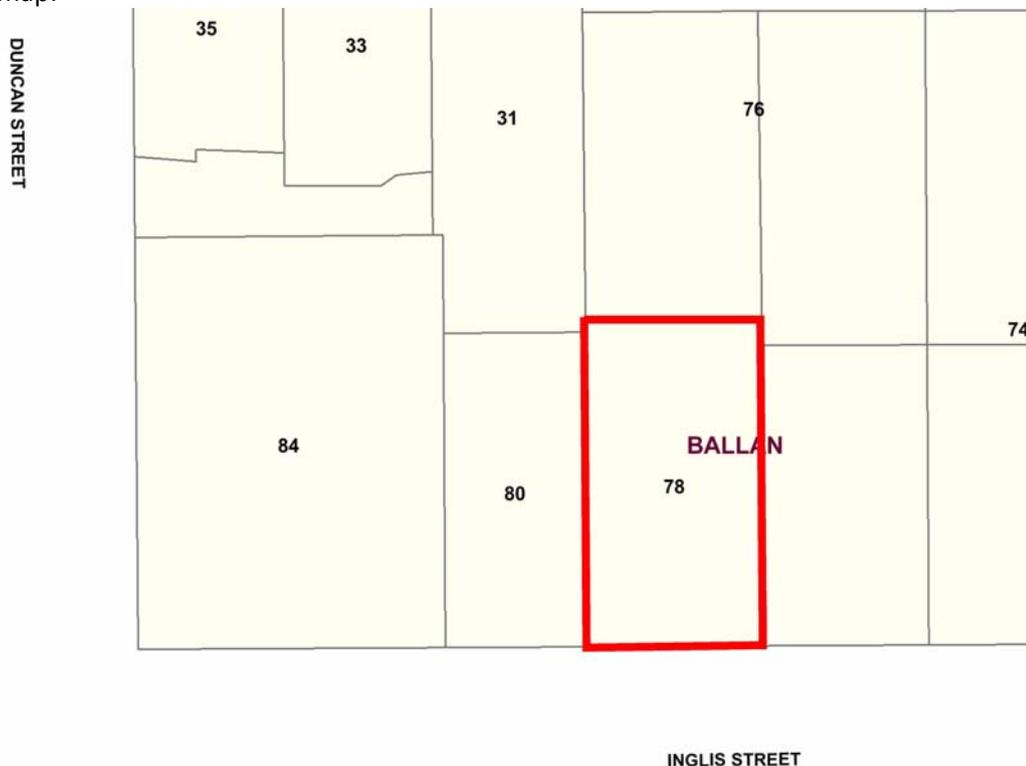
### Why is it significant?

The dwelling at 78 Inglis Street has historical significance for its associations with the more substantial and affluent residential developments in the central township area of Ballan in the late 19<sup>th</sup> century (Criterion A). It was constructed c.1894 as the intended town house of John and Eliza Farrow, graziers of 'Lilyvale' farm. It appears that Farrow died prior to the completion of the dwelling and while Mrs Farrow continued to own it until 1908, she never assumed residency.

The dwelling at 78 Inglis Street is aesthetically significant as a representative example of the Late Victorian style in Ballan, and one of the few timber dwellings of the 1890s featuring a return post-supported verandah (Criterion D). The contextually substantial scale reflects the affluence of the original owners, John and Eliza Farrow. While showing signs of cosmetic deterioration, it is a moderately intact example of the Late Victorian type, with its hipped roof form at the front, return verandah, symmetrical composition defined by the chimneys, front doorway and windows.

### Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 78 Inglis Street, as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:** <sup>1</sup>

The dwelling at 78 Inglis Street, Ballan, is situated on an average-sized, rectangular allotment for the area, with a wide eastern side setback having a gravelled driveway, a narrow western side setback, and a large rear grassed and treed yard. There is an introduced gabled garage towards the rear of the dwelling on the east side. The dwelling has a very modest front setback, the front boundary being defined by an early post and rail and cyclone wire fence, approximately 1100 mm high. There is a scrolled metal gate at the east end.

The symmetrical, single storey, timber weatherboard, Late Victorian styled dwelling is characterised by a hipped roof form that traverses the site, together with two gabled roof forms at the rear and a return post-supported bullnosed verandah. The symmetry of the design is accentuated by the rendered brick chimneys and the central front timber framed doorway with flanking timber framed double hung windows. Other early features include the galvanised corrugated steel roof cladding, narrow eaves, moulded timber architraves, timber window sills, and the stop-chamfered timber posts (the existing posts may have replaced the original posts). The curving timber verandah fretwork has been introduced, as the addition under the verandah on the east side and the skillion wing at the rear.

Overall, the dwelling has moderate integrity and is in fair condition. The roof shows signs of significant rusting and the eaves and weatherboards have weathered, and the fence posts and rails have rotted.



**Photo 2:** Dwelling, 78 Inglis Street, 2009.

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**HISTORY:**

**The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named “Ballan” after Robert von Stieglitz’s nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to

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1 Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

2 T. O’Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

3 L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

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Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### **History of Dwelling at 78 Inglis Street**

The dwelling at 78 Inglis Street is situated on allotment 8 of Section 10 in the Township of Ballan first owned from 11 December 1871, by G. Kelly, Civil Engineer of the Ballan Shire Council.<sup>11</sup> It appears that the land remained unimproved in the ensuing years, and in 1873 Kelly sold it to Henry George and Albert Wilson Salter.<sup>12</sup> The Salter brothers were local drapers of Bacchus Marsh and Ballan.<sup>13</sup> A.W. Salter (1839-1918)<sup>14</sup> became a local entrepreneur, acquiring a number of properties in the Ballan area.<sup>15</sup>

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4 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the *Weekly Times*, 17 June 1879.

11 See Township of Ballan Plan, 1954, VPRS 16171 PROV. Kelly resigned as Civil Engineer in 1872 and took up a position with the Pyalong Shire. See *Bacchus Marsh Express*, 3 February 1872, p.2. According to Fraser and Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, 1962, p.8, he had commenced employed with the Ballan Shire Council in 1866.

12 Certificate of Title, 4 July 1873, vol. 603 fol. 917 & vol. 605 fol. 917.

13 See *Bacchus Marsh Express*, 4 April 1874, p.1.

14 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

15 See Township of Ballan Plan, *op.cit.* & numerous articles in the *Bacchus Marsh Express*, 1880-1900.

In March 1892, the land at 101 Inglis Street was sold to John Farrow, a grazier.<sup>16</sup> Farrow and his wife, Eliza, farmed the property 'Lilyvale' near Ballan.<sup>17</sup> It appears that Farrow purchased the land in Inglis Street because his lease on the 'Lilyvale' farm expired in early 1892 and on 18 February of that year he auctioned all his stock and farm equipment.<sup>18</sup> However, Farrow appears to have taken up a new lease at 'Lilyvale' because he was listed as selling lambs from the farm property in March 1893.<sup>19</sup> Another sale was held at 'Lilyvale' by L.A. Fairbairn in May 1894.<sup>20</sup>

It appears that impetus for the sale at 'Lilyvale' in 1894 was the construction of the dwelling at 78 Inglis Street which seemed destined to become the Farrow family home. However, John Farrow died on 27 July 1894 while he and his wife were residing (presumably temporarily) at Mangalore.<sup>21</sup> Mrs Farrow did not assume residency in Ballan, and in 1895 she leased the newly-completed dwelling to James Brown, a teacher well-known locally for his musical expertise.<sup>22</sup> By 1901, the property was occupied by Patrick Nolan, a contractor.<sup>23</sup>

Eliza Farrow sold the dwelling to George Rickard, a labourer, on 6 May 1908.<sup>24</sup> He was employed by the Ballan Shire Council to light the street lamps.<sup>25</sup> In 1921, the property was sold to Mrs Ethel Winifred Berry.<sup>26</sup> She also owned allotments 12, 13, 13a and 14a adjoining the dwelling.<sup>27</sup> Mrs Berry continued occupation of the property until at least 1951-51.<sup>28</sup> She may have operated a men's boarding house during her time there.<sup>29</sup> Mrs Berry died in Essendon in 1954.<sup>30</sup>

## COMPARATIVE

### Other Victorian Styled Dwelling on Substantial Allotments in Ballan

The dwelling 78 Inglis Street is one of approximately 11 Victorian styled dwellings in the Ballan township. The other dwellings include:

- 'Everleigh', 77 Inglis Street:<sup>31</sup> built in 1896 for I. Venables, Headmaster of the Ballan State School. The symmetrical, timber weatherboard dwelling has a hipped roof form at the front and a projecting front convex verandah supported by cast iron columns with decorative cast iron bracket and balances. The symmetry is emphasised by the red brick chimneys and the central front door opening with flanking timber framed tripartite double hung windows. The front boundary is defined by a timber picket fence. While more elaborate than the dwelling at 78 Inglis Street, 'Everleigh' is directly comparable in form and design.

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16 Certificate of Title, op.cit.

17 *Bacchus Marsh Express*, 13 February 1892, p.2.

18 *Ibid.*, 23 January 1892, p.2.

19 *The Argus*, 1 March 1893, p.10.

20 *Bacchus Marsh Express*, 19 May 1894, p.2.

21 Farrow, John, Probate Administration files, 1894, VPRS 28/P0 Unit 713, PROV.

22 Ballan Shire Rate Book, 1895, VPRS 5557/P0 Unit 45 PROV (Ballarat). Also see the heritage citation for 59 Steiglitz Street for some additional details on James Brown.

23 Ballan Shire Rate Book, op.cit., 1901.

24 Certificate of Title, op.cit.

25 *Bacchus Marsh Express*, 12 July 1913, p.4.

26 Certificate of Title, op.cit. & Ballan Shire Rate Book, op.cit., 1920-21.

27 *Ibid.*

28 *Ibid.*, 1935-36, 1938-39, 1950-51.

29 Oral information from the Ballan Shire Historical Society consultation, 1 July 2009.

30 Berry, Ethel W., Probate Administration files, 1954, VPRS 28/P4 Unit 748 PROV.

31 *Bacchus Marsh Express*, 16 May 1896, p.3, 5 December 1896, p.3, 18 February 1901, p.1.

- Dwelling, 81 Inglis Street:<sup>32</sup> built in c.1890, the symmetrical timber weatherboard Victorian styled dwelling has a hipped roof form and a front hipped verandah. The verandah is supported by turned timber posts with cast iron brackets and valances. There are original rendered brick chimneys with multi-corbelled tops and terra cotta pots, and a central doorway flanked by timber framed double hung windows. The front boundary is defined by a timber picket fence. The dwelling appears to be predominantly intact. The form, construction and general character have an affinity with the dwelling at 78 Inglis Street.
- 'Invergowie', 101 Inglis Street:<sup>33</sup> built c.1895, the single storey, hipped roofed, weatherboard dwelling has a return convex verandah supported by timber posts (which may have replaced the original posts). There are paired timber eaves brackets and a rendered chimney. The main doorway is flanked by timber framed double hung windows that faces onto the eastern portion of the site. The dwelling appears to be predominantly intact. It is directly comparable to the dwelling at 78 Inglis Street, given the hipped roof forms and return post-supported verandah.
- 'Annean', 164 Inglis Street:<sup>34</sup> built in 1897 for Jules Gascard junior, horse dealer, the asymmetrical, single storey, weatherboard, Late Victorian Italianate styled dwelling has a hipped roof form that traverses the front of the site, with minor hipped wings at the rear and side and a return bullnosed verandah supported by cast iron columns with decorative capitals, and cast iron verandah valances and brackets. There are timber framed double hung tripartite windows under the verandah and a projecting faceted bay. The composition, design and outward appearance of 'Annean' is not directly comparable to the dwelling at 78 Inglis Street.
- 'Mayfield', 39 Steiglitz Street: built 1886-87:<sup>35</sup> the symmetrical, single storey, weatherboard, Victorian Picturesque styled dwelling has a double hipped roof form that traverses the site and a central projecting minor gable and return verandah with a central gabled portico. The composition and detailing is unusual which is continued in the projecting faceted bay window to the west of the front door, elaborate remnant timber bargeboard in the gable end of the verandah portico, elongated timber verandah brackets and in the detailing of the surviving brick chimney. Overall, 'Mayfield' has a different composition and character and is more elaborate than the dwelling at 78 Inglis Street, although both dwellings feature return post-supported verandahs.
- 'Ramsgate', 59 Steiglitz Street, built in c.1891:<sup>36</sup> this hipped roofed building has a projecting hipped roofed return verandah supported by stop chamfered timber posts with decorative cast iron brackets and valances. The composition and return verandah of 'Ramsgate' are directly comparable to the dwelling at 78 Inglis Street.

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<sup>32</sup> *Bacchus Marsh Express*, 30 May 1891 & 6 June 1891, p.7.

<sup>33</sup> See McQualter, Robert, Probate Administration files, 1894, VPRS 7591/P2 Unit 233 PROV, which stated that the subject site, owned by Robert McQualter and gifted to his daughter, Annie, was unimproved in 1894, and the Ballan Shire Rate Book, op.cit. 1895, which listed the widow of McQualter, Elizabeth, as owner of a tenement.

<sup>34</sup> Gascard was not listed in the Ballan Shire Rate Book for 1898, op.cit., but he was listed as owner in subsequent years. See also J. Huggins, 'Jules Samuel Gascard 1836-1899', in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 3, no. 10, June 1995.

<sup>35</sup> The unimproved land at 39 Steiglitz Street had been purchased by R.F. Marshall in 1886 – see Certificate of Title, vol. 928 fol. 505. The dwelling had been built by May 1887, as it was partially damaged by fire at this time – see *Bacchus Marsh Express*, 21 May 1887, p.3.

<sup>36</sup> See Certificate of Title, 29 April 1885, vol. 858 fol. 586, when ownership was acquired by Edward Blake. A mortgage was taken out with the Commercial Bank in 1891, suggesting that 'Ramsgate' was built at this time.

- 'Longley', 63 Steiglitz Street:<sup>37</sup> built in 1895 for Harry Blake, the asymmetrical single storey, weatherboard, hipped roofed dwelling has a return verandah supported by timber posts. There are prominent red brick chimneys with multi-corbelled tops. On the front façade is a central front doorway flanked by timber framed double hung windows. The dwelling appears to be of moderate integrity, having been substantially repaired. The Late Victorian design, composition and construction, particularly with the hipped roof forms and return verandah, are features that also characterise the dwelling at 78 Inglis Street.
- Dwelling, 91 Steiglitz Street:<sup>38</sup> built in 1890, this dwelling also has a hipped roof form and a projecting front post-supported hipped roofed verandah with decorative cast iron valances and brackets, central doorway and flanking windows at the front. There is a chimney projecting above the roofline on the west side. On the east side is an introduced gabled carport. The form and outward appearance is comparable to the dwelling at 78 Inglis Street, although the latter appears to be more substantial.
- Dwelling, 93 Steiglitz Street:<sup>39</sup> built in 1890, the dwelling has a hipped roof form and front hipped roofed verandah supported by square, stop chamfered timber posts with decorative cast iron brackets. The form and outward appearance is comparable to the dwelling at 78 Inglis Street, although the latter appears to be more substantial.
- Dwelling, 97 Steiglitz Street:<sup>40</sup> built in 1874, the hipped roof form, narrow eaves and construction materials are similar to the dwelling at 78 Inglis Street, although the latter is more substantial.

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<sup>37</sup> *Bacchus Marsh Express*, 6 April 1895, p.3.

<sup>38</sup> See heritage citation for Steiglitz Street houses & *Bacchus Marsh Express*, 25 October 1890, p.2, 7.

<sup>39</sup> *Ibid.*

<sup>40</sup> See heritage citation for Steiglitz Street houses. & *Bacchus Marsh Express*, 2 January 1875, p.2, briefly described the subject dwelling.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Former Dr Salter's Residence & Medical Rooms

Place No. BA019-020

**ADDRESS:** 79-81 Inglis Street, Ballan

Assessment Date: Feb 2016, Updated Oct 2016

**Historic Themes:**

Theme 6.1: Building Towns  
 Theme 6.2: Building Homes in the Shire  
 Theme 8.2: Education  
 Theme 8.3: Health & Welfare

**Condition:** Good

**Integrity:** Substantially altered (79 Inglis St).  
 Moderately intact (81 Inglis St).

**Photograph Date:** 1 April 2014

79 Inglis Street



81 Inglis Street

**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**

|                                      |    |
|--------------------------------------|----|
| <b>Victorian Heritage Register:</b>  | No |
| <b>Victorian Heritage Inventory:</b> | No |
| <b>Local Planning Scheme:</b>        | No |

**CURRENT HERITAGE STATUS ON OTHER REGISTERS:**

|                                            |    |
|--------------------------------------------|----|
| <b>National Trust (Victoria) Register:</b> | No |
|--------------------------------------------|----|

**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**

Recommended for inclusion in the Victorian Heritage Register: **No**  
 Recommended for inclusion in the Victorian Heritage Inventory: **No**  
 Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes**

**Schedule to the Heritage Overlay**

|                                            |     |
|--------------------------------------------|-----|
| External Paint Controls Should Apply?      | No  |
| Internal Alteration Controls Should Apply? | No  |
| Tree Controls Should Apply?                | No  |
| Fences &/or Outbuildings of Note?          | No  |
| Prohibited Uses May be Permitted?          | No  |
| Incorporated Document                      | Yes |

**Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project

beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

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## **STATEMENT OF SIGNIFICANCE:**

### **What is Significant?**

The former Dr Salter's Residence at 81 Inglis Street has significance as a moderately intact and contextually elaborate example of a Victorian style and as the dwelling and medical rooms of the local medical practitioner, Dr George Herbert Salter, between 1894 and 1907. First built in c.1890 by Frederick Mehrens, local carpenter, it was the family home of the Shire Engineer, William J. Muntz between 1891 and 1894. Acquired by Dr Salter in 1894, he had notable alterations and additions carried out on the east side. In 1938, these additions were removed and they appear to have been relocated to 79 Inglis Street and incorporated as part of a new dwelling. The house at 79 Inglis Street has historical interest only.

The significant fabric of the Late Victorian styled dwelling at 81 Inglis Street includes the front hipped roof form that traverses the site, and the rear double hipped roof forms. Other original features include the single storey height, rendered brick chimneys with terra cotta pots, timber framed doorway (with a four panelled timber door and sidelights and highlights), timber framed double hung windows, moulded timber window architraves, timber window sills, paired timber eaves brackets, front timber wall cladding simulating ashlar blockwork, timber weatherboard wall cladding and the corrugated profile sheet metal roof cladding. The cast iron front verandah valances and brackets are original and while the front verandah has replaced the original return verandah, it contributes to the Victorian character of the dwelling.

The fabric of historical interest at 79 Inglis Street is that associated with the early addition to Dr Salter's dwelling at 81 Inglis Street. This comprises the elevated elongated hipped roof form on the east side, including the slightly projecting hipped wing at the rear and the projecting faceted bay, paired timber eaves brackets (with roundels between), side (east verandah) (albeit a replacement of the original, corrugated sheet metal roof cladding, timber weatherboard cladding, front timber framed doorway with six panelled timber door and sidelights and highlights, paired and single timber framed windows, moulded timber architraves, and timber window sills.

### **How is it significant?**

The former Dr. Salter's residence and medical rooms at 81 Inglis Street, Ballan, is historically and aesthetically significant at a LOCAL level.

### **Why is it significant?**

The former Dr. Salter's residence and medical rooms at 81 Inglis Street has historical significance for its associations with Dr. George Herbert Salter as his family residence and medical rooms between 1894 and 1907 (Criteria A & H). The dwelling at 81 Inglis Street was built in c.1890 by and for Frederick Mehrens, local carpenter. It also has associations with the Ballan Shire Engineer, Secretary, Rate Collector and Valuer, William J. Muntz, as his family home from 1891 until the property was acquired by Dr. Salter in 1894. He had elaborate Late Victorian Italianate styled elongated hipped roofed additions constructed on the east side to accommodate his family and medical practice from 1895 until his untimely death in 1907.

The eastern wing of the dwelling at 79 Inglis Street has historical interest as it appears to be the early addition to Dr Salter's residence at 81 Inglis Street. The addition seems to have been removed in 1938 and relocated to its present site and incorporated as part of a new house. It was owned by James

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** Former Dr Salter's Residence & Medical Rooms

Place No. BA019-020

**ADDRESS:** 79-81 Inglis Street, Ballan

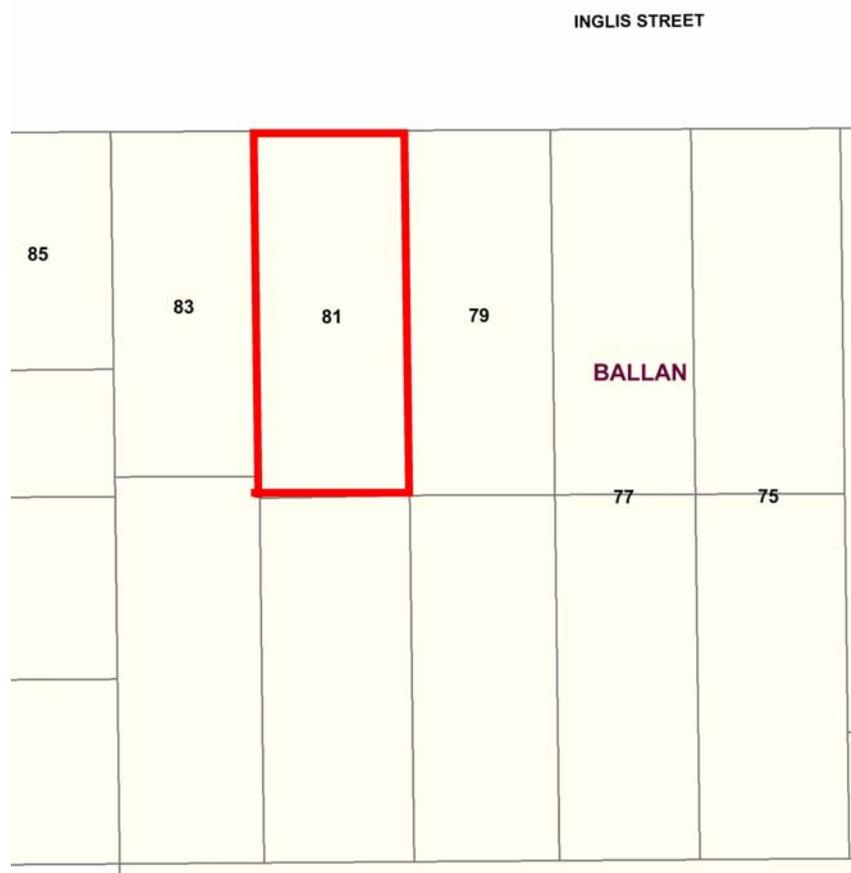
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Duncan Mackay Brown, a journalist of North Terrace, Adelaide. Brown leased both dwellings at 79 and 81 Inglis Street in the ensuing years. The eastern portion of the dwelling, while noticeably altered, is also of interest as the work of the Ballarat architects, James and Piper.

The former Dr. Salter's residence and medical rooms at 81 Inglis Street is aesthetically significant as one of the few, contextually elaborate, Late Victorian styled timber dwellings in Ballan set on a substantial allotment. Although the original return verandah has been replaced with the existing front verandah (incorporating the original cast iron detailing) and the early addition likely to have been relocated to 79 Inglis Street, the dwelling at 81 Inglis Street is a good example of the Late Victorian style and especially comparable with 'Everleigh' at 77 Inglis street.

### Heritage Overlay Map

It is recommended that the heritage overlay is applied to the property at 81 Inglis Street only, as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

### DESCRIPTION:<sup>1</sup>

The dwelling at 81 Inglis Street, Ballan, originally included an early narrow hipped roof addition that now appears to be the east wing of the neighbouring dwelling at 79 Inglis Street. Both detached dwellings are set on separate rectangular allotments divided by fencing. They have moderate front setbacks comprising open grassed areas, adjoining side driveways and perimeter garden beds. There are rear yards with paved areas, outbuildings and several trees. At 79 Inglis, a hedge forms the front

<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

boundary while at 81 Inglis is a pointed timber picket and vehicular gates (approximately 1300 mm high) and an ingo to a picketed pedestrian gate.

### **Dwelling at 79 Inglis Street**

The Late Victorian Italianate styled timber weatherboard dwelling at 79 Inglis Street has a double-fronted, asymmetrical composition defined by a hipped roof form that traverses the site and an elevated, projecting hipped roofed wing towards the front. This elevated wing extends towards the rear of the dwelling and appears to comprise the early addition once attached to the east side of the dwelling at 81 Inglis Street. Towards the rear of this wing on the east side is a slightly projecting hipped wing with a faceted bay window. This portion of the dwelling may be that shown in Figures 1-3. The west portion of the dwelling has a narrow rear hipped wing and there is a rear skillion verandah. The front is also characterised by a hipped roof verandah with a timber floor and supported by turned timber posts. On the east side the original verandah (as shown in Figure 3) has been replaced with the existing verandah following relocation to the present site. It has also been infilled with timber weatherboard cladding at the north (front) end. The roofs are clad in corrugated sheet metal. Other early features of the design include narrow eaves with paired timber brackets (with roundels between) to the projecting elevated hipped roof wing, possibly the front timber framed doorway with six panelled timber door and sidelights and highlights, paired and single timber framed windows, moulded timber architraves and timber window sills. The painted brick chimneys have been introduced following the relocation of the dwelling to its current position in the late 1930s. The front projecting rectangular bay window has a skillion roof and timber framed double hung windows. This bay has replaced the original front faceted bay window as shown in Figure 3.



Photo 2: Aerial image showing dwellings at 81 Inglis Street (left) and 79 Inglis Street (right). The early addition once part of 81 Inglis Street is shown circled. Source of aerial: Moorabool Shire Council.

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### **Dwelling at 81 Inglis Street**

The symmetrical, single storey, Late Victorian styled dwelling at 81 Inglis Street has a hipped roof form at the front that traverses the site, together with a front hipped concave verandah supported by stop chamfered timber posts and decorated with cast iron valances and brackets. This verandah has been introduced, having replaced an earlier convex verandah which in turn had replaced the original return skillion verandah. The stop chamfered timber posts are a contemporary interpretation of the original posts (as shown in Figure 3), albeit without the moulded timber capitals and the timber pedestals. The cast iron valances and brackets are original.

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The symmetry of the design is accentuated by the original brick chimneys with terra cotta pots, and the central original timber framed doorway (featuring an original four panelled timber door and sidelights and highlights) and flanking timber framed double hung windows which have moulded timber architraves and timber sills. The elaborateness of the design is also enhanced by the paired timber eaves brackets and the front timber wall cladding simulating ashlar blockwork. The side and rear walls are clad in timber weatherboards. At the rear is a double hipped roof form and a skillion wing. The roofs are clad in corrugated sheet metal. Bracketed timber window hoods (which appear to have been introduced) provide shading devices to the windows on the west side.

### **HISTORY:**

#### **The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were

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<sup>2</sup> T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>3</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

<sup>4</sup> *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

<sup>5</sup> *Ibid.*, pp.23-25.

<sup>6</sup> *Bacchus Marsh Express* newspaper, 18 May 1872.

<sup>7</sup> *Victorian Municipal Directory* 1890, p.237.

<sup>8</sup> *Ibid.*

<sup>9</sup> *A Pictorial History*, *op.cit.*, p.49, citing the Australian Handbook, 1894.

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four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### History of former Dr Salter's Residence & Medical Rooms

The properties at 79 and 81 Inglis Street are situated on allotments 5 and 4 of Section 12 first purchased on 23 August 1864 by C.M. Short and E.R. Short respectively.<sup>11</sup>

In c.1890, the local carpenter, Frederick Claus Mehrens senior, built the dwelling at 81 Inglis Street as his own family home.<sup>12</sup> Mehrens was born in Denmark and having emigrated to Australia, he married Louise Henrietta Magdalene Knorr in Goolgong, New South Wales, in 1872.<sup>13</sup> They had two children born at Ballan: Frederick Joachion (born 1874) and Georgian Christian (born 1876).<sup>14</sup> Until 1890, the Mehrens family lived in Edols Street.

In May 1891, Mehrens sold the property at 81 Inglis Street to the newly-appointed Civil Engineer to the Ballan Shire Council, William J. Muntz. The *Bacchus Marsh Express* reported Muntz's arrival and acquisition of Mehrens' property in June 1891:

Our new Shire Engineer, Mr. Muntz, has taken up his quarters amongst us, the residence that he and his family occupy being Mr. Mehren's new building in Inglis St., which though situated in a part of the main thoroughfare, possesses that peaceful quiet which is so desirable in a private dwelling. Its builder and owner, Mr. Mehrens has retired to his old home in Edols St.<sup>15</sup>

Born at Malmsbury in 1869, Muntz was also involved in community organisations during his tenure as Civil Engineer, Shire Secretary and Rate Collector and Valuer at Ballan.<sup>16</sup> In 1892, he was Vice President of the Ballan Cricket Club and in the following year, 1893, he was Treasurer of the St. Sidwell's Masonic Lodge.<sup>17</sup> It was also in 1893 when Muntz purchased the vacant allotment (lot 5 – now 79 Inglis Street) adjoining his property.<sup>18</sup> Muntz resigned from his position with the Ballan Shire in 1908.<sup>19</sup> He died at Frankston in 1943 at the age of 74 years. The Frankston *Standard* gave the following obituary:

Although it was known that Mr. William Jamieson Muntz had been in ill-health for a considerable time the news of his death last Monday came as a shock to his many friends in various parts of Victoria.

The late Mr. Muntz, who, for many years held the position of engineer to the Shire of Frankston and Hastings, was one of the best-known engineers in the State, and during his long career as a municipal and civil engineer he was stationed for various periods at Hamilton, Seymour, Korumburra, Alexandra and Kew. He was a member of the Collins street firm of engineers and surveyors, Muntz and Muntz, his father (the late Mr. T.B. Muntz) having been a foundation member of the firm.

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10 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

11 Town Plan of Ballan, 1954, VPRS 16171 PROV.

12 *Bacchus Marsh Express*, 30 May 1891 & 6 June 1891, p.7.

13 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

14 *Ibid.*

15 *Bacchus Marsh Express*, 6 June 1891, p.7.

16 Victorian Births, Deaths and Marriages Indexes, op.cit.

17 *Bacchus Marsh Express*, 9 July 1892 & 11 February 1893.

18 Certificate of Title, 17 June 1893, vol. 2467 fol. 306.

19 *Bacchus Marsh Express*, 8 February 1908.

The late Mr. W.J. Muntz is survived by an adult family.<sup>20</sup>

On 17 July 1894, Muntz sold his property (79-81 Inglis Street) to Dr G.H. Salter.<sup>21</sup> Salter engaged the architectural firm of James and Piper of Ballarat to design additions to the dwelling.<sup>22</sup> The impending works were described in the *Bacchus Marsh Express*:

The successful tenderer, Mr. Samuel Laver, of this township at something like £375, for the erection of seven rooms as an addition to the house recently purchased from Mr. W.J. Muntz by Dr. G.H. Salter, our third and incoming medico, has started on his work. From the meagre intelligence at present obtainable the rooms (or, more properly speaking, new house) will be capacious and tastefully finished inside and out, and will have two frontages, one facing East and the other North.<sup>23</sup>

Drawings by James and Piper (Figure 1-2) show that the additions comprised a narrow, elongated wing on the east side of the dwelling containing seven rooms including a drawing room at the front, two bedrooms, dining room and a rear kitchen, servant's room and wash house. Access was by an entrance hall and passage. The original front entrance to the dwelling then served as the entry to Dr Salter's consulting room in the front north-west corner. Adjoining this room was a writing room. Other spaces in the original dwelling included two bedrooms, a Governess' room, bathroom, pantry and store room. Infill in the rear verandah comprised Dr Salter's dispensary. Externally, the addition was designed in an elaborate Late Victorian Italianate style, defined by hipped roof forms, projecting faceted bay windows, an elaborate cast iron verandah on the east side and a decorative gabled entrance portico at the front that provided a link to the existing dwelling (Figure 3).

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<sup>20</sup> *Standard* (Frankston), 25 June 1943, p.3.

<sup>21</sup> Certificate of Title, op.cit.

<sup>22</sup> M. Lewis & T. Sawyer, *Australian Architectural Index* online, University of Melbourne, Parkville.

<sup>23</sup> *Bacchus Marsh Express*, 11 August 1894, p.3.

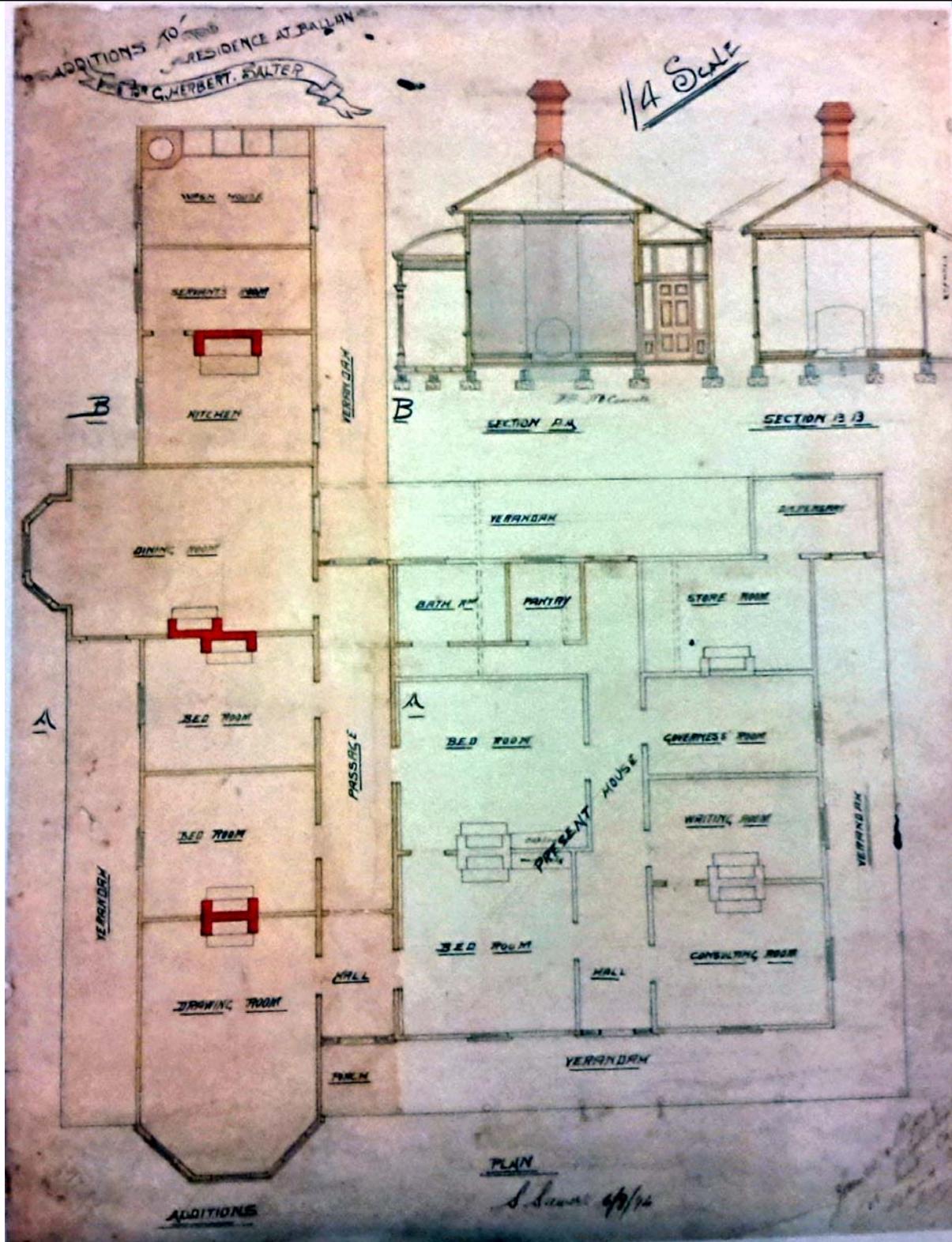
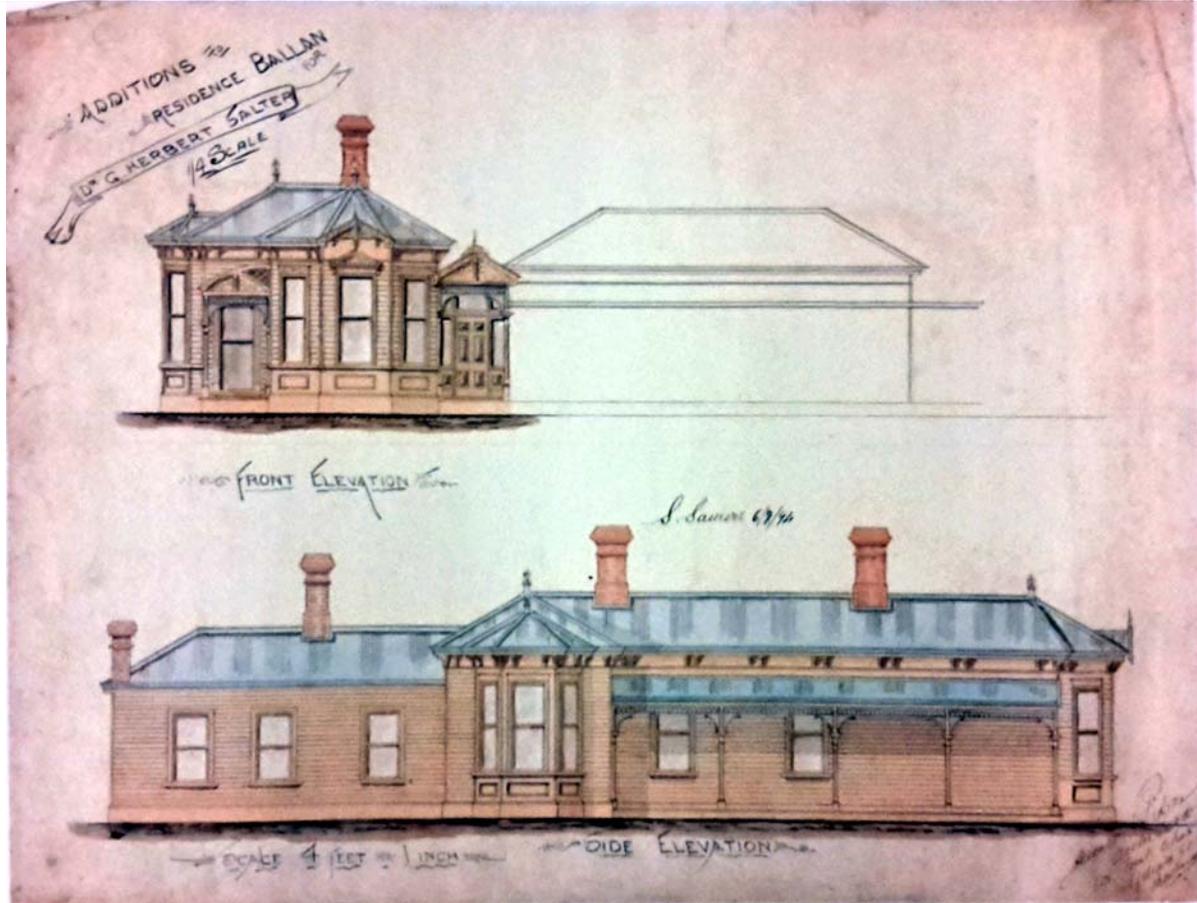


Figure 1: James and Piper architects, Ballarat: Floor Plan of proposed additions to Dr Salter's residence, Ballan, 1894. Source: Dr Roger Glass, Melbourne & Vernon Architectural Drawings collection, Ballarat.



**Figure 2:** James and Piper architects, Ballarat: Front & Side Elevation Drawings for additions to Dr Salter's residence, Ballan, 1894. Source: Dr Roger Glass, Melbourne & Vernon Architectural Drawings collection, Ballarat.

By late January 1895, Dr Salter had taken up residence at 79-81 Inglis Street.<sup>24</sup> The dwelling was substantial and one of the more elaborate in Ballan at the time.

<sup>24</sup> *Ibid.*, 26 January 1895.



**Figure 3:** Salter residence at 81 Inglis Street showing additions of 1894 in the foreground, n.d. [c.1895].  
Source: Dr Roger Glass, Melbourne.

Dr George Herbert Salter was born at Malmesbury, England, in 1858, the second son of Dr George Salter and Elizabeth Salter (nee Bullock).<sup>25</sup> G.H. Salter also had two sisters who married into Austrian nobility (brothers of the von Tessin family) and became Countesses.<sup>26</sup> Dr G.H. Salter married Edith Mary Brown (presumably in England) and in 1883 they emigrated to Victoria. They had four children: Cecil Herbert (born 1885 at Gisborne, died 1886), Algernon Claude (born 1887 at Gisborne), Arthur Leonard (born 1890 at Learmonth) and Irene Blanche (born 1893 at Learmonth).<sup>27</sup>

<sup>25</sup> Ibid. & *Bacchus Marsh Express*, 25 May 1907, p.2.

<sup>26</sup> Information kindly provided by Dr Roger Glass, 13 October 2016, great grandson of Dr G.H. Salter.

<sup>27</sup> Victorian Births, Deaths and Marriages Indexes, op.cit. and [www.ancestry.com](http://www.ancestry.com). There is no record of the marriage of G.H. and E. Salter in Victoria, so it is assumed that they married prior to leaving England.



**Figure 4:** Salter family at 136 Bankin Street, Learmonth (from left to right): Mrs Edith Salter, Irene, Claude, Dr G. Herbert Salter & Arthur, n.d. [c.1894]. Source: Dr Roger Glass, Melbourne.

Dr Salter was registered by the Medical Board in June 1885<sup>28</sup> and he advertised in the *Bacchus Marsh Express* in 1885 that he was a Licentiate in Midwifery, Licentiate of the Royal College of Physicians & Member of the Royal College of Surgeons of England.<sup>29</sup> From 1885 until 1889, Dr G.H. Salter practiced at Gisborne.<sup>30</sup> In 1890, the Salter family relocated to Learmonth where Dr Salter continued his medical practice.<sup>31</sup> Commencing practice in Ballan in 1894, the *Bacchus Marsh Express* gave a favourable report of Salter's character:

Dr. G. Herbert Salter, who some time ago took up his residence amongst us, and has been to very extensive expense in the enlargement of his residence in Inglis St., will visit Myrning every Tuesday, where he may be consulted at Mrs. Tyson's hotel at 2 p.m. From every side we hear the doctor bearing an estimable character, and the fact that he was invited back by his old friends at Learmonth to be presented with a very flattering testimonial proves that he enjoys their highest esteem, both as a medical man and a private citizen.<sup>32</sup>

Soon after his arrival in Ballan in 1895, Dr Salter contributed to national medical research in a paper on four cases of myiasis that was published in the *Australian Medical Gazette*.<sup>33</sup> Locally, he called for a general weekly sanitary service to be instituted by the Ballan Shire Council in 1900.<sup>34</sup> Salter

28 *The Argus*, 6 June 1885, p.11.

29 *Bacchus Marsh Express*, 5 December 1885, p.4.

30 *Ibid.* & 13 April 1889, p.2.

31 *Ibid.*, 13 December 1890, p.2, gave Dr. Salter's address as being at Learmonth but late of Gisborne on the birth of his son, Arthur Leonard.

32 *Ibid.*, 6 April 1895.

33 C. Gordon Hewitt, *The House-Fly*, 2<sup>nd</sup> edn., Cambridge University Press, 1914, republished 2011, pp.308-309.

34 *Bacchus Marsh Express*, 21 July 1900, p.4.

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** Former Dr Salter's Residence & Medical Rooms

Place No. BA019-020

**ADDRESS:** 79-81 Inglis Street, Ballan

Assessment Date: Feb 2016, Updated Oct 2016

continued his medical practice until his health began to fail and he relocated briefly to Moonee Ponds where, following renal failure,<sup>35</sup> he met his untimely death on 25 May 1907 at the age of 49 years.<sup>36</sup> The *Bacchus Marsh Express* gave the following obituary:

The news of Dr. G.H. Salter's death was received with deep regret. He had made many friends here, and his life was marked by very many acts of kindness to impecunious patients, who will sadly miss him. The deceased gentleman for some years filled the duties of a Justice of the Peace. Beyond this Dr. Salter took no leading part in public affairs, although his purse was ever open to the demands of any movement for the public weal. On the approach of the end it appears it was the Doctor's wish to be buried in Ballan, and in accordance with that desire his remains were brought here on Tuesday, and interred in the new cemetery, followed by many friends, representative of this district in a wide circuit. He is survived by his widow, two sons and a daughter.<sup>37</sup>



**Figure 5:** Dr Salter with his bicycle outside the front bay window at 81 Inglis Street, Ballan, n.d. [c.1900].  
Source: Dr Roger Glass, Melbourne.

At the time of his death, Salter's real estate was described as 'all those pieces of land containing 1½ acres being Crown allotments 3, 4 and 5 of Section 12 Town and Parish of Ballan – on which is a weatherboard dwelling house occupied by deceased.' The property was valued at £450.<sup>38</sup>

Immediately prior to Dr Salter's death, his medical practice and residence were leased to Dr William Morton Lemmon in early May 1907.<sup>39</sup> Formerly of Daylesford, Dr Lemmon's tenure at Ballan was short-lived, as by 1910-11 Dr James Gregg leased Dr Salter's residence and medical rooms from Mrs Edith Salter.<sup>40</sup> In c.1923, the property was taken over by Dr Percy Clarke, medical physician and his wife, Edith Marian Clarke of Armadale became the sole proprietor in 1937.<sup>41</sup>

<sup>35</sup> Roger Salter, op.cit.

<sup>36</sup> It appears that Salter had relocated to Moonee Ponds as this was the address given of his wife, Edith, on his death. See also *Bacchus Marsh Express*, 25 May 1907.

<sup>37</sup> *Ibid.*

<sup>38</sup> Salter, George Herbert, Probate Administration files, 1907, VPRS 28/P2 Unit 802 PROV.

<sup>39</sup> *Bacchus Marsh Express*, 11 May 1907, p.2, stated that Salter had sold his medical practice and residence to Dr. Lemmon, but he was not listed as owner on the Certificate of Title and Mrs Edith Salter continued to be listed as owner in the Ballan Shire Rate Books, VPRS 5557/P0 Unit 45, PROV (Ballarat).

<sup>40</sup> Ballan Shire Rate Book, op.cit., 1910-11.

<sup>41</sup> Certificate of Title, op.cit., 30 July 1937.

In the following year, 1938, the property was sold to James Duncan Mackay Brown, a journalist of North Terrace, Adelaide.<sup>42</sup> It was at this time when the early addition constructed in 1894 was removed from the east side of the dwelling at 81 Inglis Street and incorporated as part of a new separate house at 79 Inglis Street. Brown leased the dwelling at 79 Inglis Street to James F. Wheelahan while the dwelling at 81 Inglis Street was let to Thomas Mudford, and they again were listed as occupants in 1940-41.<sup>43</sup>

James Brown appears to originally been from New South Wales. A former teacher, he became a reporter with the Sydney Sun newspaper where he met his wife, Nina Murdoch.<sup>44</sup> Also a trained teacher, Nina became one of the first female reporters in Australia, and the first woman to cover Senate debates.<sup>45</sup> Following the marriage of James Brown and Nina Murdoch in 1917, they relocated to Victoria where they worked on the Sun News-Pictorial in Melbourne.<sup>46</sup> In 1933, Brown secured a position with News Ltd in Adelaide.<sup>47</sup> Murdoch followed him in 1934. In the early 1940s, they returned to Melbourne and it was during these years when James Brown's health declined due to asthma.<sup>48</sup> He died in 1957.<sup>49</sup>

By 1952, the dwellings were no longer under the one ownership.<sup>50</sup> The dwelling at 79 Inglis Street was purchased by William Hursfield Hoad and on his death in 1954 the property was described as having 'an old W.B. dwelling'.<sup>51</sup>

## **COMPARATIVE**

### **Other Victorian Styled Dwellings Comparable to the Dwelling at 81 Inglis Street**

The dwelling at 81 Inglis Street is one of approximately 11 Victorian styled dwellings in the Ballan township. The other dwellings include:

- 'Everleigh', 77 Inglis Street:<sup>52</sup> built in 1896 for I. Venables, Headmaster of the Ballan State School. The symmetrical, timber weatherboard dwelling has a hipped roof form at the front and a projecting front convex verandah supported by cast iron columns with decorative cast iron bracket and valances. The symmetry is emphasised by the red brick chimneys and the central front door opening with flanking timber framed tripartite double hung windows. The dwelling has high integrity when viewed from the front, and has a timber picket front fence. The dwelling appears to be predominantly intact. The Late Victorian design and setting at 81 Inglis Street is directly comparable to 'Everleigh'.

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42 Ibid., 11 March 1938.

43 Ballan Shire Rate Books, 1938-39 & 1940-41.

44 'Nina Murdoch' at Wikipedia online: [https://en.wikipedia.org/wiki/Nina\\_Murdoch](https://en.wikipedia.org/wiki/Nina_Murdoch)

45 Ibid.

46 Ibid.

47 Ibid.

48 Ibid.

49 Victorian Births, Deaths & Marriages Indexes, op.cit.

50 Certificate of Title, op.cit. See also Hoad, W.H., Probate Administration files, 1954, VPRS 28/P4 Unit 668 PROV.

51 Ibid.

52 *Bacchus Marsh Express*, 16 May 1896, p.3, 5 December 1896, p.3, 18 February 1901, p.1.

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Former Dr Salter's Residence & Medical Rooms

Place No. BA019-020

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- 'Invergowie', 101 Inglis Street:<sup>53</sup> built c.1895, the single storey, hipped roofed, weatherboard dwelling has a return convex verandah supported by timber posts (which may have replaced the original posts). There are paired timber eaves brackets and a rendered chimney. The main doorway flanked by timber framed double hung windows faces onto the eastern portion of the site. The dwelling appears to be predominantly intact. The Late Victorian design and setting at 101 Inglis Street is directly comparable to the dwelling at 81 Inglis Street.
- 'Longley', 63 Steiglitz Street:<sup>54</sup> built in 1895 for Harry Blake, the asymmetrical single storey, weatherboard, hipped roofed dwelling has a return verandah supported by timber posts. There are prominent red brick chimneys with multi-corbelled tops. On the front façade is a central front doorway flanked by timber framed double hung windows. The dwelling appears to be of moderate integrity, having been substantially repaired. The Late Victorian design and scale of the setting at 63 Steiglitz Street is directly comparable to the dwelling at 81 Inglis Street, although the latter would appear to be a more elaborate example of the stylistic type.
- 'Annean', 164 Inglis Street:<sup>55</sup> built in 1897 for Jules Gascard junior, horse dealer, the asymmetrical, single storey, weatherboard, Late Victorian Italianate styled dwelling has a hipped roof form that traverses the front of the site, with minor hipped wings at the rear and side and a return bullnosed verandah supported by cast iron columns with decorative capitals, and cast iron verandah valances and brackets. There are timber framed double hung tripartite windows under the verandah and a projecting faceted bay. The detailing of 'Annean' is similar to 'Everleigh', although the composition is not comparable. The setting of 'Annean' has been compromised to some degree by recent additions, although the three dimensional integrity and character of the original dwelling has been retained.
- Dwelling, 78 Inglis Street:<sup>56</sup> built in c.1894, this dwelling has a similar hipped roof form, central timber door openings and flanking windows at the front, and symmetrically composed chimneys. The detailing is more rudimentary than 'Everleigh' and there is a return post-supported bullnosed verandah.
- 'Mayfield', 39 Steiglitz Street: built 1886-87:<sup>57</sup> the symmetrical, single storey, weatherboard, Victorian Picturesque styled dwelling has a double hipped roof form that traverses the site and a central projecting minor gable and return verandah with a central gabled portico. The composition and detailing is unusual which is continued in the projecting faceted bay window to the west of the front door, elaborate remnant timber bargeboard in the gable end of the verandah portico, elongated timber verandah brackets and in the detailing of the surviving brick chimney. Overall, 'Mayfield' has a different composition and character than the dwelling at 81 Inglis Street, and it is still situated on its entire original allotment.

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53 See McQualter, Robert, Probate Administration files, 1894, VPRS 7591/P2 Unit 233 PROV, which stated that the subject site, owned by Robert McQualter and gifted to his daughter, Annie, was unimproved in 1894, and the Ballan Shire Rate Book, op.cit. 1895, which listed the widow of McQualter, Elizabeth, as owner of a tenement.

54 *Bacchus Marsh Express*, 6 April 1895, p.3.

55 Gascard was not listed in the Ballan Shire Rate Book for 1898, op.cit., but he was listed as owner in subsequent years. See also J. Huggins, 'Jules Samuel Gascard 1836-1899', in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 3, no. 10, June 1995.

56 The property at 78 Inglis Street was purchased by John Farrow, grazier, of 'Lily Vale' farm – see Certificate of Title vol. 605 fol. 917. This dwelling appears to have been constructed about the time of Farrow's death in 1894, as the first listing of Mrs Farrow is in 1895 in the Ballan Shire Rate Book, op.cit.

57 The unimproved land at 39 Steiglitz Street had been purchased by R.F. Marshall in 1886 – see Certificate of Title, vol. 928 fol. 505. The dwelling had been built by May 1887, as it was partially damaged by fire at this time – see *Bacchus Marsh Express*, 21 May 1887, p.3.

- 'Ramsgate', 59 Steiglitz Street, built in c.1891:<sup>58</sup> this hipped roofed building has a projecting hipped roofed return verandah supported by stop chamfered timber posts with decorative cast iron brackets and valances. The verandah treatment and the arrangement of a central door opening with flanking timber framed double hung windows is similar to the dwelling at 81 Inglis Street, although the latter dwelling is more intact.
- Dwelling, 91 Steiglitz Street:<sup>59</sup> built in 1890, this dwelling also has a hipped roof form and a projecting front post-supported hipped roofed verandah with decorative cast iron valances and brackets, central doorway and flanking windows at the front. There is a chimney projecting above the roofline on the west side. On the east side is an introduced gabled carport. It is a more rudimentary example compared to the dwelling at 81 Inglis Street.
- Dwelling, 93 Steiglitz Street:<sup>60</sup> built in 1890, the dwelling has a hipped roof form and front hipped roofed verandah supported by square, stop chamfered timber posts with decorative cast iron brackets. It is a more rudimentary example compared to the dwelling at 81 Inglis Street.
- Dwelling, 97 Steiglitz Street:<sup>61</sup> built in 1874, the hipped roof form, projecting front skillion verandah and composition of a central doorway with flanking windows are those features also identified at the dwelling at 81 Inglis Street. However, the latter is a more substantial and elaborate example.

Overall, the dwelling at 81 Inglis Street is most comparable to 'Everleigh' at 77 Inglis Street, sharing a similar composition, contextually elaborate architectural detailing and front setting.

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58 See Certificate of Title, 29 April 1885, vol. 858 fol. 586, when ownership was acquired by Edward Blake. A mortgage was taken out with the Commercial Bank in 1891, suggesting that 'Ramsgate' was built at this time.

59 See heritage citation for Steiglitz Street houses & *Bacchus Marsh Express*, 25 October 1890, p.2, 7.

60 *Ibid.*

61 See heritage citation for Steiglitz Street houses. & *Bacchus Marsh Express*, 2 January 1875, p.2, briefly described the subject dwelling.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** 'Lucerne'

Place No. BA021

**ADDRESS:** 88 Inglis Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Moderate-High**Photograph Date:** 24 June 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:****RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes**Recommended for consideration of Prohibited Uses: **No****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

'Lucerne' at 88 Inglis Street has significance as a predominantly intact and representative example of the small number of asymmetrical, Late Victorian and Edwardian styled houses constructed of timber in Ballan. Built in 1892 for William Horder, plumber, tinsmith and blacksmith, the significant fabric includes: main hipped roof form that traverses the site and the minor gabled wing and hipped convex verandah that project towards the front, rear double hipped roof forms, asymmetrical composition, single storey height, timber weatherboard wall cladding, corrugated sheet metal roof cladding, face

**West Moorabool Shire Heritage Study Stage 2A: 2014-16**

**PLACE NAME:** 'Lucerne'

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brick chimneys with multi-corbelled tops, narrow eaves, decorative timber bargeboards on the front gable end, decorative cast iron verandah valances and brackets, timber framed front doorway with sidelights, timber framed double hung windows, moulded timber architraves, timber window sills and the metal window hood above the window in the front gable end.

**How is it significant?**

'Lucerne' at 88 Inglis Street, Ballan, is historically and aesthetically significant at a LOCAL level.

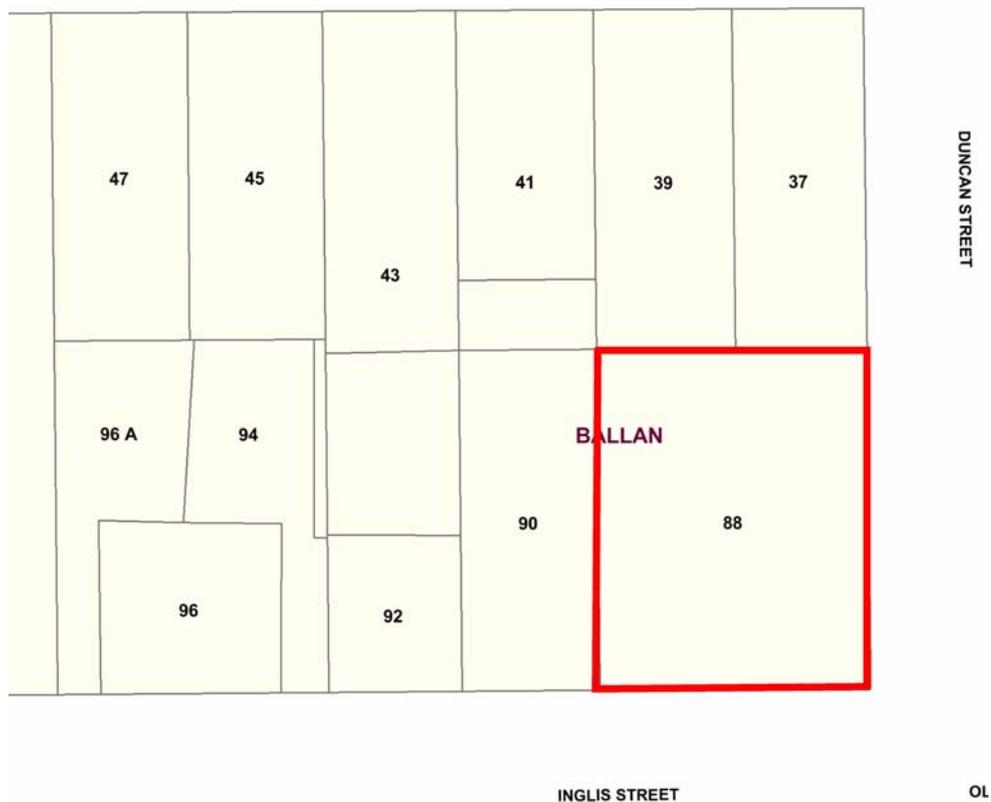
**Why is it significant?**

'Lucerne' at 88 Inglis Street has historical significance for its associations with residential developments in the Ballan township in the late 19<sup>th</sup> century (Criterion A). In particular, it has associations with the local plumber, tinsmith and blacksmith, William Horder, who built the house (and a shop now demolished) in 1892. The wide respect for Horder in Ballan was recognised in the local press. In addition to his plumbing and tinsmithing business, Horder contributed to community life as a member of the Ballan Fire Brigade, Ballan Mechanics' Institute, Band of Hope and the Ballan Shire Agricultural and Pastoral Society

'Lucerne' at 88 Inglis Street is aesthetically significant as a representative and predominantly intact example of a small number of asymmetrical, timber weatherboard, Late Victorian and Edwardian styled dwellings in Ballan.

**Heritage Overlay Map**

It is recommended that the heritage overlay is applied to the site at 88 Inglis Street as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:** <sup>1</sup>

The dwelling known as 'Lucerne', 88 Inglis Street, Ballan, is located on a contextually substantial corner site, being situated on the west side with a modest front setback. The front garden is characterised by a small open grassed area with perimeter garden beds. There is a large eastern side setback (which was once the location of the tinsmith and blacksmith shop) that is identified by a large open grassed area with some perimeter trees and shrubs. The area is punctuated by a driveway that leads to garaging towards the rear. The front of the property is bound by an introduced steel post and wire fence and gates, approximately 1200 mm high.

The asymmetrical, single storey, timber weatherboard, Late Victorian/early Edwardian styled dwelling has a main hipped roof form that traverses the site, together with a minor gabled wing and a hipped convex verandah that project towards the front. There are double hipped roof forms at the rear, as well as rear skillion wings and a recessive flat-roofed porch addition on the east side. These roof forms are clad in green corrugated sheet metal roof cladding. At the front and at the rear are original face brick chimneys with multi-corbelled tops. The roof also has narrow eaves and there are decorative timber bargeboards on the front gable end.

Other early features of the design include the front verandah with the decorative cast iron valances and brackets (the timber verandah posts appear to have replaced the original stop chamfered timber posts, and the concrete verandah floor has replaced timber boards), timber framed doorway with sidelights, timber framed double hung windows, moulded timber architraves, timber window sills and the metal window hood above the window in the front gable end.

**HISTORY:****The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further

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1 Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

2 T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

3 L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

4 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

5 *Ibid.*, pp.23-25.

progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### **History of 'Lucerne'**

The property at 88 Inglis Street was first owned by James, Andrew and Nathaniel Young from 31 December 1856.<sup>11</sup> Comprising allotment 10 of Section 9 in the Township of Ballan, the Young brothers had also acquired allotments 5, 6, 7, 8 and 9.<sup>12</sup> A few months earlier they had purchased allotments 4-6 of Section 2 to the north of Simpson Street where they established a steam flour mill adjacent to the Werribee River.<sup>13</sup> In February 1869, James Young's share of the business was transferred to his brothers, Nathaniel and Andrew.<sup>14</sup> Nathaniel Young went insolvent in 1870 and in 1873 allotments 7-10 were under the sole ownership of Andrew Young.<sup>15</sup> He sold them to William Edwards White, miller, in 1886.<sup>16</sup>

On 29 April 1892, William Horder purchased allotment 10 from William White.<sup>17</sup> He soon set about having the existing dwelling now known as 'Lucerne' constructed, as the *Bacchus Marsh Express* reported on 30 July 1892 that 'Mr. W. Horder asked to have the footpath level fixed at his new residence.'<sup>18</sup> Horder was born in c.1856.<sup>19</sup> He married Elizabeth Jane Goodwin in 1882 and they had four children: Clara (born 1886, Talbot), Robert Leonard (born 1883, Ballan), William Talbot (born 1889, Ballan) and George Thomas (born 1892, Ballan).<sup>20</sup> The Horder family were members of the

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6 *Bacchus Marsh Express* newspaper, 18 May 1872.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

11 Land Application No. 9793, Land Information Centre, Laverton.

12 Township of Ballan Plan, 1954, VPRS 16171 PROV.

13 *Ibid.*, *Bacchus Marsh Express*, 2 October 1909 & *The Argus*, 10 July 1856, p.3.

14 Land Application No. 9793, *op.cit.*

15 Young, Nathaniel, insolvency papers, 1 May 1870, VPRS 815/P0 Unit 95 PROV & Land Application No. 9793, *op.cit.*

16 Certificate of Title, vol. 1082 fol. 344.

17 *Ibid.*, vol. 1791 fol. 121.

18 *Bacchus Marsh Express*, 30 July 1892, p.7.

19 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

20 *Ibid.*

Presbyterian Church.<sup>21</sup> William Horder was also a member of the Ballan Mechanics' Institute, Band of Hope, Ballan Fire Brigade and the Ballan Shire Agricultural and Pastoral Society.<sup>22</sup>

A plumber, Horder had successfully applied for a license in 1890.<sup>23</sup> In addition to his dwelling, Horder built a tinsmith and blacksmith shop in the south-east portion of his land on allotment 10.<sup>24</sup> This small hipped roofed building, along with his dwelling and a rear skillion outbuilding, were shown in the background of a photograph taken from the northern bank of the Werribee River in c.1900 (Figure 1).



**Figure 1:** Rear view of 'Lucerne', nd. [c.1900] showing tinsmith shop on left and dwelling on right in background and rear skillion shed in foreground. Source: June Huggins, Ballan Shire Historical Society.

He advertised his business in the *Bacchus Marsh Express* from June 1894 (Figure 2):

W. HORDER, Tinsmith, Ballan,  
IS prepared to carry out all kinds of  
Plumbing work. Estimates given.  
Tanks, Baths, Spouting, &c., in stock.

**Figure 2:** Horder's advertisement, *Bacchus Marsh Express*, 9 June 1894, p.2.

By 1894, the property at 88 Inglis Street had become colloquially known as 'Horder's corner'.<sup>25</sup> On 29 August 1900, Horder sold his property to Miss Hannah Gascard.<sup>26</sup> Horder soon relocated to Bacchus Marsh as reported in the local newspaper:

<sup>21</sup> See Australian Imperial Force Nominal Roll for William Horder junior, joined 6 September 1915, Australian War Memorial online.

<sup>22</sup> *Bacchus Marsh Express*, 25 July 1891, p.7, 14 October 1896, p.3, 21 November 1896, p.3, 26 August 1899, p.3.

<sup>23</sup> *Ibid.*, 17 May 1890, p.7.

<sup>24</sup> Horder was listed as the owner of a tenement and shop in the Ballan Shire Rate Book, 1894, VPRS 5557/P0 Unit 45, PROV (Ballarat). This is the first available Rate Book after Horder's purchase of the property.

<sup>25</sup> *Bacchus Marsh Express*, 9 June 1894, p.2.

<sup>26</sup> Certificate of Title, vol. 2419 fol. 751.

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Mr. W. Horder has started business in Bacchus Marsh as a tinsmith, plumber, &c., in the premises lately occupied by Mr. Bird. Mr. Horder had an excellent reputation at Ballan both as a tradesman and citizen, and he deserves every support here.<sup>27</sup>

Between 1910 and 1916, Miss Gascard leased the property to Angus C. McNab, engineer.<sup>28</sup> It would appear that the blacksmith shop was demolished during this time.<sup>29</sup> In 1919, she sold 'Lucerne' to Alfred Charles Golder, postmaster.<sup>30</sup> He lived there until at least 1931 but by 1935-36 the property was owned by Ernest Coker, a painter.<sup>31</sup>

## **COMPARATIVE**

### **Other Comparable Late Victorian and Edwardian Styled Dwellings in Ballan**

Compositionally, 'Lucerne' is comparable to the following dwellings:

- 31 Atkinson Street, built 1911:<sup>32</sup> This asymmetrical, single storey dwelling has a hipped roof form that traverses the site, and a projecting minor gabled wing and post-supported skillion verandah at the front. There is a face brick chimney with a multi-corbelled top. The front gable end has a timber framed tripartite window with window hood. The detailing of the dwelling is not directly comparable to 'Lucerne', given that it was built almost 20 years later.
- 13 Fiske Street, built in 1903-05:<sup>33</sup> the asymmetrical, single storey dwelling has an elongated hipped roof form and a minor gabled wing and front post-supported skillion verandah. There are face brick chimneys with corbelled tops. While the composition is similar to 'Lucerne', the dwelling at 13 Fiske Street has a more elongated principal hipped roof form and it also appears to be a more rudimentary example.
- 17 Fiske Street, 'Ruddle House', built c.1891:<sup>34</sup> the asymmetrical, single storey dwelling has an elongated hipped roof form and a projecting minor gabled wing at one end, together with a hipped, convex front verandah supported by stop chamfered timber posts and featuring decorative cast iron valances and brackets. There are also prominent early brick chimneys with multi-corbelled tops. 'Ruddle House' may be slightly more intact than 'Lucerne', given that the verandah posts and detailing are reflective of the original design.
- Dwelling at 36 Inglis Street, built c.1895-97:<sup>35</sup> This dwelling has a picturesque, asymmetrical composition of steeply-pitched, gabled roof forms, including a projecting minor gable wing at the front with a faceted bay window, and a front verandah. It has also experienced alterations and additions, include the side verandah additions. While the articulation of gabled roof forms is different to 'Lucerne', both dwellings share decorative timber bargeboards in the front gable ends. 'Lucerne' would appear to be more intact.

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<sup>27</sup> *Bacchus Marsh Express*, 12 January 1901, p.2.

<sup>28</sup> Ballan Shire Rate Books, op.cit. 1910-11, 1911-12, 1915-16.

<sup>29</sup> The Ballan Shire Valuations Book, 1915, VPRS 5563/P0 Unit 7, PROV (Ballarat) listed only a house on the site.

<sup>30</sup> Certificate of Title, op.cit.

<sup>31</sup> Ballan Shire Rate Books, op.cit., 1920-21, 1930-31, 1935-36.

<sup>32</sup> *Ibid.*, 1910-11 & 1911-12.

<sup>33</sup> *Ibid.*, 1905-06.

<sup>34</sup> Certificate of Title, 28 September 1891, transfer no. 310645 & Ballan Shire Rate Book, op.cit., 1894.

<sup>35</sup> The property was sold to Robert Denholm junior in 1893 – see Certificate of Title vol. 514, fol. 623, PROV. Denholm was first listed in the Ballan Shire Rate Books, op.cit., in 1898, suggesting that the dwelling may have been built between c.1895 and c.1897.

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- 47 Inglis Street, built c.1900:<sup>36</sup> A single storey asymmetrically composed dwelling, it has a hipped roof form that traverses the site and a minor gabled wing to the front which features decorative timber bargeboards. The return verandah has been introduced in recent years, replacing the original front verandah. There are early chimneys with corbelled tops with introduced overpainting. This dwelling is directly comparable to 'Lucerne' in form, composition and detailing. 'Lucerne' is more intact given that it retains its original verandah.
  - 63 Inglis Street, built 1880-81:<sup>37</sup> this modest dwelling has a steeply-pitched hipped roof form that traverses the site, together with a minor gabled wing that projects towards the front. Constructed of timber, it appears to be more rudimentary in detail than 'Lucerne'.
  - 79 Inglis Street, built 1894:<sup>38</sup> the asymmetrical, single storey, timber weatherboard dwelling has a principal hipped roof form and a projecting minor hipped wing at the front (which now has a skillion roofed window bay). There is a post-supported hipped verandah at the front. The dwelling has a different character to 'Lucerne' given that it has a projecting minor hipped wing, but the overall composition is similar.
  - 150 Inglis Street, built c.1900-01:<sup>39</sup> This dwelling has a hipped roof form that traverses the site, a minor hipped wing at the front, and a post-supported front verandah with decorative cast iron valances and brackets. The front wing has a timber framed double hung tripartite window. The false brick wall sheeting has been introduced. There is also early face brick chimneys with multi-corbelled tops. The dwelling has a different character to 'Lucerne' given that it has a projecting minor hipped wing, but the overall composition is similar.

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<sup>36</sup> This dwelling was owned by Dennis Wheelahan junior. He was not listed as owner in the Ballan Shire Rate Book, op.cit., for 1898, but he owned a tenement in 1901-02, suggesting that the dwelling was built in c.1900.

<sup>37</sup> The Ballan Shire Rate Book, op.cit., first listed the original owner, Henry Persia Mallett in 1881.

<sup>38</sup> *Bacchus Marsh Express*, 11 August 1894, p.3.

<sup>39</sup> *Ibid.*, 25 April 1901.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** 'Lea Hurst'

Place No. BA022

**ADDRESS:** 90 Inglis Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Altered**Photograph Date:** 2009 & 2015

2015

**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

'Lea Hurst' at 90 Inglis Street has significance as a representative example of the small number of contextually elaborate Victorian and Late Victorian styled dwellings in Ballan. Built in 1902-03 by Arthur Oldham for his wife, Eliza, it appears that the dwelling was not named 'Lea Hurst' until 1911

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** 'Lea Hurst'

Place No. BA022

**ADDRESS:** 90 Inglis Street, Ballan

Assessment Date: Feb 2016

when it was acquired by Catherine Darragh. Although the dwelling has experienced some alterations, the original Late Victorian design is clearly discernible. The significant and appropriate fabric includes: principal hipped roof form that traverses the site and rear double hipped roof forms, corrugated profile to the sheet metal roof cladding, timber weatherboard wall cladding, face red brick chimneys with multi-corbelled tops, front central timber framed doorway with a panelled timber door and sidelights and highlights, front paired timber framed double hung windows, single timber framed windows at the sides, timber window architraves and sills, narrow eaves, and the cast iron verandah brackets.

### How is it significant?

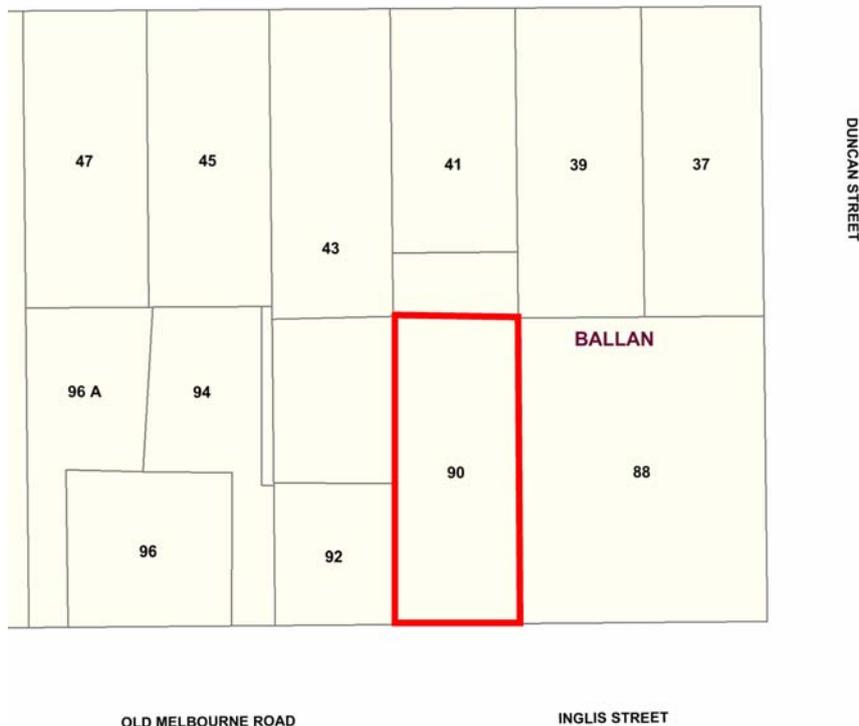
'Lea Hurst' at 90 Inglis Street, Ballan, is historically significant at a LOCAL level.

### Why is it significant?

'Lea Hurst' at 90 Inglis Street has historical significance for its associations with residential developments in the more elite part of the Ballan township in the very early 20th century (Criterion A). In particular, it has associations with the local carpenter, Arthur Oldham and his wife, Eliza, original owners. Arthur Oldham appears to have built the dwelling in 1902-03. The property also has associations with Mrs Catherine Darragh from 1911, and it appears that she named the dwelling 'Lea Hurst' at this time. Although altered, the historical significance is embodied in the surviving Late Victorian styled fabric including the hipped roof forms, front windows flanking a central door with sidelights and highlights, brick chimneys and the decorative cast iron verandah brackets.

### Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 90 Inglis Street as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:<sup>1</sup>**

The dwelling known as 'Lea Hurst', 90 Inglis Street, Ballan, is set on a typical rectangular allotment, with a large yard at the rear (having trees near the rear boundary) and a modest front setback identified by an open grassed area with curved pedestrian footpath and perimeter garden beds. There is a narrow setback on the east side and a wider western side setback with a driveway. There is no front fence.

The symmetrical, single storey, timber weatherboard, Late Victorian styled dwelling has a principal hipped roof form that traverses the site, together with rear double hipped roof forms and an introduced return bullnosed verandah (there is a bagged brick and timber weatherboard addition under the verandah on the west elevation). The verandah has recently replaced an earlier skillion verandah. The new verandah has square timber posts and remnant original cast iron brackets (they were part of the earlier verandah). The corrugated colorbond roof cladding is also recent, having replaced introduced tiles.

Early features of the design include the face red brick chimneys with multi-corbelled tops, front central timber framed doorway with a panelled timber door and sidelights and highlights, front paired timber framed double hung windows, single timber framed windows at the sides, timber window architraves and sills, and narrow eaves.

**HISTORY:**

**The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

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1 Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

2 T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

3 L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

4 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### History of 'Lea Hurst'

The property at 90 Inglis Street was first owned by James, Andrew and Nathaniel Young from 31 December 1856.<sup>11</sup> Comprising allotment 8 of Section 9 in the Township of Ballan, the Young brothers had also acquired allotments 5, 6, 7, 9 and 10.<sup>12</sup> A few months earlier they had purchased allotments 4-6 of Section 2 to the north of Simpson Street where they established a steam flour mill adjacent to the Werribee River.<sup>13</sup> In February 1869, James Young's share of the business was transferred to his brothers, Nathaniel and Andrew.<sup>14</sup> Nathaniel Young went insolvent in 1870 and in 1873 allotments 7-10 were under the sole ownership of Andrew Young.<sup>15</sup> He sold them to William Edwards White, miller, in 1886.<sup>16</sup>

On 5 July 1901, White sold allotments 8 and 9 to Mrs Eliza Oldham of Ballan.<sup>17</sup> Eliza Oldham (nee Walker) was born in c.1854 and she was married to Arthur Knight Oldham, a carpenter (born in c.1852 in Nottinghamshire, England).<sup>18</sup> They had two children: Martha (born and died in 1886 at Richmond) and Eliza (born 1892 at St. Kilda and died in 1893 at Mitcham).<sup>19</sup>

The dwelling at 90 Inglis Street was built in 1902-03, presumably by Arthur Oldham.<sup>20</sup> The hipped roofed Late Victorian dwelling was situated on the rise of the hill fronting Inglis Street, with a sloping rear yard. At the rear were gabled and skillion outbuildings as shown in Figure 1:

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7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

11 Land Application No. 9793, Land Information Centre, Laverton.

12 Township of Ballan Plan, 1954, VPRS 16171 PROV.

13 *Ibid.*, *Bacchus Marsh Express*, 2 October 1909 & *The Argus*, 10 July 1856, p.3.

14 Land Application No. 9793, *op.cit.*

15 Young, Nathaniel, insolvency papers, 1 May 1870, VPRS 815/P0 Unit 95 PROV & Land Application No. 9793, *op.cit.*

16 Certificate of Title, vol. 1082 fol. 344.

17 *Ibid.*, vol. 1791 fol. 121 & vol. 2827 fol. 229.

18 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne. Arthur Oldham was reported in the *Bacchus Marsh Express* in the early 20<sup>th</sup> century as a carpenter, as well as in Certificate of Title, vol. 2827 fol. 229.

19 Victorian Births, Deaths and Marriages Indexes, *op.cit.*

20 Arthur K. Oldham was listed as the occupier of a tenement and shop in the Ballan Shire Rate Books in 1901-02. In 1903, he was listed as the owner of a tenement at Ballan with a net annual value of £15. This indicates that the dwelling was built between 1902 and 1903. See Ballan Shire Rate Books, VPRS 5557/P0 Unit 45 PROV (Ballarat).



Figure 1: Rear view of 'Lea Hurst', nd. [c.1905]. Source: June Huggins, Ballan Shire Historical Society.

The property was the home of Eliza and Arthur until Eliza's death in 1907 at the age of 53 years.<sup>21</sup> At this time, the property was described as follows:

... on allotment 8 stands an 8 roomed dwelling, stable, barn, cowshed and workshop assessed by the Ballan Shire Council at an annual value of £15.<sup>22</sup>

Valued at £400,<sup>23</sup> ownership of the property was transferred to Arthur Oldham.<sup>24</sup> The following year, 1908, Oldham married Emma Bailey.<sup>25</sup> On 1911, Arthur Oldham sold it to Mrs Catherine Darragh, widow.<sup>26</sup> It appears that it was Mrs Darragh who named the dwelling 'Lea Hurst'.<sup>27</sup>

Catherine Darragh (nee Connell) married James Darragh in 1866.<sup>28</sup> They had a farm at Bradshaws Creek, where they raised their children.<sup>29</sup> On the death of James Darragh in 1901 at the age of 65

21 Victorian Births, Deaths and Marriages Indexes, op.cit.

22 Oldham, Eliza, Probate Administration files, 1907, VPRS 28/P2 Unit 816 PROV.

23 Ibid.

24 Certificate of Title, op.cit.

25 Victorian Births, Deaths and Marriages Indexes, op.cit.

26 Certificate of Title, op.cit.

27 The first available documented reference to the name 'Lea Hurst' associated with Mrs Darragh is in the *Gippslander and Mirboo Times*, 13 July 1916, p.2, which announced the marriage of Mss Francis Darragh, sixth daughter of Mrs and the late Mr James Darragh, of "Lea-Hurst".

28 Victorian Births, Deaths and Marriages Indexes, op.cit.

29 *The Argus*, 2 November 1901, p.10, published the probate of the last will and testament of James Darragh, late of Bradshaw's Creek, near Ballan and that probate be granted to Catherine Darragh, of Bradshaw's Creek, aforesaid widow. The death notices in *The Argus* on 6 December 1924, p.17 for Catherine Darragh and for Margaret Tratt (nee Darragh) on 13 December 1943, p.2, listed the 11 children of James and Catherine Darragh.

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** 'Lea Hurst'

Place No. BA022

**ADDRESS:** 90 Inglis Street, Ballan

Assessment Date: Feb 2016

years,<sup>30</sup> Catherine Darragh relocated to a tenement and shop at 121-123 Inglis Street in 1904-05.<sup>31</sup> This property appears to have been owned by her son, Daniel, of Ashfield, Sydney.<sup>32</sup>

Catherine Darragh resided at 'Lea Hurst', 90 Inglis Street, from 1911 until her death in 1924 at the age of 79 years.<sup>33</sup> In 1926, the property passed to William John Darragh, farmer of Mirboo North and Ralph Everard Rudd, garage proprietor of Bacchus Marsh.<sup>34</sup> 'Lea Hurst' was then sold to Aldiebert Marcus Lay, farmer of Ballan on 14 February 1930.<sup>35</sup> In 1932, Mrs Elizabeth Bence was the owner and in 1948 she sold the property to Charles and Frances Schmidt, dairy farmers of Foster.<sup>36</sup>

In the later 20<sup>th</sup> century, a tiled roof and false brick wall cladding was introduced to the dwelling. These changes were still present in 2009.



**Photo 2:** 'Lea Hurst', 2009.



**Photo 3:** 'Lea Hurst', 2009.



**Photo 4:** 'Lea Hurst', 2015, showing introduced return bullnosed verandah and addition on west side.

After 2009, the tiled roof cladding was replaced with corrugated Colorbond and the front skillion verandah was replaced with a hipped bullnosed return verandah. An addition was constructed on the

<sup>30</sup> *The Argus*, 2 November 1901.

<sup>31</sup> Ballan Shire Rate Book, op.cit., 1904-05.

<sup>32</sup> Ibid.

<sup>33</sup> *The Argus*, 6 December 1924, p.17.

<sup>34</sup> Certificate of Title, op.cit.

<sup>35</sup> Ibid.

<sup>36</sup> Ibid.

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west side under the return verandah, but set back from the front façade. The original cast iron brackets were reinstated but not the timber framed cast iron valances.

## **COMPARATIVE**

### **Other Comparable Late Victorian and Edwardian Styled Dwellings in Ballan**

'Lea Hurst' at 90 Inglis Street is one of a number of Late Victorian styled timber dwellings in Ballan. Most other examples appear to be more intact and include the following:<sup>37</sup>

- Everleigh', 77 Inglis Street: built in 1896, the symmetrical, timber weatherboard dwelling has a hipped roof form at the front and a projecting front convex verandah supported by cast iron columns with decorative cast iron brackets and valances. The symmetry is emphasised by the red brick chimneys and the central front door opening with flanking timber framed tripartite double hung windows. The dwelling has high integrity when viewed from the front, and has a timber picket front fence. The hipped roofed composition and front verandah of 'Everleigh' is directly comparable to the dwellings in Steiglitz Street, although 'Everleigh' is a more elaborate and intact example.
- Dwelling, 78 Inglis Street: built in c.1894, this dwelling has a similar hipped roof form, central timber door openings and flanking windows at the front, and symmetrically composed chimneys. The return verandah is comparable, but this verandah at 78 Inglis Street appears to be original.
- Dwelling, 81 Inglis Street: built in c.1890, the symmetrical timber weatherboard Victorian styled dwelling has a hipped roof form and a front hipped verandah. The verandah is supported by turned timber posts with cast iron brackets and valances. There are original rendered brick chimneys with multi-corbelled tops and terra cotta pots, and a central doorway flanked by timber framed double hung windows. The design of this dwelling is directly comparable to 'Lea Hurst', although the former is more intact.
- 'Invergowie', 101 Inglis Street: built c.1895, the single storey, hipped roofed, weatherboard dwelling has a return convex verandah supported by timber posts (which may have replaced the original posts). There are paired timber eaves brackets and a rendered chimney. The main doorway flanked by timber framed double hung windows faces onto the eastern portion of the site. The dwelling appears to be predominantly intact. The main hipped roof form of 'Lea Hurst' is comparable to 'Invergowie', although the L-planned composition is not comparable. 'Invergowie' appears to be more intact.
- 'Annean', 164 Inglis Street: built in 1897 for Jules Gascard junior, horse dealer, the asymmetrical, single storey, weatherboard, Late Victorian Italianate styled dwelling has a hipped roof form that traverses the front of the site, with minor hipped wings at the rear and side and a return bullnosed verandah supported by cast iron columns with decorative capitals, and cast iron verandah valances and brackets. There are timber framed double hung tripartite windows under the verandah and a projected faceted bay. The composition, scale and elaboration of 'Annean' are not comparable to 'Lea Hurst'.
- 'Mayfield', 39 Steiglitz Street: built 1886-87: the symmetrical, single storey, weatherboard, Victorian Picturesque styled dwelling has a double hipped roof form that traverses the site and a central projecting minor gable and return verandah with a central gabled portico. The composition and detailing is unusual which is continued in the projecting faceted bay window

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<sup>37</sup> See heritage citations for the dwellings outlined for further details.

to the west of the front door, elaborate remnant timber bargeboard in the gable end of the verandah portico, elongated timber verandah brackets and in the detailing of the surviving brick chimney. Apart from the main hipped roof forms, the composition and detailing of 'Mayfield' is not directly comparable to 'Lea Hurst'.

- 'Longley', 63 Steiglitz Street: built in 1895 for Harry Blake, the asymmetrical single storey, weatherboard, hipped roofed dwelling has a return verandah supported by timber posts. There are prominent red brick chimneys with multi-corbelled tops. On the front façade is a central front doorway flanked by timber framed double hung windows. The dwelling appears to be of moderate integrity, having been substantially repaired. The hipped roof forms are familiar with the design of 'Lea Hurst', although 'Longley' is a more substantial example.
- 'Ramsgate', 59 Steiglitz Street, built in c.1891: this hipped roofed building has a projecting hipped roofed return verandah supported by stop chamfered timber posts with decorative cast iron brackets and valances. The composition of the hipped roof form and projecting verandah is similar to 'Lea Hurst' (although the return verandah at 'Ramsgate' appears to be original).
- Dwelling, 91 Steiglitz Street: built in 1890, this dwelling also has a hipped roof form and a projecting front post-supported hipped roofed verandah with decorative cast iron valances and brackets, central doorway and flanking windows at the front. There is a chimney projecting above the roofline on the west side. On the east side is an introduced gabled carport. This dwelling is directly comparable to 'Lea Hurst'.
- Dwelling, 93 Steiglitz Street: built in 1890, the dwelling has a hipped roof form and front hipped roofed verandah supported by square, stop chamfered timber posts with decorative cast iron brackets. This dwelling is more intact than 'Lea Hurst'.
- Dwelling, 97 Steiglitz Street: built in 1874, the hipped roof form, narrow eaves and construction materials are similar to 'Lea Hurst', but it is an earlier and more modest example.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Former Masonic Hall

Place No. BA023

**ADDRESS:** 92 Inglis Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:****Theme 5.1:** Manufacturing from Crops**Theme 6.1:** Building Towns**Theme 8.4:** Community Organisations**Condition:** Good**Integrity:** Moderate**Photograph Date:** 1 April 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the building. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:**

**What is Significant?**

The former masonic hall at 92 Inglis Street, Ballan, has significance as a rare surviving early 20<sup>th</sup> century example of a corn and hay store, and as one of very few surviving masonic halls established in the Moorabool Shire in the early 20<sup>th</sup> century. Built in 1910 as a hay and corn store for W.E. White after the destruction by fire of his Werribee Chaff Mill complex (first established as the Werribee Flour Mill in 1856), the building was converted into a masonic hall in 1927 for the Ballan Lodge No. 205. They operated from this location until 2009. The significance is embodied in the existing Federation vernacular styled fabric especially defined by the front, prominent brick façade with a stepped parapet having an arched central parapeted bay. The round-arched window openings and central segmentally-arched door opening, together with the gable roof forms, side (east) skillion wing, timber framed windows, vertically boarded doors and rear face brick chimney represents other significant fabric. Although the side and rear walls were originally constructed of corrugated sheet metal, the use of timber weatherboard wall cladding may date from the time of the conversion into a masonic hall in 1927. The corrugated profile sheet metal roof cladding further contributes to the character of the building.

**How is it significant?**

The former masonic hall at 92 Inglis Street, Ballan, is historically, aesthetically and socially significant at a LOCAL level.

**Why is it significant?**

The former masonic hall at 92 Inglis Street has historical significance for its original associations with W.E. White's hay and corn store operations from 1910, and especially for its long-term function as the masonic hall of the Ballan Masonic Lodge No. 205 from 1927 until 2009 (Criterion A). Several prominent residents of Ballan were members of the Ballan Lodge, which was first established in 1891 as St. Sidwell's Lodge before the establishment of the Ballan Lodge No. 205 in 1908. The Masonic Lodge first met at the Church of England schoolroom until the hay and corn store was acquired in 1927. Historically, the building is one of only two surviving early 20<sup>th</sup> century produce stores in Ballan, and one of just three masonic halls surviving in the Moorabool Shire.

The former masonic hall at 92 Inglis Street has architectural significance as a moderately intact and now rare example of an industrial Federation styled building in Ballan, and more widely, the western region of the Moorabool Shire (Criteria D & E). The original design qualities of 1910 were largely retained when converted into a masonic hall in 1927.

The former masonic hall at 92 Inglis Street has social significance as it is recognised by sections of the Ballan community for the role it played in evolution and development of local freemasonic life between 1927 and 2009 (Criterion G).

### Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 92 Inglis Street containing the dwelling as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

### DESCRIPTION:<sup>1</sup>

The former Wallace Masonic Temple, 12 Westcotts Road, Wallace, is located on a modest allotment with a small open grassed frontage. There are wide open grassed side setbacks on the north and south side,) and no other landscaping.

The single storey, face red brick, interwar Neo-Grec Revival styled building is characterised by a parapeted, two-bayed front façade featuring original Tuscan pilasters above which

The former Masonic Hall at 92 Inglis Street, Ballan, is set on a contextually small, square site, on the front (southern) boundary. There are narrow open grassed setbacks and a small open grassed rear yard.

The elevated single storey, industrial vernacular Federation styled building is characterised by a prominent, painted brick façade crowned by a stepped parapet. The central portion of the parapet is surmounted by a round-arched bay. There are rudimentary projecting parapet cornices. Within the central bay of the parapet is an incised panel that has an introduced lantern light below which is a recent signage panel. The symmetry of the main brick façade is also defined by the central segmentally-arched doorway with flanking round-arched window openings. These openings are original, but the timber framed 12 paned double hung windows and the door, together with the projecting canvas blinds above the openings, have been introduced.

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<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

Behind the main brick façade is a steeply-pitched, gabled roof form that extends to connect with a perpendicular gabled wing. On the east side is an early skillion wing with a face red brick chimney (featuring a multi-corbelled top) at the rear. The front portion of the skillion wing is set back behind the main brick façade and it has a modest extension on the east side. The roof forms are clad in introduced corrugate colorbond while the side and rear walls are constructed of timber weatherboard construction. A modest cantilevering skillion verandah projects from the front of the east skillion wing, below which is an early double door opening with early vertically boarded timber doors. There is an early framed 6 paned window on the east façade of the main gabled parapeted wing, with other early windows on the west façade, below a modest eave.

**HISTORY:****The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were

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2 T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

3 L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

4 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History*, *op.cit.*, p.49, citing the Australian Handbook, 1894.

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four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### **History of the Former Masonic Hall**

#### **Building of a Hay and Corn Store**

The former masonic hall at 92 Inglis Street is situated on part of allotment 7 in Section 9 of the Township of Ballan. Together with adjoining allotments 5-6 and 8-10, and neighbouring allotments 4-6 of Section 2 to the north, the masonic hall site was first purchased by James Andrew and Nathaniel Young on 19 September 1856.<sup>11</sup> While the masonic hall site remained unimproved, Nathaniel Young, in company with James Young of the Border Flour Mills, Bacchus Marsh, established a steam flour mill of stone construction on the northern allotments.<sup>12</sup> Known as the Werribee Flour Mills, by 1866, Nathaniel Young operated the mill with Walter Duncan and in the ensuing years Young became the sole operator.<sup>13</sup> He became insolvent in 1870 and the flour mill, along with a dwelling-house 'and premises' were advertised for sale.<sup>14</sup> It seems that the business was acquired by Bennett and Co and by 1873 the Werribee Flour Mills was leased to Andrew Young.<sup>15</sup> He continued the flour milling business there until the lease was taken over by William Edwards White in 1880, who worked the mill for a year before subletting it.<sup>16</sup> He later purchased the mill and by the early 20<sup>th</sup> century, White carried out a highly successful chaff milling business at the Werribee Mill, which operated 24 hours a day.<sup>17</sup> On 28 September 1909, tragedy struck when the Werribee Chaff Mills were destroyed by fire.<sup>18</sup>

Impetus for the construction of the existing former masonic hall as a hay and corn store in early 1910 came as a result of the destruction of White's chaff milling operations. The newly-completed building was favourably reported in the *Bacchus Marsh Express*:

The hay and corn store erected by Mr. W.E. White in Inglis street fills up a long vacant space, and is substantially built, having a brick front with corrugated iron sides and back, and in its capaciousness is rather an imposing structure. The position chosen will be more advantageous for the general public than that lately occupied by the old flour mill, as, whichever way one approached it – either from the north, east, or west – there was a hill to encounter. For customers from Blakeville or Greendale the new site may be a little more inconvenient, as the old building was on their route homeward. The nine horse power oil engine, with crusher and chaff-cutter attached, was started on Tuesday, the christening being made the occasion of a "spread," at which all were heartily welcome.<sup>19</sup>

White continued his business at 92 Inglis Street until c.1920.<sup>20</sup>

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10 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

11 Town of Ballan Plan, 1954, VPRS 16171 PROV.

12 *The Argus*, 10 July 1856, p.5.

13 L. & P. Jones, *The Flour Mills of Victoria 1840-1990: An Historical Record*, The Flour Millers' Council of Victoria, 1990, p.230, 260-261.

14 *Geelong Advertiser*, 10 August 1870, p.3 & *Bacchus Marsh Express*, 6 August 1870, p.2.

15 *Ibid.*, 1 February 1873 & see Ballan Shire Rate Book, 1878, VPRS 5557/P0 Unit 45, PROV (Ballarat).

16 *Bacchus Marsh Express*, 5 March 1881, p.3.

17 White was listed as owner of the flour mill in the Ballan Shire Rate Book, op.cit., in 1886. The success of the business is briefly outlined *The Argus*, 20 September 1909, p.10.

18 *Ibid.*

19 *Bacchus Marsh Express*, 12 March 1910.

20 White was listed as owner in the Ballan Shire Rate Books, op.cit., in 1915-16 and in 1920-21, but the property was not listed in an inventory of his Estate in 1921 – see White, William Edwards, Probate Administration files, 1921, VPRS 28/P3 Unit 1134 PROV.

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** Former Masonic Hall

Place No. BA023

**ADDRESS:** 92 Inglis Street, Ballan

Assessment Date: Feb 2016

William Edwards White appears to have first resided at 'Millfield' in 1881.<sup>21</sup> By 1886, he had returned to Ballan where he lived at 96 Inglis Street until his death in 1921.<sup>22</sup> White was born in c.1842 in Kent, England, the son of William and Elizabeth (nee Edwards).<sup>23</sup> After he emigrated to Victoria, he married Miss Catherine Young in 1862.<sup>24</sup> Miss Young was the daughter of Andrew and Margaret Young,<sup>25</sup> with Andrew Young having been one of the original owners of the Werribee Flour Mill and who leased the business in the 1870s. William and Catherine had 11 children between 1866 and 1880. W.E. White relocated to Stawell in 1870s where he had taken up the Stawell Flour Mills and Grain Produce Store, as well as establishing the Flour Mill at Donald with his nephew, a Mr Pace.<sup>26</sup> White advertised his substantial Stawell and Donald mills for sale in May 1878,<sup>27</sup> but it appears that he struggled to find a buyer and he continued operating the Stawell Mill until his return to Ballan before 1886.<sup>28</sup> From the late 1880s until his death in 1921, White made a significant contribution to community life in Ballan. By January 1887, he was a member of the Ballan Agricultural Society and the Ballan Mechanics' Institute (was he was chairman in 1914).<sup>29</sup> White was a Commissioner of the Ballan Waterworks Trust from 1890, taking up the position as Chairman in 1915 and 1916.<sup>30</sup> He was a member of the Band of Hope Temperance Society from the 1890s, Trustee of the Ballan New Cemetery from 1892 (being Chairman from 1915 until 1917), member of the Ballan Shire Patriotic Committee in 1918, member of the Ballan Bush Fire League and a patron of the Ballan Cricket Club and an Elder and leader of the Ballan Presbyterian Church for many years.<sup>31</sup>

### Development of Freemasonry in Ballan

Freemasonry was established in Ballan on 17 September 1891, with the opening by St. Sidwell's Masonic Lodge. The occasion was reported in the *Bacchus Marsh Express*:

The opening of a Masonic Lodge in Ballan took [place] on Thursday, 17<sup>th</sup> inst. The ceremony of dedication, consecration, and installation and investiture of officers was conducted by Bro. H. Jebb, P.G.J.W.; Bros. Batten, Miller, Stevenson, Cairns, and Bently, from Ballarat; Bro. Smith, Buninyong; Bros. Peterson, Bonn, Heath, from Bacchus Marsh. There were ten new members initiated, and the following are the officers of the New Lodge: Bro. Revd. J.C. Atkinson, W. M.; Bro. Dr. Day, S.W.; Bro. Hedderwick, J.W.; Bro. Dr. Marr, S.D.; Bro. Wootton, J.D.; Bro. Pung, Sec.; Bro. Elliot, I.G. After the ceremony of dedication a banquet was held in the Mechanics' Hall, which was most tastefully decorated with flowers and evergreens. The sumptuous repast was provided by Mr. Wootton, of Victoria Hotel, in his well-known style. The following toasts were honoured during the evening: "The Queen and the craft;" "The M.W.G.M. and his officers;" "Success to the St. Sidwell lodge, and the newly installed Master;" "Constituting and Installing Officers;" "Sister Lodges;" "Officers of St. Sidwell's Lodge;" "Newly initiated;" "Tyler's toast." About forty sat down to table, but many more

21 See Ballan Shire Rate Book, op.cit., 1881.

22 Ibid., 1886 & Victorian Births, Deaths and Marriages Indexes, op.cit. White died at Ballarat aged 79 years.

23 Ibid.

24 Ibid.

25 Ibid.

26 L. & P. Jones, op.cit.

27 *The Argus*, 13 May 1878, p.8.

28 The Ballan Shire Rate Book, op.cit., 1886 listed White as owner of a tenement and flour mill.

29 *Bacchus Marsh Express*, 29 January 1887, p.3, 30 April 1887, p.2, 25 May 1889, p.3, 24 October 1891, p.7 & *Ballan Times*, 2 April 1914, p.3, 16 September 1915, p.2.

30 *Bacchus Marsh Express*, 18 August 1890, p.3, 11 October 1890, p.7, *Ballarat Star*, 5 November 1915, p.5 & *Ballan Times*, 3 April 1916, p.2.

31 *Bacchus Marsh Express*, 23 June 1894, p.3, 24 October 1896, p.3, 1 May 1897, p.2, 1 October 1898, p.3, *Ballan Times*, 2 April 1914, p.3, 17 September 1914, p.2, 25 March 1915, p.3, 30 March 1916, p.3, 26 April 1917, p.2, 4 January 1917, p.3.

visitors would have been present only for the obstruction in the through line. A most enjoyable evening was spent by all.<sup>32</sup>

Lodge meetings were held in the Church of England Schoolroom. In 1908, the Duke of Abercorn Lodge was formed in place of St. Sidwell's Lodge. The event was described as 'one of the greatest of Masonic functions' to take place at Ballan. The lodge room of the reconstructed Ballan Lodge No. 205, and the celebration of the new lodge with the inauguration of W.M. Elect, Bro. R. Shankland, was reported in the *Bacchus Marsh Express*:

The lodge room at Ballan is the old pioneers' work, in the shape of the Church of England brick school-room. It is all that could be wished for it had a centre lantern in the roof for ventilation and light, and larger entrance porch. It is a commodious room and the new (old) Lodge has furnished it well. It hived off from the aforesaid St. Sidwell's Lodge at Ballan, which has betaken itself to some westward region. Masonic circles, while not arbitrating on the incident, naturally sympathise with the Ballanites who declined to leave a hearth and a home (Masonically) which they had created and could maintain. We believe that explains a good deal of the cordiality shown to the new Lodge and to its W.M., who held that position in N.S.W. some years ago.

Host and Brother Bromley, of the Ballan hotel, did the honours of his town admirably, as he always does, by providing a handsome carriage and pair of liveried coachman for the Grand Lodge officers; and, afterwards (with Mrs. Bromley) supplying one of their always super-excellent dinners.

The Lodge room, work was of the most interesting and elaborate character, a good deal of it done by W.M.C.L.T. Alkemade, and the officers of the Duke of Abercorn Lodge. The Deputy Grandmaster of the Order, M.W. Bro. G.E. Emery, also took the work of his office, and so did Rev. T.A. Colebrook, Grand Chaplains; and Bro. A.J. Boyd, M.L.A. (one of the Ministry) also took part.

After the "labour" part of the proceedings at the Lodge room, alleviated by spells of open-air wigwam refreshments and cool air, the assemblage met in host Bromley's large and airy dining room, where "refreshment," both bodily and mental (song and recitation) was very real and very superior.

... The Ballan Lodge should have a steadily progressive career. As the Grand Master remarked, a large number of members is not so necessary as large-hearted cordiality and co-operation.

The Duke of Abercorn Lodge is specially strong in those respects, and has about 50 members.

The officers of the Ballan Lodge are:- W.M. Wor. Bro. Robert Shankland; S.W., Bro. J.J. Nelson Muntz; J.W., Bro. B.W. Pung; Secretary, Bro. J.W. Venables, P.M; Treasurer, Bro. P. Spencer; Deacons, Bro.'s F. Mehrens and W. Stinton; Stewards, Bros. C. Brittlebank and W. Walters; I.G., Bro. P. Davis; Tyler, Bro. G Shimmen.<sup>33</sup>

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<sup>32</sup> *Ibid.*, 26 September 1891.

<sup>33</sup> *Bacchus Marsh Express*, 18 January 1908, p.2.



**Figure 1:** St. John's Church of England School room and Sunday School pupils, n.d.. The building was also the first lodge room of St. Sidwell's Masonic Lodge and the Ballan Masonic Lodge No. 205. It is noteworthy that the description of a roof lantern and large porch are not shown in the photograph. Source: June Huggins, Ballan Shire Historical Society.

In 1920, W.E. White sold allotment 7 adjoining his 'Millfield' residence to Roland Charles Linsdale, farmer, and Reginald Osborne Welsh, clerk.<sup>34</sup>

On 28 February 1927, Robert Shankland, David Bailey Crichton and Thomas William Fagg acquired the southern portion of the land that contained W.E. White's former hay and corn store.<sup>35</sup> They were representatives of Ballan Masonic Lodge No. 205<sup>36</sup> and it from this time when the former hay and corn store was converted into a Masonic Lodge.<sup>37</sup> The front window and door openings may have been bricked up at this time. Symbols of Freemasonry, the square and compass, were affixed to the central bay of the parapet.

The Ballan Masonic Lodge No. 205 continued at the former hay and corn store until its closure on 9 February 2009.<sup>38</sup> A Bible (the Freemasonic volume of the Sacred Law) that appears to have served from the consecration of the Lodge in 1908 was presented to the Ballan Shire Historical Society on 30 September 2009.<sup>39</sup> In recent times, the building has been converted into a quilting and gallery space,

<sup>34</sup> Certificate of Title, vol. 4356 fol. 175.

<sup>35</sup> Ibid.

<sup>36</sup> See death notice for Robert Shankland, in *The Argus*, 15 October 1938, p.8, which states that Shankland was a member of the Masonic Lodge at Ballan, suggesting that he, Crichton and Fagg purchased the property at 92 Inglis Street on behalf of the Ballan Masonic Lodge.

<sup>37</sup> 'A Heritage Walk Through Ballan', Ballan Shire Historical Society, 1996. These notes erroneously claim that the hay and corn store was built in 1863. The Ballan Shire Rate Books, op.cit., 1930-31, listed the Masonic Lodge as owner of a wood hall with a net annual value of £35.

<sup>38</sup> *Bacchus Marsh Express*, 18 January 1908, p.2.

<sup>39</sup> See <http://victoriancollections.net.au/items/4f72b00c97f83e0308604113>

with the early window and door openings at the front re-established and other improvements carried out.



**Figure 2:** Ballan Masonic Hall, 2009.

## COMPARATIVE

### Freemasonry: Contextual Background<sup>40</sup>

The development of a Masonic Lodge in Ballan formed part of a long freemasonic history that stretches back thousands of years. In the medieval age, operative masons belonged to a trade and craft organisation that had their special mythical history which emphasised the importance of their craft. Initially, they met in a lean-to workshop on the construction site, but this in time became a separate room or building known as the Lodge. This early period of Masonry contributed important aspects of later, speculative forms of the Craft (as it is called), including social welfare (benevolence), social events, religious and political tolerance and the necessity for high moral standards.

Freemasonry was initially based on the Old Charges, being the Constitutions of Masonry - the historical and regulatory manual of the Craft. They prescribed the seven liberal sciences (Grammar, Rhetoric, Logic, Arithmetic, Geometry, Music and Astronomy) as critical to the development of the Craft. Geometry was especially significant, because it was equated with Freemasonry. The Old Charges provided numerous theories about the origins of masonic-geometric legend. The most recognised is from the Cooke MSS, which claims that the Craft was founded by the sons of Lamech mentioned in Genesis in the Bible. Lamech's eldest son Jabal supposedly founded geometry and he and his brothers scribed their findings on pillars of stone (known as Jachin and Boaz), to withstand fire and flood. One was later thought to have been discovered by Pythagorus, the other by Noah's grandson, Hermes Trismegistus. From these pillars Pythagorus and Hermes educated humankind and so Freemasonry-geometry was spread to other lands, and especially to Egypt where Euclid became the master of all the sciences.

Masons believe that in later years in Jerusalem, King David and his son Solomon had masons build Solomon's Temple. Legend has it that Masons from around the world were involved in the Temple's construction and it became recognised as the first true Lodge of Freemasonry. By the 16th century, Freemasonic organisations accepted honorary members who did not practice the Craft in the physical sense. Speculative Freemasonry was thus established, which continued into the 19th century in the form of Masonic Lodges like St. Sidwell's Lodge in 1891 and Ballan Lodge No. 205 in 1908, Ballan.

<sup>40</sup> Information taken from D. Rowe, 'Building a National Image: The Architecture of John Smith Murdoch, Australia's First Commonwealth Government Architect', PhD (Architecture) Thesis, Deakin University, 1997 & J.S. Curl, *The Art and Architecture of Freemasonry: An Introductory Study*, B.T. Batsford Ltd., London, 1991.

**Other Masonic Halls in Moorabool Shire**

There are only two other masonic halls in the Moorabool Shire. These are:

- Bacchus Marsh, 86 Main Street: Built in 1907 by the Duke of Abercorn Lodge, No. 137,<sup>41</sup> freemasonry is continued in the gabled brick building to the present day. The building has been substantially altered and its integrity and character undermined by a postwar cream brick parapeted addition at the front. The Bacchus Marsh Heritage Study (1995) listed the building as having local interest.
- Wallace, 12 Westcotts, Road: The existing purpose-built parapeted, interwar neo-Grec building was constructed in c.1923<sup>42</sup> when St. Sidwell's Masonic Lodge (which first formed at Ballan in 1891 before relocating to Egerton), was formed in the town.

**Other Surviving former Produce & Chaff Cutting Establishments in the Western Region of the Moorabool Shire**

Within the western region of the Moorabool Shire are two other surviving former produce and/or chaff cutting establishments. They are:

- Former Holden's Chaff Mill, 720 Bungaree Wallace Road, Wallace:<sup>43</sup> all that appears to survive is the early single storey produce store that features a gabled parapeted-bay and flanking rectangular parapeted wings. A post-supported skillion verandah projects at the front. There are early timber framed door openings and timber framed and multi-paned shopfront windows (now blocked up). Established in 1882, E. Holden's chaff milling operations were possibly the most successful in the Shire. The success of the business appears in part to have been as a result of maximising the latest technology. From 1889, the Chaff Mill was managed by Holden's son, George Frederick Holden. Like his father, G.F. Holden was committed to improving the business by exploiting the latest technology. In 1900, he imported an hydraulic hay press from England that was capable of pressing 25 tons of hay per day. Three years later in 1904, Holden invented and built a machine for compressing chaff. Water pipes were made at this business in c.1908 before the reservoir was built. Supplies to make the pipes were brought in by train from Ballarat.
- Former A.W. Flack Produce Store, 159 Inglis Street, Ballan: a single storey, gabled building with stepped, parapeted front façade with altered shopfront windows. Possibly built during the interwar period, the building has lightweight metal wall cladding and a corrugated sheet metal roof.

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<sup>41</sup> *Bacchus Marsh Express*, 5 October 1907, p.4.

<sup>42</sup> *Bungaree & District Historical Society Newsletter*, no. 48, May 2004, p.3.

<sup>43</sup> *Ballarat & District in 1901*, The Periodicals Publishing Co., reproduced by Archive CD Books Australia, 2006, pp.200-201, *Bungaree & District Historical Society Newsletter*, no. 39 June 2001, citing the *Gordon Advertiser*, 19 September 1890, & no. 24 February 1997, p.6, citing the *Ballan Times*, 21 July 1904.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** 'The Mill Cottage' Café & Restaurant

Place No. BA024

**ADDRESS:** 96 Inglis Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

Theme 7.2: Law and Order

**Condition:** Good**Integrity:** Moderate**Photograph Date:** 1 April 2014 & 24 June 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

'The Mill Cottage' at 96 Inglis Street, has significance as the earliest-known surviving dwelling in the central Ballan township, having been erected in 1857 for Nathaniel Young, original part-owner of the adjacent Werribee Flour Mill. Although 'The Mill Cottage' has experienced some alterations and additions, it is of moderate integrity, with the original Victorian Georgian stylistic characteristics clearly discernible. These significant characteristics include the steeply-pitched hipped roof form that traverses the site and the broken back return verandah. Other early or appropriate qualities include

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the single storey height, stone wall construction (now overpainted), brick chimneys (now overpainted), square timber verandah posts (which have replaced the original posts), timber framed front doorway with a four panelled timber door, front timber framed double hung window on the west side with remnant six paned upper sash, larger window opening with a timber framed casement window and the corrugated profile sheet metal roof cladding.

### How is it significant?

'The Mill Cottage' at 96 Inglis Street, Ballan, is historically and aesthetically significant at a LOCAL level.

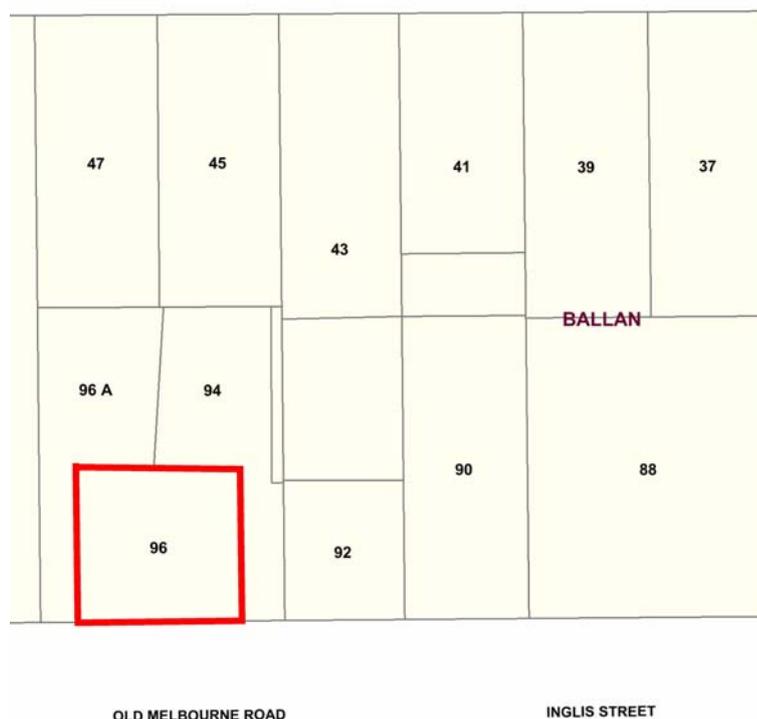
### Why is it significant?

'The Mill Cottage' at 96 Inglis Street has historical significance for its associations with the original residential developments in Ballan, being the earliest-known surviving dwelling in the central Ballan township. It was built in 1857 for Nathaniel Young, miller and original part-owner of the adjacent Werribee Flour Mill that was also constructed at this time (Criteria A & H). 'The Mill Cottage' also has associations with William Edwards White, miller and owner from c.1880 until his death in 1921. White lived at 'The Mill Cottage' from the 1880s and he made an important contribution to local community life a member of the Ballan Agricultural Society, Ballan Mechanics' Institute (serving as chairman in 1914), Band of Hope Temperance Society, Ballan Patriotic Committee, Ballan Bush Fire League, Ballan Cricket Club, as well as Trustee of the Ballan New Cemetery, Commissioner of the Ballan Waterworks and an Elder and leader of the Ballan Presbyterian Church.

'The Mill Cottage' at 96 Inglis Street is aesthetically significant as a moderately-intact example of a Victorian Georgian style (Criteria D & E), with its steeply-pitched and hipped roof form, broken back return verandah, stone wall construction and front doorway and windows. It is the earliest example of its type in central Ballan and one of the earliest surviving dwellings in the Ballan district.

### Heritage Overlay Map

It is recommended that the heritage overlay is applied the site at 96 Inglis Street, Ballan, as shown on the following map:



**DESCRIPTION: <sup>1</sup>**

'The Mill Cottage' at 96 Inglis Street, Ballan, is located on a small rectangular site, the result of subdivisions since the 19<sup>th</sup> century. The dwelling is set on the front (southern) boundary and there are narrow side setbacks and a modest rear yard with paths, open grassed areas and perimeter trees and shrubs. There is also a narrow garden bed at the front, with a timber picket fence (forming a verandah balustrade) behind. At the east end is a high timber paling fence obscured by creeper.

The single storey, painted stone, Victorian Georgian styled dwelling has a steeply-pitched hipped roof form that traverses the site, together with a broken back return verandah. The verandah is supported by square timber posts that have replaced the original posts of the same construction and similar profile (they may have originally been stop chamfered). On the west side is a skillion addition constructed of timber weatherboard wall cladding, while on the west side is a detached hipped roof pavilion connected to the original dwelling by a flat-roofed link. Other original and early features of the design include the brick chimneys (now overpainted), timber framed front doorway with a four panelled timber door, front timber framed double hung window on the west side with remnant six paned upper sash, and the larger, unusual timber framed casement window (this window may represent an early alteration). The corrugated profile sheet metal roof cladding appears to reflect the early appearance of the dwelling.

Overall, the building is in good condition and of moderate integrity. While 'The Mill Cottage' has experienced some alterations and additions, the original form and Victorian Georgian design is clearly discernible.



**Photo 2:** 'The Mill Cottage', 96 Inglis Street, 2009.

**HISTORY:**

**The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to

<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

<sup>2</sup> T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>3</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

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Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### History of 'The Mill Cottage'

'The Mill Cottage' at 96 Inglis Street is situated on original allotments 5 and 6 of Section 9 in the Township of Ballan first purchased by James, Andrew and Nathaniel Young on 19 September 1856, along with adjoining allotments 7-10 as well as allotments 4-6 of Section 2 to the north of Simpson Street.<sup>11</sup> They had already set about establishing a steam flour mill on their land north of Simpson Street adjacent to the Werribee River, with James Young having travelled to England to purchase machinery.<sup>12</sup> On 10 July 1856, *The Argus* reported that:

We are glad to learn that Mr. James Young, the spirited and enterprising proprietor of the Border Flour Mills, Bacchus Marsh, has, in company with Messrs. A. and N. Young, entered into arrangements for the erection of a steam flour mill at Ballan. An engine and mill machinery, embracing the very latest improvements, have already been ordered and the whole will be completed and ready for the ensuing crop. This will indeed be a boon to the people of Ballan and the neighborhood. There are many thousands of acres of rich and fertile land in this district, where the want of a mill has hitherto been a great drawback. Now, however, that desideratum is about

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4 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History*, *op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

11 See Township of Ballan Plan, 1954, VPRS 16171 PROV.

12 *Bacchus Marsh Express*, 2 October 1909.

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being supplied, and it is to be hoped the farmers will put in a large breadth of wheat to be ready for the starting of the mill in 1857.<sup>13</sup>

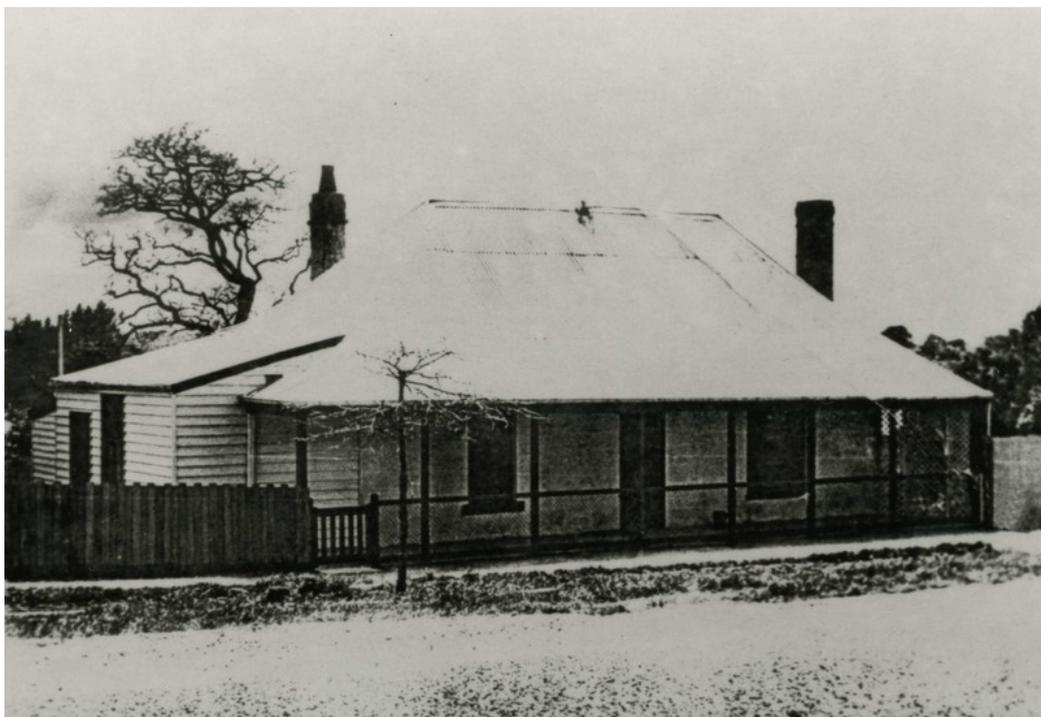
Known as the Werribee Flour Mill, construction proceeded on the substantial three-storeyed, gabled stone mill building with attic and landmark chimney stack (Figures 1-2) in the ensuing months, and it was still in course of erection in March 1857.<sup>14</sup> The dwelling, 'The Mill Cottage', at 96 Inglis Street, and originally five-roomed, was also built at this time (Figure 3). It appears that all building works had been completed by mid 1857 when milling commenced.



**Figure 1:** Werribee Flour Mill, Ballan, 1863. Source: Ballan Shire Historical Society.



**Figure 2:** Werribee Flour Mill, Ballan, when a chaff mill & produce store, n.d. [c.1905]. Source: Ballan Shire Historical Society.



**Figure 3:** 'The Mill Cottage', 96 Inglis Street, Ballan, n.d. Source: Ballan Shire Historical Society.

13 *The Argus*, 10 July 1856, p.3.

14 *The Age*, 4 March 1857, p.6.

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With such positive anticipation that the Werribee Mill would prosper and bring success and growth to Ballan, the business ceased to operate by September 1858 and the premises were advertised for sale:

To Millers, Capitalists,

And those in Search of an Excellent Investment.

J. & T. ODDIE, auctioneers and commissioned agents, Dana street, Ballarat, are commissioned by Messrs Young & Co., Ballan, to dispose of the whole of those newly built premises known as The Werribee Flour Mills, Ballan,

Consisting of a tree storey mill, built of freestone, and having the most entire and most improved machinery for mill purposes.

The mill is driven by water for seven months in the year, and four pairs of stone can be easily worked. There is a smutting machine of the newest patent, fitted with drake screens, blast, &c., and a patent dressing machine, capable of dressing 16 bags of flour an hour. The mill is also fitted with all kinds of hoisting gear, and such things as are requisite to work the mill in the most complete and economical manner, everything being lifted and handled by machinery, so that one man and a boy are all the assistants required. The mill machinery is by Wm. Law & Co., Newcastle-upon-Tyne, and was made under the superintendence of one of the partners in England. When the water ceases to flow, the mill is driven by a 10-horse engine, made by Langlands, Melbourne.

Besides the mill the premises consist of a

Five-roomed stone dwelling house;

An eight stalled stone stable;

One two-roomed and one three-roomed cottage, of weatherboard;

And sundry other buildings.

The whole of the buildings stand on three acres of ground, facing the highway to Melbourne, Blackwood, and Ballarat. The distance of the mill being 6 miles from Gordon, where a good market exists for all that the mill produces; 7 miles from Mount Egerton, 12 from Blackwood, 20 from Jim Crow [Daylesford], and 25 from Ballarat and Creswick.

The supply of wheat is unlimited, and is received from the celebrated Pentland Hills, near Ballan.

The mill could be worked night and day, and is quite capable of grinding 45 tons weekly. The working expenses are at present £10 per week. The mill has not been in operation over 10 months.

There is storage for 10,000 bushels of wheat.

The present proprietors, being desirous of dissolving partnership and devoting their attention to farming, wish to sell the mill preparatory to doing so. The mill is now in full work, and intending purchasers can see it, as the properties are anxious to show the completeness of the machinery and all their admirable contrivances for economy of working and efficiency of management.<sup>15</sup>

The Werribee Flour Mill appears not to have sold and by 1866 Nathaniel Young had retained ownership with Walter Duncan.<sup>16</sup> From Kennoway, Fife, Scotland, Duncan had worked as a miller before he was lured to the goldfields of Castlemaine in 1854.<sup>17</sup> By 1857, he had arrived at Ballan where he married Miss Esther Hall Young, the daughter of Andrew Young and niece of Nathaniel Young.<sup>18</sup> Throughout the 1860s, they successfully operated what was then known as the Werribee Steam and Water Flour Mills, which featured in *The Age* in 1866:

The flour mill owned by Messrs Young and Duncan is driven by both water and steam power, the former supplied by the Werribee, from whence a race is carried. As a rule, the river flows with

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<sup>15</sup> *Ibid.*, 16 September 1858, p.3.

<sup>16</sup> The earliest available reference to the partnership of Young and Duncan is on 27 October 1866 in the *Bacchus Marsh Express*, p.4.

<sup>17</sup> 'Re-Member' biographical database of former Members of Parliament at <http://www.parliament.vic.gov.au/re-member/bioregfull.cfm?mid=345>. Duncan was the MLA for Borung between 1889 and 1892.

<sup>18</sup> *Ibid.* & Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

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sufficient strength to supply the race early in May, but at the latter end of June this year it had not commenced to run.<sup>19</sup>

From the earliest years, 'The Mill Cottage' was the home of Nathaniel Young, original part-owner. Born in c.1824 at Northumberland, England, he was son of Andrew and Jane Young.<sup>20</sup> After emigrating to Victoria, possibly with his brothers, James and Andrew, millers, he married Miss Margaret Pickering Jopling in 1868.<sup>21</sup> Miss Jopling was the daughter to Dr Jopling, Ballan's medical practitioner.<sup>22</sup> They lived at 'The Mill Cottage' (which presumably was named after the village in Northumberland where Nathaniel was born<sup>23</sup>) until financial pressures caused Young to become insolvent in 1870, the year his first child, Ina Margaret Jopling Young, was born.<sup>24</sup> Walter Duncan had sold his share of the business in 1868,<sup>25</sup> which appears to have left Young exposed to heavy debts. The Werribee Flour Mill, 'The Mill Cottage' and associated buildings and land were advertised for sale from July 1870:

THE MILL is in good working order, and fitted with all the modern improvements for the saving of labour; is worked by water power a great portion of the year, and has lately been fitted with new boiler, &c. The buildings are of stone, and very substantial. To a man of energy and business capacity, with a moderate amount of capital, this property presents itself as most desirable, either as an investment for purchase or to rent.<sup>26</sup>

It seems that the premises including 'The Mill Cottage' were acquired by Bennett and Co and by 1873 the Werribee Flour Mills was leased to Andrew Young.<sup>27</sup> The recommencement of operations was favourably reported in the *Bacchus Marsh Express*:

We have again the pleasure of hearing the merry berr of the Werribee flour mill. Steam was got up on Thursday morning. The farmers, with smiling faces, have commenced unloading their bags of grain at the mill. Mr. Andrew Young, like a jolly miller, is there to give his patronisers a hearty welcome. The stuff that is coming in is of capital quality, and the mill is well stocked with all the latest appliances as regards machinery. One thing that especially attracted my attention on paying a visit to the mill this week is a new flour room, Into this the flour descends in its finished state when it will have time to cool before it is put into the sacks. This will be a marked improvement on the old system of putting the flour into the sacks warm from the mill. If the grist continue to arrive in as good quality as it has already done there is no doubt but many a bag of extra good flour this year will be turned out at the Werribee flour mill.<sup>28</sup>

Andrew Young continued the flour milling business there until the lease was taken over by William Edwards White in 1880, who worked the mill for a year before subletting it.<sup>29</sup> He later purchased the mill and by the early 20<sup>th</sup> century, White carried out a highly successful chaff milling business at the

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19 *The Age*, 23 August 1866, p.6.

20 Victorian Births, Deaths and Marriages Indexes, op.cit.

21 *Illustrated Australian News*, 4 February 1868, p.16.

22 *Ibid.*

23 *The Australasian*, 12 October 1872, referred to the late Andrew Young's birthplace, The Mill Cottage, near Flodden Northumberland, being the same birthplace as Nathaniel Young.

24 Young, Nathaniel, insolvency papers, 1 May 1870, VPRS 815/P0 Unit 95 PROV & Victorian Births, Deaths and Marriages Indexes, op.cit.

25 *Bacchus Mash Express*, 1 February 1868, p.2, 3.

26 *Ibid.*, 6 August 1870, p.12. A more abbreviated article had earlier featured on 9 July 1870, p.2.

27 *Ibid.*, 1 February 1873 & Ballan Shire Rate Book, 1878, VPRS 5557/P0 Unit 45, PROV (Ballarat).

28 *Bacchus Marsh Express*, 1 February 1873.

29 *Ibid.*, 5 March 1881, p.3.

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Werribee Mill, which operated 24 hours a day.<sup>30</sup> On 28 September 1909, tragedy struck when the Werribee Chaff Mill were destroyed by fire.<sup>31</sup>

William Edwards White appears to have first resided at 'The Mill Cottage' in 1881.<sup>32</sup> By 1886, he had returned to Ballan where he lived at 96 Inglis Street until his death in 1921.<sup>33</sup> White was born in c.1842 in Kent, England, the son of William and Elizabeth (nee Edwards).<sup>34</sup> After he emigrated to Victoria, he married Miss Catherine Young in 1862.<sup>35</sup> Miss Young was the daughter of Andrew and Margaret Young,<sup>36</sup> with Andrew Young having been one of the original owners of the Werribee Flour Mill and who leased the business in the 1870s. William and Catherine had 11 children between 1866 and 1880. W.E. White relocated to Stawell in 1870s where he had taken up the Stawell Flour Mills and Grain Produce Store, as well as establishing the Flour Mill at Donald with his nephew, a Mr Pace.<sup>37</sup> White advertised his substantial Stawell and Donald mills for sale in May 1878,<sup>38</sup> but it appears that he struggled to find a buyer and he continued operating the Stawell Mill until his return to Ballan before 1886.<sup>39</sup> From the late 1880s until his death in 1921, White made a significant contribution to community life in Ballan. By January 1887, he was a member of the Ballan Agricultural Society and the Ballan Mechanics' Institute (was he was chairman in 1914).<sup>40</sup> White was a Commissioner of the Ballan Waterworks Trust from 1890, taking up the position as Chairman in 1915 and 1916.<sup>41</sup> He was a member of the Band of Hope Temperance Society from the 1890s, Trustee of the Ballan New Cemetery from 1892 (being Chairman from 1915 until 1917), member of the Ballan Shire Patriotic Committee in 1918, member of the Ballan Bush Fire League and a patron of the Ballan Cricket Club and an Elder and leader of the Ballan Presbyterian Church for many years.<sup>42</sup>

On White's death, 'The Mill Cottage' was owned by his daughter, Mrs Catherine Fraser, where she lived with her husband, Donald Rose Fraser, until her death in 1941.<sup>43</sup> At this time, the property was described as:

... all that piece of land being Allotments Five and Six and part of Seven Section Nine Township and Parish of Ballan County of Grant containing Once acre One rood known as "Milfield": and "Old Orchard" ... Improvements consist of dwelling and outbuildings very old and in need of repair. Occupied by deceased as a dwelling ... valued at £400.0.<sup>44</sup>

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- 30 White was listed as owner of the flour mill in the Ballan Shire Rate Book, op.cit., in 1886. The success of the business is briefly outlined *The Argus*, 20 September 1909, p.10.
- 31 *Ibid.*
- 32 See Ballan Shire Rate Book, op.cit., 1881.
- 33 *Ibid.*, 1886 & Victorian Births, Deaths and Marriages Indexes, op.cit. White died at Ballarat aged 79 years.
- 34 *Ibid.*
- 35 *Ibid.*
- 36 *Ibid.*
- 37 L. & P. Jones, *The Flour Mills of Victoria 1840-1990: An Historical Record*, The Flour Millers' Council of Victoria, 1990, p.230, 260-261
- 38 *The Argus*, 13 May 1878, p.8.
- 39 The Ballan Shire Rate Book, op.cit., 1886 listed White as owner of a tenement and flour mill.
- 40 *Bacchus Marsh Express*, 29 January 1887, p.3, 30 April 1887, p.2, 25 May 1889, p.3, 24 October 1891, p.7 & *Ballan Times*, 2 April 1914, p.3, 16 September 1915, p.2.
- 41 *Bacchus Marsh Express*, 18 August 1890, p.3, 11 October 1890, p.7, *Ballarat Star*, 5 November 1915, p.5 & *Ballan Times*, 3 April 1916, p.2.
- 42 *Bacchus Marsh Express*, 23 June 1894, p.3, 24 October 1896, p.3, 1 May 1897, p.2, 1 October 1898, p.3, *Ballan Times*, 2 April 1914, p.3, 17 September 1914, p.2, 25 March 1915, p.3, 30 March 1916, p.3, 26 April 1917, p.2, 4 January 1917, p.3.
- 43 Fraser, C., Probate Administration files, 1941, VPRS 28/P3 Unit 3555 PROV.
- 44 *Ibid.*

## COMPARATIVE

### Other Early Townhouses in Ballan

"The Mill Cottage" represents one of very few remaining dwellings in the central Ballan township. Other surviving dwellings of the late 1850s and early 1860s are:

- 'The Avenue', 122 Inglis Street, built in 1863-64:<sup>45</sup> the moderately intact timber weatherboard Victorian Picturesque dwelling has double gabled, steeply-pitched roof forms with prominent brick chimneys. The post-supported verandah at the front may have been introduced in the 1920s or 1930s. Stylistically, it is not comparable to 'The Mill Cottage'. Historically, both original owners/occupants made an important contribution to the progress of Ballan.
- Former Police Residence, 172 Inglis Street, built in 1861:<sup>46</sup> this brick dwelling has a double gabled roof form that traverses the site, the front gabled portion with post-supported verandah have been added in 1880. It is of moderate integrity (when considering that the additions are also significant). Stylistically, it is not comparable to 'The Mill Cottage'. Historically, the early occupants of both dwellings contributed much to local community life.
- 'Westcott', 188 Inglis Street, built in 1864:<sup>47</sup> this Victorian vernacular styled dwelling of stone construction has an asymmetrical composition with a traversing steeply-pitched gabled roof form (that has been extended at the east end) and a gabled wing that projects at the front and rear. The dwelling is of low-moderate integrity, given the east and west additions. Stylistically, it is not comparable to 'The Mill Cottage'. Historically, the early occupants of both dwellings contributed much to local community life.

### Other Comparable Dwellings to 'The Mill Cottage'

Architecturally, more comparable to 'The Mill Cottage' are the following properties located in the rural outskirts of the Ballan township:

- 'Hunterston', 360 Ballan-Egerton Road, Ballan, built c.1847:<sup>48</sup> this Victorian Georgian stone dwelling has a steeply-pitched, bellcast hipped roof form and a front post-supported verandah with central doorway and flanking timber framed 12 paned double hung windows that emphasise the dwelling's symmetry. Apart from introduced dormers in all four roof faces, the dwelling is substantially intact.
- 'Carween', Carween Lane, Ballan, built c.1856:<sup>49</sup> this Victorian Georgian styled homestead has steeply-pitched, hipped roof forms and a post-supported return verandah. It is constructed of

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45 The unimproved land at 122 Inglis Street was sold on 8 February 1859 (see *The Argus* 9 February 1859). The original occupant, A.T. Musgrove, solicitor, was first in the Ballan Shire Rate Book, op.cit., in 1865, suggesting that the dwelling was constructed immediately prior to this time.

46 Victoria Police Contract Book, VPRS 977, Book 1, PROV & *Bacchus Marsh Express*, 14 August 1880, p.2.

47 According to the Ballan Shire Rate Book, op.cit., 1863, the unimproved land at 188 Inglis Street was owned by Michael Shannon. According to J.H. Walsh in 'Early Ballan No. 52' in the *Ballan Times*, 15 August 1918, p.3, 'Westcott' was built for Dugald MacPherson of Bungeelap. It was leased to the solicitor, Richard Ocock, who was first in Ballan in 1864 – see Richard Ocock, letters and notebook, 1863-1868, accession no. H16748, State Library of Victoria. The Ballan Shire Rate Book, op.cit. 1864, did not list MacPherson as owner of a dwelling in Ballan but he was listed in 1865 as owner with Ocock as tenant. This suggests that 'Westcott' was built in 1864-65.

48 *A Pictorial History of the Shire of Ballan*, op.cit., p.42. D.D. Fraser & .B. Ranken (eds.), *Centenary of the Shire of Ballan 1862-1962*, Ballan, 1962, p.15, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, 1962, p.15 & 'Hunterston', Pastoral Run Papers, PROV.

49 Australian Heritage Database online, 31 May 2009 & *A Pictorial History of the Shire of Ballan*, op.cit., p.42.

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rendered brickwork with quoinwork about the main doorway, and 12 paned double hung windows. The building appears to be in fair-poor condition when viewed from the road and it is moderately intact.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** St. Brigid's Roman Catholic Church

Place No. BA025

**ADDRESS:** 98 Inglis Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 8.1: Spiritual Life

**Condition:** Good**Integrity:** Moderate**Photograph Date:** 2009 & 2014

2014

**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes (church building only)**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **Yes, metal entrance gates fronting Inglis Street**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: demolition of non-contributory fabric; construction of small outbuildings, pergolas or verandahs or decks, garages or carports and other minor works including domestic services (such as water tanks) at the rear (north) of the St. Brigid's Church building and school. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

St. Brigid's Catholic Church, 98 Inglis Street, has significance for its associations with the life and witness of Roman Catholicism in Ballan from 1912, with the site have been associated with the evolution and development of a Roman Catholic Church and school presence from 1859. Designed by the prolific Catholic Church architects Kempson and Conolly in 1912, the building represents the second church on the site, the first, St. Agnes', having been constructed of timber in the late 1850s. Although substantially reconstructed, the exterior largely represents the original design and includes: the steeply-pitched, gabled roofed nave, a projecting gabled chancel at the rear (north) that terminates with an octagonal apse, a projecting gabled roofed vestry on the east side, and a projecting gabled roofed front entrance porch. Other original or appropriate qualities include the

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slate roof cladding, galvanised steel ridge ventilator, red brick wall construction off-set by rendered bandings and copings, face brick buttresses with rendered cappings and topped with octagonal pinnacles capped with cupolas (and topped with finials and/or crosses) at parapet level, rendered pointed-arched tracery windows and rendered sills, large pointed-arched, rendered, Perpendicular Gothic tracery window in the main (southern) gable end, chancel window and flanking smaller pointed-arched windows, stepped parapets to the main gable ends surmounted by rendered, pointed piers having niches, rendered cross above the apex in the northern main gable end, small pointed-arched vestry opening with tracery windows in the east end, Tudor-arched vestry door opening (with rendered architraves and label mould) on the south side, timber vestry door, and the brick chimney on the north side of the vestry.

### How is it significant?

St. Brigid's Catholic Church, 98 Inglis Street, is historically, aesthetically and socially significant at a LOCAL level.

### Why is it significant?

St. Brigid's Catholic Church site, 98 Inglis Street, is historically significant for its associations with the establishment of the Roman Catholic faith and education in Ballan from the early 1850s, with the church being a physical embodiment of the culmination of a new chapter in the life of the Catholic population after its construction in 1912 (Criterion A). The existing building was designed by the prolific Melbourne architects, Kempson and Conolly, who were responsible for numerous designs for the Roman Catholic Church in rural Victoria in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries (Criterion H). It replaced a timber building built in 1859 that served as St. Agnes' Church and School (the school function continuing until it was largely destroyed by fire in 1963). St. Brigid's Church also has associations with numerous clergy and parishioners who were influential in progressing the life and witness of the Catholic Church at Ballan. Father J.P. Cusack was the Parish Priest from 1896 until 1916, during the period when the church building was constructed (Criterion H). However, the new building was only realised after a substantial bequest of £500 from Michael Walsh, a committed parishioner and esteemed townsman (Criterion H). His considerable bequest was on the condition that it could only be used for the erection of a new church so long as the same amount was subscribed by the people within five years from the date of his death in 1904. Built by A.A. Meyers of Ivanhoe, a stained glass window depicting St. Brigid was donated by the Rev. Father Carney and executed by Brookes Robinson and Co. of Melbourne. With the building gutted by fire in 2009 and only the brick shell remaining, the church was reconstructed in 2010 and a new stained glass window depicting Mary MacKillop installed. The front metal entrance gates surmounted by shamrocks, made by E. Wheelahan and installed in 1912 soon after the opening of the church building, also have historical significance as part of the important phase of development of the church in the early 20<sup>th</sup> century.

St. Brigid's Catholic Church, 98 Inglis Street, is aesthetically significant as a local and enduring landmark of the Catholic faith at Ballan, being the latest of the three surviving 19<sup>th</sup> and early 20<sup>th</sup> century church buildings in the town (Criterion D). Although reconstructed following the fire of 2009, the exterior of the building continues to largely represent its original Federation Gothic styled appearance. It is one of a number of similarly-designed brick late 19<sup>th</sup> and early 20<sup>th</sup> century Catholic Church designs by the architects, Kempson and Conolly, and one of the most elaborate example of those known to exist (Criterion E).

St. Brigid's Catholic Church, 98 Inglis Street, is socially significant as it is recognised and valued by the members of the Ballan community as a physical legacy of the Catholic faith and faith education that has endured since the early 1850s (Criteria G).

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**SIGNIFICANCE OF COMPONENTS**

**Local Significance**

Although reconstructed, St. Brigid's Catholic Church is considered to have sufficient integrity and historical, architectural and social heritage value to meet the local significance threshold.

**Contributory Significance**

The front metal entrance gates (but not the brick piers) are considered to contribute to the significance of the Church and school site, as a part of the important developments in the early 20<sup>th</sup> century.

**Non Contributory**

The following fabric has been introduced after the important developmental place of the church in 1912 and is therefore not considered to contribute to the significance of the place:

- Entrance foyer at the front of the church.
- St. Brigid's School buildings and associated structures and outbuildings.
- Boundary fencing and paving.
- Trees and other plantings.

**Heritage Overlay Map**

It is recommended that the heritage overlay is applied to the southern portion of the site containing St. Brigid's Church and school, as shown on the following aerial image:



Source of base aerial: Moorabool Shire Council.

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### DESCRIPTION:

#### The Setting

St. Brigid's Roman Catholic Church, 98 Inglis Street, Ballan, is located on a large rectangular allotment on the north side of the street, bound by Inglis, Stead and Simpson Streets on the south, west and north boundaries respectively. Much of the rear (northern) portion of the site is identified by an open grassed sports ground (on the west side) and basketball and handball courts (east side). There is a row of cypress trees (overgrown hedge) on the west boundary, screening the sports ground from Stead Street. Immediately south of the basketball court is a mature golden cypress tree. On the east side from Inglis Street is a car park with asphalt surface. The church building is situated in the eastern portion of the site. In the south-west corner is St. Brigid's Catholic School, comprising a single storey building of cuboid form constructed of red brick and corrugated sheet metal. The Inglis Street frontage of the site is bound by simple black powder-coated palisade school fencing and gates that are stepped to follow the gradient of the ground, being approximately 1500 mm high. Intermediate solid brick wall panels complete the western portion of the front boundary. There are introduced brick gate piers and early metal gates forming the main entrance at the front of the church. On the Stead Street boundary is an introduced black powder-coated palisade fence with landscaping in front.



**Photo 2:** St. Brigid's Church with front addition, Inglis Street. Part of the school building is shown on the left, 2014.



**Photo 3:** St. Brigid's Church (rear, showing apse) & School, viewed from Stead Street, 2015.



**Photo 4:** St. Brigid's School from corner of Inglis & Stead Streets, 2015.



**Photo 5:** St. Brigid's Church gates, 2015.

#### St. Brigid's Church

The face brick, Federation Gothic Styled St. Brigid's Roman Catholic Church building is characterised by a steeply-pitched, gabled roofed nave, a projecting gabled chancel at the rear (north) that terminates with an octagonal apse, a projecting gabled roofed vestry on the east side, and a projecting gabled roofed front entrance porch. The roofs are parapeted and clad in slate, the nave

roof being surmounted by a galvanised steel ridge ventilator. The red brick construction is off-set by rendered bandings and copings.

The five-bayed nave is defined by projecting face brick buttresses with rendered cappings and topped with octagonal pinnacles capped with cupolas (and topped with finials and/or crosses) at parapet level. Each bay has rendered pointed-arched tracery windows and rendered sills. The main (southern) gable end has a large pointed-arched, rendered, Perpendicular Gothic tracery window. A similarly-designed window is centrally located on the north wall of the apse, flanked by smaller pointed-arched windows. The parapets to the main gable ends are stepped and surmounted by rendered, pointed piers having niches. The apex of the northern gable end is topped with a rendered cross (the cross is missing on the southern gable).

Projecting from the east side of the chancel is the vestry. There is a small pointed-arched opening with tracery windows in the east end, with a Tudor-arched door opening (with rendered architraves and label mould) on the south side, accessed by a small series of steps. The vestry door is vertically-boarded of timber construction. On the north side is a brick chimney having a decorative rendered top with pointed tracery and topped by a terra cotta cap. The parapeted apex of the gable end of the vestry has a rendered cross.

Projecting from the front of the nave is the original minor gabled entrance porch. It is of identical design and construction as the vestry wing but it is now obscured by early 21<sup>st</sup> storey single storey cuboid additions that extend at the front. These additions are constructed with expressed steel and timber posts and beams, with large glazed walls and windows. To the east of the additions on the south wall of the nave is an introduced, large window opening.

Overall, St. Brigid's Church is in good condition when viewed from the road, having been recently restored. While the original fabric has been greatly compromised by the fire of 2009, the reconstruction of the exterior has largely returned the building to its original appearance of 1912.

## **HISTORY:**

### **The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>1</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>2</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>3</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), and Anglican Church, hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of

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<sup>1</sup> T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>2</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

<sup>3</sup> *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

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the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>4</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>5</sup>

By 1890, the population of Ballan had reached 400.<sup>6</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>7</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>8</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>9</sup>

### History of the St. Brigid's Church Complex

#### The Early Years of Catholicism in Ballan

From the early 1850s and particularly after the discovery of gold in Ballarat in 1851, priests visited Ballan enroute to the goldfields to serve the Roman Catholic population.<sup>10</sup> Father Houlihan was the first visiting priest to the town. He was followed by Fathers Stack and Shinnik, often with two-three month intervals between visits.<sup>11</sup> The lack of permanent clergy in Ballan drew protest by the local Catholics, which were first represented by just seven families: the D'Arcys, Shannons, Cantwells, Doyles, Connors, Egans and Abey Harrington.<sup>12</sup>

On 23 December 1854, two acres of land fronting Inglis Street and bound by Stead and Simpson Streets (comprising allotments 1-4 of Section 9) in the Township of Ballan was reserved for church purposes.<sup>13</sup> The temporary reservation was noted in *The Argus* in October 1855 which reported that 'a well-selected reserve of two acres is set apart for a Catholic Church upon which it is intended to erect a temporary place of worship.'<sup>14</sup> Impetus for the construction of a church building also came after a visit by the Roman Catholic Bishop of Melbourne, J.A. Goold, in 1855.<sup>15</sup> Two years later, the Rev. Dr. Goold, Rev. Eugene O'Connell, Phillip Cantwell, James Egan and Michael Shannon were appointed trustees of the Roman Catholic Reservation.<sup>16</sup> The land also appears to have been fenced at this time.<sup>17</sup>

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4 *Ibid.*, pp.23-25.

5 *Bacchus Marsh Express* newspaper, 18 May 1872.

6 *Victorian Municipal Directory* 1890, p.237.

7 *Ibid.*

8 *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

9 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

10 *St. Brigid's School, Ballan: A Short History*, St. Brigid's Primary School, Ballan, 2011, p.8.

11 *Ibid.*

12 J.H. Walsh, 'Early Ballan No. 45' in the *Ballan Times*, 31 January 1918, p.3.

13 *St. Brigid's School, op.cit.* & Plan of the Town of Ballan, 1954, VPRS 16171, PROV.

14 *The Argus* 19 October 1855, p.6.

15 D.D. Fraser & J.B. Ranken (eds.), *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.59 & W. Ebsworth, *Pioneer Catholic Victoria*, Polding Press, Melbourne, 1973, pp.201-202.

16 *The Star*, 6 April 1857, p.2.

17 Walsh, *op.cit.*

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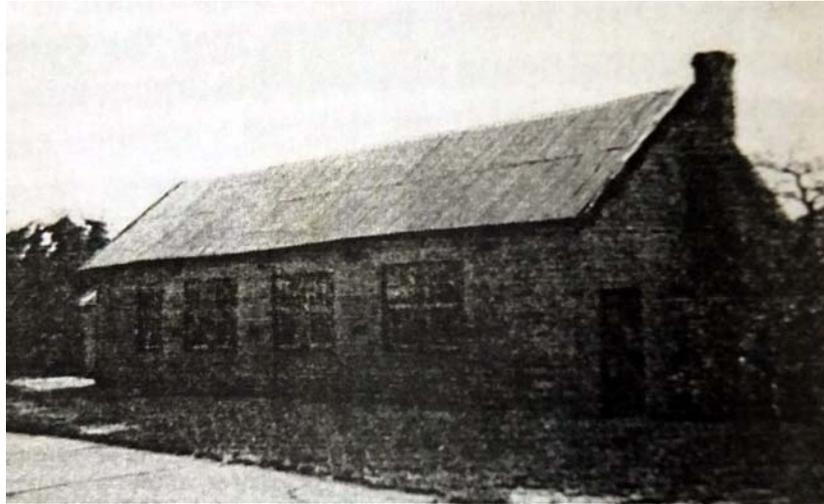
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The first church building, dedicated to St. Agnes' appears to have been built in 1859.<sup>18</sup> The gabled timber building was situated towards the south-east corner of the site. There was a small gabled vestry that projected from the south-east corner and a gabled porch at the north end. Costing £300, timber for the new building was cut from a sawpit in Wall's paddock, south-east of the Bostock Reservoir.<sup>19</sup> This building served as a church and school for the remainder of the 19<sup>th</sup> and the first decade of the 20<sup>th</sup> centuries. In 1862, the church site was permanently reserved for Roman Catholic Church purposes.<sup>20</sup>



**Figure 1:** St. Agnes' Catholic Church & School, n.d.

Source: L.F. Wheelahan, 'The History of the Catholic Schools in Ballan' in *The Settler*, vol.1, no.9, June 1989, p.6.

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<sup>18</sup> A number of references claim that the building was constructed in either 1856, 1857 or 1858. See for example, St. Brigid's School, *op.cit.*, Fraser & Ranken, *op.cit.*, and *Some of the Fruits of Fifty Years: Annals of the Catholic Church in Victoria*, A.H. Massina & Co., Melbourne, 1897, pp.67-68. However, Walsh, *op.cit.*, states that 'the first church (portion of the present school [now demolished]) was not erected until 1859.' In 'Early Ballan No. 43', *Ballan Times*, 17 January 1918, p.3, Walsh also states that 'The first portion of the Catholic church was also built in this year [1859], and Mr Egan fixes that year from the fact that his family left the Werribee Hunt inn for their Greendale property at the end of 1858, and the carpenters who erected the church afterwards built a barn from them at Greendale.'

<sup>19</sup> *St. Brigid's School, op.cit. & Some of the Fruits, op.cit.*

<sup>20</sup> *Victoria Government Gazette*, 28 October 1862, p.2096.

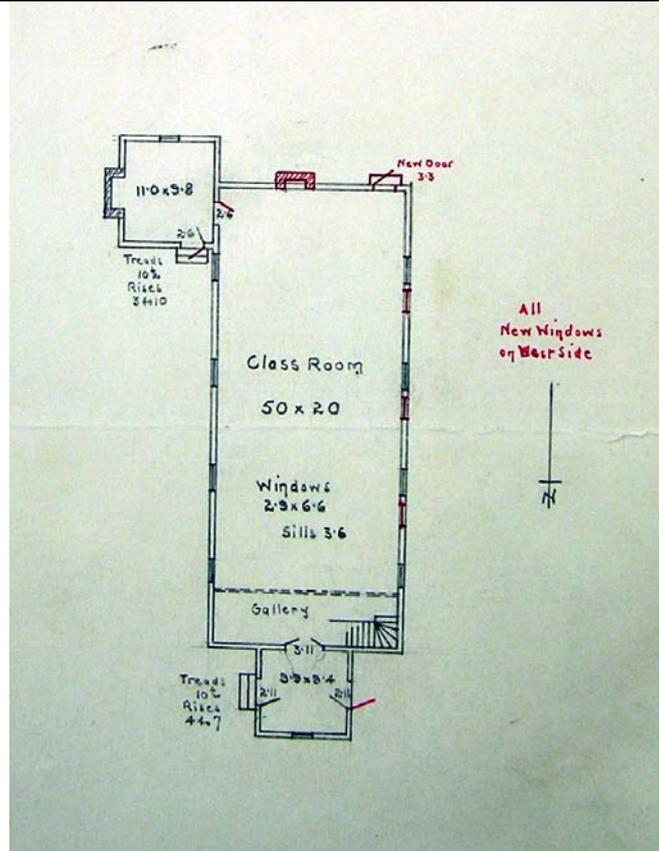


Figure 2: Floor Plan of St. Brigid's Catholic School, n.d. [c.1914]

Source: 'St. Brigid's Catholic School, Ballan', public building file, VPRS 7882 Unit 3701, PROV.

### The Early Clergy

In August 1868, the *Bacchus Marsh Express* and *The Advocate* reported that 'we understand that the Roman Catholics of Ballan, Gordons and Blackwood are very warmly agitating at present for a priest to come to reside with them.'<sup>21</sup> However, it was not until 1875 when the Gordon Parish was formed (which then comprised Gordon, Ballan, Mt Egerton, Mt Blackwood, Baccus Marsh and Ormond [now known as Springbank]) and the Rev. Father Ellis was first appointed to take charge.<sup>22</sup> He continued until 1884 when he was replaced by Father Ryan.<sup>23</sup> Other resident priests until 1892 included Fathers Brady, Nelan, Boyle, McGee and O'Donoghue.<sup>24</sup> In 1892, Father O'Halloran was appointed. A keen musician, he promoted exchange visits between the choirs of St. Agnes', Ballan, and St. Patrick's, Gordon.<sup>25</sup>

In 1896, the Rev. J.P. Cusack was appointed Curate to the Gordon Parish and three years later he became Parish Priest.<sup>26</sup> Father Cusack was transferred in 1916, being replaced by Father O'Dwyer.<sup>27</sup> Father Gavan Duffy was appointed Parish Priest in 1926, spending ten years there before relocated to Bacchus Marsh in 1936.<sup>28</sup> He was replaced by Father Hoare and subsequently by Father J.J. Lande, who

<sup>21</sup> *Bacchus Marsh Express*, 29 August 1868, p.3 & *The Advocate*, 15 August 1868, p.6.

<sup>22</sup> *St. Brigid's School*, *op.cit.*, p.9.

<sup>23</sup> *Ibid.*

<sup>24</sup> *Ibid.*

<sup>25</sup> *Ibid.*

<sup>26</sup> *Ibid.*

<sup>27</sup> *Ibid.*

<sup>28</sup> *Ibid.*

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had transferred from Diamond Creek in 1938. Retiring in 1972, Father Lande was succeeded by Father Carse and Father Randall.<sup>29</sup>

### **Construction of a New Church Building**

It was as early 1875 when the Ballan correspondent for the *Bacchus Marsh Express* reported on the intended construction of a new Catholic Church at Ballan:

I am informed that the Roman Catholics intend erecting a new church in Ballan. It is to be built of stone, and if is anything like the one at Gordon, it will prove an ornament to the township. There is no reason why this should not be done, as I imagine they are quite as wealthy if not more so than any denomination here.<sup>30</sup>

Several years elapsed before such intentions came to reality. Impetus came in 1904 when Michael Walsh, a committed parishioner of St. Agnes' and a respected, wealthy townsman, left a bequest if £500 to St. Agnes' Church for the purpose of erecting a new edifice on the condition that a like amount was subscribed by the people within five years from the date of his death.<sup>31</sup> News of Walsh's bequest and the anticipated building of a new church was reported by Christopher Crisp in the *Bacchus Marsh Express* in 1905:

We believe that the existing church buildings are the first of their order in Ballan, but it supposed that the Roman Catholic church (now a wooden building, on the best site in Ballan, as those churches usually are, everywhere) will soon put on a brick dress, with cement facings, and a slate roof, the necessary fillip having been given by a golden sovereigns bequest by the late Cr. Michael Walsh, J.P. – a somewhat stern, but strictly just man, a credit to his country and to Ballan, made Cosmopolitan by long experience, but never relaxing his anchorage to what is generally spoken of affectionately as "the old sod."<sup>32</sup>

By 9 May 1909, promises of up to £572 had been received, having responded to calls from Father Cusack.<sup>33</sup> This gave favour for the formation of a building committee, with James H. Walsh, son of the benefactor, elected secretary.<sup>34</sup> In January 1910, further progress had been made, with £1200 placed on fixed deposit for 12 months given that the estimated cost of the new church was over £2000.<sup>35</sup>

In 1911, the prolific Melbourne architects, Kempson and Conolly, were engaged to design the new church building that was to accommodate 350 people.<sup>36</sup> Tenders were subsequently called and the successful tenderer later forfeited the contract due to a miscalculation of £400.<sup>37</sup> New tenders were called and A.A. Meyers, builder from Ivanhoe, was successful with a price of £2437.<sup>38</sup> Modifications to reduce costs were made, including a reduction in the length of the nave by five feet (much to the indignation of the parishioners<sup>39</sup>) the chancel was to be sealed with red deal instead of stamp steel, some ornamental windows were to be dispensed with and the foundation was to be constructed of

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29 *Ibid.*

30 *Bacchus Marsh Express*, 15 May 1875, p.3.

31 J. Huggins, 'St. Brigid's Catholic Church, Ballan' in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society Inc.*, vol. 7 no. 8, December 2004, p.3.

32 *Bacchus Marsh Express*, 13 May 1905, p.3.

33 Huggins, *op.cit.*

34 *Ibid.*

35 *Ibid.*

36 *Ibid.*

37 *Ibid.*, p.5.

38 *Building*, 12 July 1911, p.51.

39 *Bacchus Marsh Express*, 27 May 1911, p.2.

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lime cement instead of bluestone.<sup>40</sup> W. Watson of Melbourne was Clerk of Works, with construction commencing on 27 July 1911.<sup>41</sup>

The new brick church building, dedicated to St. Brigid, was completed in May 1912 and it was opened by His Grace Archbishop Carr on 2 June of that year.<sup>42</sup> The church was described in the *Gordon Advertiser* (the description being republished in the *Bacchus Marsh Express*):

The new Church consists of a nave, 55ft. by 28ft.; chancel, with octagonal apse, 19ft. by 18ft.; sacristy, 15ft. by 12ft.; and porch, 8ft. by 8ft. The height of the nave from floor to top of walls is about 19ft., and inclusive of enriched frieze, 20ft. 6in.; the total height from floor to apex of roof is 35ft. The style of architecture adopted is perpendicular Gothic. The windows are of pressed cement, with tracery heads and mullions filled in with leadlight tinted cathedral glass colored marginal cusperings. The chancel triplet lights have symbolical designs, one memorial window, donated by the Rev. Fr. Carney, is a beautiful piece of figure work, St. Brigid being the subject. This work was executed by Messrs. Brooks, Robinson & Co., Melbourne, who also executed the other glasswork. The church is constructed with cement concrete footings, brick in cement foundations, the superstructure being of bricks from Ballarat. The dressings are of cement, with pressed cement crosses, finials, pinnacles and foliated terminals of nice design. The roof is covered with Welsh slates, the ridging is of galvanized iron and is a ventilating ridge of new form for the extraction of vitiated air from inside. The fresh air is admitted by means of double hopper vents in each window, and this ventilation is up to and even over Board of Health requirements. The roof internally is handsomely treated, the principals being adorned with arches and moulded ribs, cusper panels, and twined columns, in accordance with the style. The roof has diagonally boarded panels or bays, moulded all round, the frieze of gothic stamped metal work mouldings. These and the roof timbers are painted a strong brown leather color, the boarding being stained and varnished. The walls internally are plastered and finished stucco work, lined in imitation stone ashlar work, the dado being of cement, smooth trowelled. There are moulded labels over windows, with foliated, plaster bosses or terminals. The chancel arch has plaster and corbil [sic.] columns and enrichments. The design generally, both outside and inside, with roof and finishings, is, from an architectural point of view, an exceedingly handsome one. The work has been well carried out by Mr. A. A. Myers, contractor, of Ivanhoe, who, it may be mentioned, was greatly retarded in progress by the prevailing scarcity of labor. Mr. Watson, of Melbourne, carried out the duties of clerk of works. The whole work was executed to the designs, details, and under the general supervision of the well known firm of architects, Messrs. Kempson & Connolly, M.R.V.I.A., of Oxford Chambers, Bourke street, Melbourne.<sup>43</sup>

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40 Huggins, *op.cit.*

41 *Ibid.*

42 *Ibid.*

43 *Bacchus Marsh Express*, 15 June 1912, p.1.

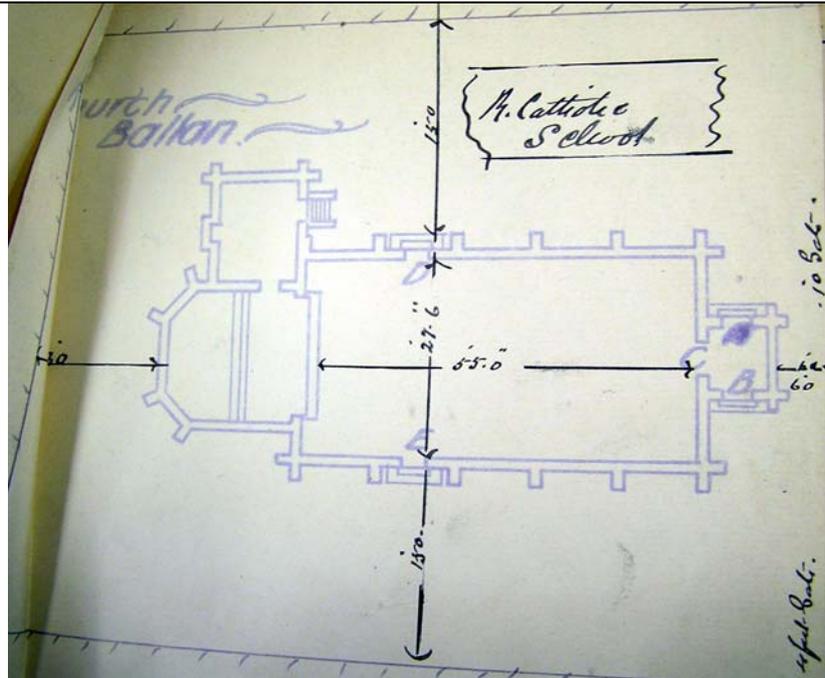


Figure 3: Board of Public Health, Floor Plan of St. Brigid's Church, n.d. [c.1913].

Source: 'Roman Catholic Church, Ballan', public building file, VPRS 7882 Unit 4610, PROV.



Figure 4: St. Brigid's Church, 1912.

Source: *The Advocate*, 8 June 1912.



Figure 5: St. Brigid's Church and School buildings, n.d. [c.1940s].

Source: Ballan Shire Historical Society.

In October 1912, new iron gates were made and presented by E. Wheelhan.<sup>44</sup> Painted dark green with the representation of the shamrock on them, the gates were erected in front of the church building.

By 1936, a tennis court had been constructed in the south-west corner the site, to the west of the church building. The northern portion of the church site was open and grassed, being used as a play area for the school children. The largely open grounds were punctuated only by a couple of outhouses and gum trees.

44 Huggins, *op.cit.*



Figure 6: Aerial view of St. Brigid's Church and School site, 1936.

Source: *A Pictorial History of the Shire of Ballan*, p.112.

In 2007, a foyer addition of contemporary cuboid design and timber, steel and glass construction was built at the front of the church.<sup>45</sup>

Only two years later on 8 April 2009, St. Brigid's Church was completely gutted by a fire caused by an electrical fault.<sup>46</sup> Such devastation was reported to have 'a big impact on the small town' given that the church was 'pretty significant for the Catholic population.'<sup>47</sup> Work on reconstructing the church building to its original external appearance began in February 2010 at a cost of approximately \$1 million.<sup>48</sup> Some changes were made to the interior and a new stained glass window depicting Mary MacKillop was installed to replace the original plain window.<sup>49</sup> Pews, Stations of the Cross and statues donated by St. Michael's Catholic Church, Beeac that had recently closed, together with an altar and baptismal font made by the Hallett family of marble from the Ballarat monastery, represented other changes to the interior.<sup>50</sup> The rebuilt church was reopened by Bishop Peter Connors on 12 December 2010 with 'overjoyed' past and present parishioners and invited guests in attendance.<sup>51</sup>

### The Catholic School & Its Teachers

With the reservation of the church site and the construction of St. Agnes' Church building came the establishment of the first Catholic School in Ballan in September 1859 by Father Eugene O'Connell.<sup>52</sup>

<sup>45</sup> *The Courier*, Ballarat, 22 April 2009.

<sup>46</sup> *Melton Leader*, 9 April 2009.

<sup>47</sup> *Herald Sun*, 8 April 2009.

<sup>48</sup> *The Courier*, Ballarat, 10 February 2010.

<sup>49</sup> *Ibid.*

<sup>50</sup> *Ibid.* & L. Bowers, 'St. Brigid's Church Re-Opens', *E-news*, Catholic Diocese of Ballarat, December 2010.

<sup>51</sup> *Ibid.*

<sup>52</sup> Ebsworth, *op.cit.*, p.203.

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Initially, there was an average attendance of 25 pupils<sup>53</sup> with Timothy Cronin and a Mr Scott being the first teachers.<sup>54</sup> They were succeeded by Mr M.J. O'Callaghan in 1863 and he in turn was replaced by Miss Mary Anne McBride in 1871 who conducted a private school with thirty children.<sup>55</sup> While the school continued throughout the 1870s, it appears to have closed in 1879, reopening in 1900 with a Miss Kelly, formerly of the Newport Grammar School, as teacher.<sup>56</sup> She taught at St. Agnes' for four years and upon her departure in 1904, The Advocate reported on the presentation given to her:

On Friday Miss Kelly, late teacher of the Ballan Catholic school, was presented by her many friends with a purse of sovereigns, as a token of the esteem in which she was held in the district. Miss Kelly was also the recipient of a handsome manicure set, the gift of her late pupils, with whom she was intensely popular. The presentation, which took place at Hanrahan's Hotel, was made by Mr. John Egan.<sup>57</sup>

Miss Kelly was succeeded by Miss Alice Doherty (later Mrs Egan of Bradshaw) and Miss Rose Brady in 1910.<sup>58</sup> In 1912 with opening of the new church, the name of the school was changed to St. Brigid's.

In August 1915, Miss Kitty O'Kane, a young teenager from Sacred Heart College, Ballarat, commenced teaching at St. Brigid's School.<sup>59</sup> Dedicated to teaching and her pupils at Ballan, Miss O'Kane remained at St. Brigid's School for 49 years.<sup>60</sup> As outlined in St. Brigid's School, Ballan: A Short History:

Miss O'Kane must have been a remarkably committed Catholic and a devoted teacher who regarded her position as one of great responsibility to the parents and families of children within the Ballan community, in which she spent her entire working life.

She appears to have single handedly taught the fluctuating numbers of pupils who attended the old wooden building which doubled as both church and school for almost half a century and for the entire length of her teaching career. ... Clearly, she believed strongly in the value of what she was doing and felt that her efforts did not go unnoticed in the St. Brigid's church/school community, especially among the many students she had taught over the years, some of whom she then taught their children and their children's children over the length of her career.<sup>61</sup>

In 1942, Miss Sarah Thompson (once owner of the dwelling at 59 Steiglitz Street<sup>62</sup>), bequeathed £1,500 to St. Brigid's Church for school purposes. Part of the funds was used for the construction of a brick shelter shed and toilet block in 1956.<sup>63</sup>

In 1963, the original St. Agnes' Church building that had served as the school building was destroyed by fire.<sup>64</sup> A new brick building designed by Joseph T. McCarthy and Associates, Architects, Melbourne, was soon built to the west of the church with a frontage to Stead Street, and behind the tennis court (which

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53 *Ibid.*

54 *St. Brigid's School, op.cit.*, p.11.

55 *Ibid.*

56 *Ibid.* & Fraser & Ranken, *op.cit.*

57 *The Advocate*, 8 October 1904, p.16.

58 Fraser & Ranken, *op.cit.*

59 *St. Brigid's School, op.cit.*, p.12.

60 *Ibid.*

61 *Ibid.*, p.17.

62 See heritage citation for 59 Steiglitz Street for further details.

63 *St. Brigid's School, op.cit.*, p.15.

64 *A Pictorial History of the Shire of Ballan, op.cit.*, p.142.

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by then had been converted into a basketball court).<sup>65</sup> The rudimentary building featured a skillion roof form. It was partly funded by Richard Cantwell of Hunterston,<sup>66</sup> who had regularly given generously to St. Brigid's and whose final donation of £5,000 had been set aside for the new school building.<sup>67</sup> It was opened on 8 March 1964 by Archbishop Simmons.<sup>68</sup>

On the retirement of Miss O'Kane in 1963, the Josephite Nuns from the Gordon and Springbank Catholic School assumed teaching responsibilities at St. Brigid's.<sup>69</sup> Head Teacher, Sister Jerome and Sister Margaret Maria were permanently appointed.<sup>70</sup> Between 1966 and 1968, the Head Teacher was Sister M. Helene (who taught grades 4-6), with Sister M. Josephine teaching prep to grade 3.<sup>71</sup> In 1976, the Josephite nuns relinquished their teaching duties at St. Brigid's.<sup>72</sup>

New classrooms were constructed in the early 1990s.<sup>73</sup> In 2013, a hedge along the Inglis Street boundary (planted in the 1940s) was removed to allow for the construction of major alterations and additions to the school building.<sup>74</sup> The work was designed by Morton Dunn architects of Ballarat, the construction being carried out by Page Constructions also of Ballarat. The refurbished school building was blessed and officially opened by Bishop Paul on 22 April 2014.<sup>75</sup>

### COMPARATIVE

#### Other Churches in Ballan

St. Brigid's (including St. Agnes') Roman Catholic Church is one of four churches established in Ballan in the 19<sup>th</sup> century, with the existing church building being the latest constructed. The other churches are:<sup>76</sup>

- St. John's Church of England, 56 Simpson Street: built in 1861-62, the Victorian Early English Gothic styled bluestone building has a steeply-pitched, gabled roof form with a gabled chancel, paired narrow pointed-arched windows with freestone surrounds, projecting buttresses and a stained glass tracery chancel window. While the original design and character of the building is clearly discernible, its integrity has been slightly diminished by the introduced roof tiles.
- St. Paul's Uniting (formerly Presbyterian) Church, 73 Inglis Street: built in 1865-66, the Victorian Gothic Revival styled building is the most intact church in Ballan. The bluestone building has a steeply pitched gabled roof form and rear gabled and parapeted vestry, a landmark octagonal tower having a splayed bluestone tower based with blind oculus windows, octagonal blind arcade of lancet openings with blind oculus windows above, and an elongated spire clad in corrugated sheet metal and crowned by an iron Celtic cross finial. There is a triple pointed arched window in the main gable end (with decorative stained glass, being the work of the well-known stained glass artists and manufacturers, Ferguson and Urie).

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65 St. Brigid's School, public building file, VPRS 7882 Unit 3701 PROV.

66 *The Argus*, 10 July 1940, p.4.

67 *St. Brigid's School, op.cit.*, p.13.

68 *Ibid.*, p.14.

69 *Ibid.*, p.13.

70 *Ibid.*

71 *Ibid.*

72 *Ibid.*, p.14.

73 P. Johnson, 'New Classrooms and Refurbishments at Ballan', *E-news*, Catholic Diocese of Ballarat, May 2014.

74 *Ibid.*

75 *Ibid.*

76 See heritage citations for St. John's Church and St. Paul's Church for further details.

### **Other Brick Federation Era Churches in the Western Region of the Moorabool Shire**

The western region of the Moorabool Shire, and particularly the towns and district of Bungaree, Millbrook, Navigators, Gordon, Warrenheip and Dunnstown has been referred to as "Little Ireland", given the unique embodiment of agricultural and social fabric of the Irish Catholics who settled there from the late 1850s and early 1860s.<sup>77</sup> This area, including other northern parts such as Clarkes Hill, Claretown and Springbank, reflect Irish Catholic culture through the distinctive social indicators of the churches, presbyteries, schools and hotels.

Within the study area are five, brick, late Victorian and Federation Gothic styled Roman Catholic Church buildings. Unlike St. Brigid's, these buildings have not suffered significant fire damage and they are more intact, but St. Brigid's is one of the most elaborate examples of the type. Like St. Brigid's Church, these other churches are characterised by simple steeply-pitched and gabled naves, with projecting gabled porches and vestries. These buildings are:

- St. Michael's Catholic Church, 186 Bungaree Wallace Road, Bungaree, built in 1910 to a design by Clegg and Miller architects, Ballarat.<sup>78</sup> This church replaced an earlier timber chapel on another location at Bungaree erected in the early 1870s.
- St. Peter's Catholic Church, Ballarat Daylesford Road, Clarkes Hill, built in 1900 to a design by Clegg, Kell and Miller, architects, Ballarat.<sup>79</sup>
- St. Brendan's Catholic Church, 1 Ti Tree Road, Dunnstown, built in 1905 (architect unknown).<sup>80</sup>
- Our Lady Help of Christians Catholic Church, cnr Myrniong Korobeit Road & Morrisons Lane, Korobeit, built in 1903 to a design by Kempson and Conolly.<sup>81</sup> This church is substantially intact and in good condition, with projecting vestry and side porch.
- St. Michael's Catholic Church, Springbank Road, Springbank, built in 1900 to a design by T. Payne.<sup>82</sup>

### **Kempson & Conolly and Other Similar Churches to St. Brigid's, Ballan**

In May 1890, Charles G. Kempson and William P. Conolly, former chief assistants of the disbanded architectural firm of Tappin, Gilbert and Dennehy, formed a partnership, their office being at Oxford Chambers, Bourke Street, Melbourne.<sup>83</sup> Throughout the next 27 years until the death of Kempson in 1917,<sup>84</sup> they established a prolific architectural practice, their success largely being assisted by the Roman Catholic Church. In the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, they designed numerous rural churches, presbyteries and schools in addition to other private commissions. In June 1890, Kempson

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77 See P. Griffiths, *Three Times Blest: A History of Buninyong and District 1837-1901*, Buninyong & District Historical Society, Buninyong, 1988, p.73 & D. Cahir, *Spuds, Saints & Scholars: Irish Settlement & the Development of Catholicity in Dunnstown*, Dianne Cahir, 1999, p.3.

78 *The Advocate*, 16 April & 13 August 1910.

79 *Ibid.*, 20 January 1900, p.9.

80 Cahir, *op.cit.*

81 *The Advocate*, 17 October 1903, p.17.

82 *Bungaree & District Historical Society Newsletter*, no. 38, March 2001.

83 *Australasian Building and Contractors' News*, 31 May 1890, p.1087 in M. Lewis & T. Sawyer (eds.), *Australian Architectural Index* online, University of Melbourne.

84 *Table Talk*, 5 July 1917, p.6.

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and Conolly took into partnership Charles L. Oldham (1865-1920).<sup>85</sup> He had served his articles with Tappin and Gilbert of Ballarat, Melbourne and Sydney, and later worked in Sydney before returning to Melbourne where he worked for the Victorian Government Railways and on his own account before becoming a partner in the firm known as Kempson, Conolly and Oldham.<sup>86</sup> With the economic recession in the early 1890s, the firm struggled financially and coupled with the severe illness of Conolly, Kempson was unable to pay his fees to the Royal Victorian Institute of Architects.<sup>87</sup> These early struggles appear to have caused Oldham to leave the firm by September 1894.<sup>88</sup> He relocated to West Australia.<sup>89</sup>

Charles G. Kempson was born at Richmond in 1854, the second son of Peter Kempson.<sup>90</sup> At a young age, he relocated with his parents to Clunes.<sup>91</sup> Having attended Technical School (where he won first prize in the first division of the seventh class architectural drawing competition in 1872),<sup>92</sup> Kempson received his training with W. Sheridan of Clunes.<sup>93</sup> In 1880, he was elected an associate of the Victorian Institute of Architects.<sup>94</sup> He served some years with Messrs Smith and Johnson of Melbourne, before entering the office of Tappin, Gilbert and Dennehy and then commencing with W.P. Conolly.<sup>95</sup> Kempson died at Kew in 1917.<sup>96</sup> The firm was continued by Conolly.

William Patrick Conolly was born in Ireland in c.1862.<sup>97</sup> He served his articles with William Haigh, architect of Dublin.<sup>98</sup> Conolly subsequently worked in the office of Dean and Son, architects, Dublin, before emigrating to Melbourne, Victoria, in 1890.<sup>99</sup> On his arrival he was employed by the architectural firm of Tappin, Gilbert and Dennehy, taking charge of the Ballarat office.<sup>100</sup> In 1892, Conolly was elected an Associate of the Royal Victorian Institute of Architects.<sup>101</sup> After Kempson's death in 1917, Conolly practised on his own account, with much of his work emanating from the Catholic Church. His commissions included Corpus Christ College, Werribee (1925),<sup>102</sup> Catholic Church, West Wyalong, N.S.W. (1928),<sup>103</sup> additions to the Catholic School, Frankston (1928) and a brick Church and additions to the Convent of the Good Shepherd, Oakleigh (1930).<sup>104</sup> Other works included the Carmolite Monastery, Kew; Nazareth House, Ballarat and Camberwell; St. John's Church,

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85 J.J. Taylor, 'Charles Lancelot Oldham (1865-1920)', *Western Australian Architect Biographies*, <http://www.architecture.com.au> accessed 13 January 2015.

86 *Ibid.*

87 Lewis & Sawyer, *op.cit.*, Royal Victorian Institute of Architects, Minutes of Council, 27 November 1894.

88 *Yea Chronicle*, 27 September 1894, p.2.

89 Taylor, *op.cit.*

90 *Clunes Guardian and Gazette*, 3 July 1917, p.2.

91 *Ibid.*

92 *Illustrated Australian News for Home Readers*, 21 May 1872, p.119.

93 *Clunes Guardian and Gazette*, *op.cit.*

94 *The Australasian*, 17 January 1880, p.21.

95 *Clunes Guardian and Gazette*, *op.cit.*

96 *Ibid.*

97 The death notice for Conolly in *The Argus*, 16 September 1946, p.2, stated that he was 84 years, which equates to him being born in c.1862.

98 'Conolly, William Patrick', Royal Victorian Institute of Architects Past Members' Personal Files, box folder 86, envelope 7, series XXXVIII, State Library of Victoria.

99 *Ibid.*

100 *Ibid.*

101 *The Argus*, 14 June 1892, p.4.

102 *Ibid.*, 14 March 1925.

103 *Sydney Morning Herald*, 14 March 1928, p.11.

104 *Construction and Local Government Journal*, Sydney, 5 February 1930, p.14.

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

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East Melbourne; and churches at Williamstown, Clifton Hill, Benalla, Yarrawonga, Dookie, Yea and Hardon.<sup>105</sup> Conolly died on 15 September 1946 at Nazareth House, Camberwell, at the age of 84 years.<sup>106</sup>

The design of St. Brigid's Church, Ballan, represented one a number of similar face brick Federation Gothic styled Catholic Church designs constructed in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries in Victoria. Other surviving comparable examples include:

- St. Mary's Catholic Church, Avenel, built in 1892.<sup>107</sup> The building has a steeply-pitched and gabled nave with rear chancel and side projecting vestry, and front projecting gabled porch. The layout and composition of this church building was a precursor to the design of St. Brigid's, which has a more elaborate appearance.
- St. Mary's Catholic Church, Rushworth, built in 1896.<sup>108</sup> This church also has the same layout and composition, but it is a larger, more substantial example.
- St. John the Apostle Catholic Church, Jamieson, built in 1897.<sup>109</sup> This church has a very steeply-pitched gabled nave and a projecting gabled front porch.
- Sacred Heart Catholic Church, Yea, built in 1901.<sup>110</sup> This church has a very similar composition to St. Mary's Avenel and Rushworth, and therefore St. Brigid's, Ballan. It features roof ridge decoration and ventilation dormers.
- Our Lady Help of Christians Catholic Church, cnr Myrniong Korobeit Road & Morrisons Lane, Korobeit, built in 1903 as previously outlined.
- Sacred Heart Catholic Church, Yarrawonga, built in 1904.<sup>111</sup> This church was originally similar to St. Mary's Churches at Avenel and Rushworth, and St. Brigid's, with its chancel and projecting side vestry and front projecting porch, but a tripled gabled brick porch has been introduced at the front.

Overall, while St. Brigid's Church, Ballan, has been substantially reconstructed, it represents one of the most externally elaborate church examples of the work of Kempson and Conolly architects, being the only known example featuring projecting pinnacles above the buttresses and parapets of the longitudinal elevations of the nave.

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105 Conolly, op.cit.

106 *The Argus*, 16 September 1946, p.2.

107 Lewis & Sawyer, op.cit., *Building, Engineering and Mining Journal*, 30 January 1892, supplement 3.

108 *Ibid.*, 22 August 1896, supplement 6.

109 *Ibid.*, 5 October 1897, supplement 2.

110 *Ibid.*, 21 December 1901.

111 *Ibid.*, 18 October 1904, supplement 2.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** 'Invergowrie'

Place No. BA026

**ADDRESS:** 101 Inglis Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Moderate-High**Photograph Date:** 1 April 2014 & 24 June 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **Yes – front timber picket fence along western boundary portion**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

'Invergowrie', at 101 Inglis Street, has significance as one of the more unusual examples of a Late Victorian styled timber dwelling and one of few remaining on a substantial allotment in Ballan. It was built in c.1895 for Mrs Elizabeth McQualter, and her daughter, Miss Annie (Mary Ann) McQualter, after the death of their husband and father, Robert McQualter, pioneer of Ballan who established the farm, 'Ballan House'. Presumably named 'Invergowrie' after Robert McQualter's birthplace in Scotland, the significant fabric the unusual L-layout composition of the main hipped roof forms,

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convex return verandah, rear elongated gabled wing, modest eaves with paired timber brackets on the north and east elevations, prominent brick chimneys (now overpainted), central door framed doorway on the east façade flanked by timber framed double hung windows, other timber framed double hung windows, moulded timber architraves, timber window sills, and the stop chambered timber verandah posts. The large open grassed and treed setting, and the front timber picket fence along the western portion of the front boundary also contribute to the significance of the place.

### How is it significant?

'Invergowrie' at 101 Inglis Street, Ballan, is historically and aesthetically significant at a LOCAL level.

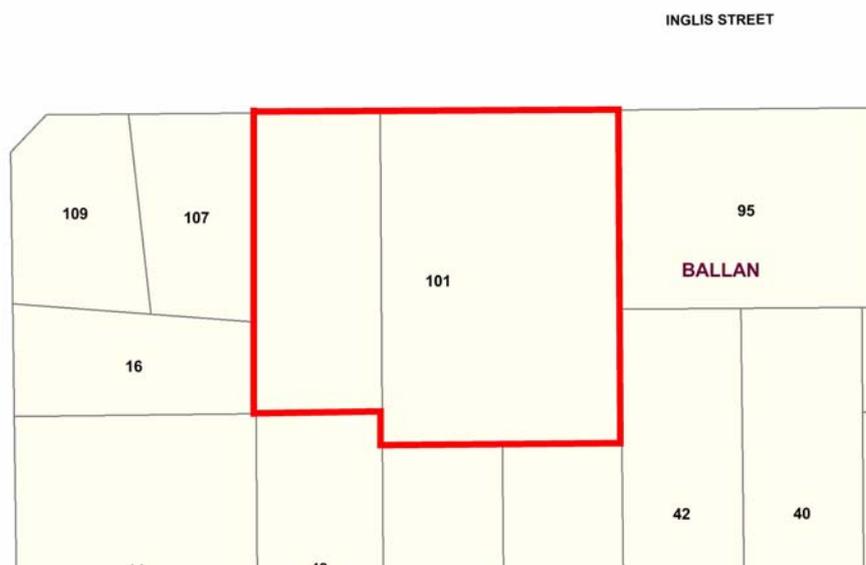
### Why is it significant?

'Invergowrie' at 101 Inglis Street has historical significance for its associations with the more substantial and affluent residential developments in the central township area of Ballan in the late 19<sup>th</sup> century (Criterion A). Built in c.1895, it is associated with the McQualter family, and particularly Mrs Elizabeth McQualter and her daughter, Miss Annie McQualter, who appear to have it constructed soon after the death of their husband and father, Robert McQualter. He was a pioneer of Ballan, who established the farm on the Daylesford Road, 'Ballan House'. Both Elizabeth and Annie McQualter lived at 'Invergowrie' until their deaths in 1909 and 1939 respectively.

'Invergowrie' at 101 Inglis Street is aesthetically significant as one of the most unusual, predominantly intact examples of a Late Victorian styled dwelling in Ballan located on a substantial allotment. This is especially borne out in the L-layout composition of the main hipped roofs, with the other principal features being the return post-supported convex verandah, rear elongated gabled wing, prominent brick chimneys, narrow eaves with paired timber brackets, timber framed double hung windows, front doorway and corrugated sheet metal roof cladding and timber weatherboard wall cladding. The design and large size of the allotment reflects the affluence of the original owners, and with the large open grassed and treed setting and surviving section of timber picket front fencing also contribute to its rarity value in Ballan.

### Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 101 Inglis containing the 'Invergowrie' dwelling and its setting, as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:** <sup>1</sup>

The dwelling known as 'Invergowrie' at 101 Inglis Street, Ballan, is located on a substantial rectangular allotment with a large eastern side setback characterised by open grassed areas and several trees and shrubs. There is a modest front setback with a small open grassed area and perimeter shrubs, and another large open grassed western side setback having perimeter trees on the western boundary and further trees at the rear, behind an early garage outbuilding. There is a grassed and gravelled driveway leading to the garage. The front (Inglis Street) boundary has a mature hedge in front of the dwelling and a scrolled metal pedestrian gate and timber arbour. There is a steel post and rail and woven wire fence that takes up the bulk of the eastern portion of the front boundary. The western portion of the front boundary has a hollow steel pipe vehicular gate and an early timber pointed picket fence (approximately 1200 mm high), with a bay having been inset to accommodate a road crossing supervisor's shelter

The asymmetrical, single storey, timber weatherboard, Late Victorian styled dwelling has an unusual composition defined by main hipped roof forms comprising an L layout, a post-supported convex return verandah, a rear elongated gabled wing and rear skillion wings. These roof forms are clad in corrugated sheet metal. The main façade of the dwelling faces onto the large eastern side setback where there is a central timber framed doorway. Other early features of the design include the prominent brick chimneys with dentillated cappings (now overpainted), narrow eaves with paired timber brackets to the principal (north and east) elevations, timber framed double hung windows, moulded timber architraves, timber window sills, and the stop chambered timber verandah posts. On the verandah fascia fronting Inglis Street is the early name plate that read: "Invergowrie".



**Photo 2:** 'Invergowrie', 101 Inglis Street, showing contextually large street frontage, timber picket fencing and mature hedge, 2009



**Photo 3:** 'Invergowrie', 101 Inglis Street, looking down driveway showing west elevation of dwelling and the garage at the rear, 2014.

<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.



**Photo 4:** 'Invergowrie', 101 Inglis Street, looking from the Inglis Street boundary (east end) to the large east setback and the main elevation of the dwelling, 2014.

## HISTORY:

### The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and

<sup>2</sup> T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>3</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

<sup>4</sup> *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

<sup>5</sup> *Ibid.*, pp.23-25.

<sup>6</sup> *Bacchus Marsh Express* newspaper, 18 May 1872.

<sup>7</sup> *Victorian Municipal Directory* 1890, p.237.

'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### History of 'Invergowrie'

'Invergowrie' at 101 Inglis Street is situated on original allotments 3, 4 and 5 of Section 11 in the Township of Ballan first owned by J. O'Connor and T. Harley from 4 June 1858.<sup>11</sup> In 1874, Ralph Selby, engine keeper and farmer purchased allotment 5 and he set about constructing a dwelling.<sup>12</sup> The property was sold to Edwin Oliver Smith, a saddler, in 1882, at which time Smith also acquired allotment 4.<sup>13</sup> In 1890, Robert McQualter, a pioneer of Ballan who, with his wife, Elizabeth, had a farm on the Daylesford Road, 'Ballan House', acquired the property.<sup>14</sup> He leased the dwelling at 101 Inglis Street to Charles Cullen, baker.<sup>15</sup>

In October 1894, McQualter gave his daughter, Miss Annie (Mary Ann) McQualter his property at 101 Inglis Street. Although Miss McQualter was one of six children to Robert and Elizabeth McQualter (the other children being Andrew, Alexandra, Jessie, Carrie and Jean.<sup>16</sup> It was Annie's assistance on the farm and to her father that persuaded Robert McQualter to gift the property at 101 Inglis Street to her. On the death of McQualter in February 1895, John Noble Wilson, Managing Director the Ballarat Trustees Executors and Agency Company Limited, testified to the Will of the late Robert McQualter and described the late Robert McQualter's gift to his daughter:

... I am informed and verily believe that about six months prior to the date of the death of the said deceased he gave to his daughter Annie McQualter of Daylesford Road near Ballan aforesaid Spinster All that piece of unimproved freehold land being Crown Allotments Four and Five of Section Eleven Township of Ballan Parish of Ballan County of Grant having a frontage of Two Hundred links to Inglis Street Ballan aforesaid by a depth of Five Hundred links to the value of fifty pounds in recognition of the services rendered by her in assisting to carry on the work of his farm and in attending to him she the said Annie McQualter being at the time of the gift the said land and for some time prior therefore the only one of his daughters residing at home with him.<sup>17</sup>

This suggests that in 1894, the earlier dwelling on the site had been demolished. By 1895, the existing dwelling, 'Invergowrie' (presumably named after the late Robert McQualter's birthplace in Scotland<sup>18</sup>) seems to have been constructed. McQualter's widow, Mrs Elizabeth McQualter was listed as the owner

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8 *Ibid.*

9 *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

11 See Township of Ballan Plan, 1954, VPRS 16171 PROV.

12 Certificate of Title, 3 August 1874, vol. 695 fol. 858.

13 *Ibid.*, 24 October 1882, fol. 1404 fol. 443.

14 *Ibid.*, 27 May 1890 & J.H. Walsh, 'Early Ballan, No.3' and 'Early Ballan No. 47', in the *Ballan Times*, 18 January 1917, p.2 & 21 March 1918, p.2.

15 Ballan Shire Rate Book, 1890, VPRS 5557/P0 Unit 45 PROV (Ballarat).

16 *Table Talk*, 5 April 1895, p.16.

17 See McQualter, Robert, Probate Administration files, 1895, VPRS 7591/P2 Unit 233 PROV.

18 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

of a tenement with a net annual value of £7-10 at this time.<sup>19</sup> The property remained in the Estate of Robert McQualter, under the control of the Ballarat Trustees.<sup>20</sup> In 1897, Miss Annie McQualter was listed jointly listed with her mother as owner of the property.<sup>21</sup>

On Mrs Elizabeth McQualter's death in 1909, the property was formally transferred to Annie McQualter, who by this time was Mrs Flack.<sup>22</sup> She had married George Charles Flack, farm manager (and later storekeeper).<sup>23</sup> Flack was the grandson of the Ballan pioneer and hotelier, George Flack,<sup>24</sup> who established the Ballan Hotel in Inglis Street in 1856.<sup>25</sup> Annie and George continued to reside at 'Invergowrie' for the next 30 years.<sup>26</sup> The substantial size of the property was shown in an aerial image of Ballan in 1936 (Figure 1), with mature trees on the front boundary in the large eastern setback that was laid out in rectangular beds, and the eastern setback was an open grassed area.



**Figure 1:** Aerial Image of 'Invergowrie', 101 Inglis Street, Ballan, 1936.

Source: A Pictorial History of the Shire of Ballan, p.112.

On Annie Flack's death in 1939, the property included allotments 4 and 5 with the 'five roomed weatherboard house Valued at £640.0.0' and adjoining allotment 3 with a 'garage' valued at £40.<sup>27</sup>

<sup>19</sup> Ballan Shire Rate Book, op.cit., 1895.

<sup>20</sup> This is confirmed in the Certificate of Title, op.cit.

<sup>21</sup> Ballan Shire Rate Book, op.cit., 1897.

<sup>22</sup> Certificate of Title, op.cit.

<sup>23</sup> Victorian Births, Deaths and Marriages Indexes, op.cit.

<sup>24</sup> Ibid.

<sup>25</sup> *Bacchus Marsh Express*, 17 March 1900, p.3.

<sup>26</sup> See Ballan Shire Rate Books, op.cit., 1910-11, 1911-12, 1938-39.

<sup>27</sup> Flack, Mary Ann, Probate Administration files, 1939, VPRS 28/P3 Unit 3283 PROV.

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George Flack remarried and with his second wife, Janet (nee Chrichton),<sup>28</sup> they lived at 'Invergowrie' until George's death in 1954.<sup>29</sup>

## **COMPARATIVE**

### **Other Victorian Styled Dwelling on Substantial Allotments in Ballan**

The dwelling known as 'Invergowrie' at 101 Inglis Street is one of approximately 7 Victorian styled dwellings on contextually substantial allotments in the Ballan township. The other dwellings include:

- 'Everleigh', 77 Inglis Street:<sup>30</sup> built in 1896 for I. Venables, Headmaster of the Ballan State School. The symmetrical, timber weatherboard dwelling has a hipped roof form at the front and a projecting front convex verandah supported by cast iron columns with decorative cast iron bracket and balances. The symmetry is emphasised by the red brick chimneys and the central front door opening with flanking timber framed tripartite double hung windows. The dwelling has high integrity when viewed from the front, and has a timber picket front fence. central doorway flanked by timber framed double hung windows. The front boundary is defined by a timber picket fence. The dwelling appears to be predominantly intact. The Late Victorian design and setting at 77 Inglis Street is directly comparable to 'Invergowrie'.
- Dwelling, 81 Inglis Street:<sup>31</sup> built in c.1890, the symmetrical timber weatherboard Victorian styled dwelling has a hipped roof form and a front hipped verandah. The verandah is supported by turned timber posts with cast iron brackets and valances. There are original rendered brick chimneys with multi-corbelled tops and terra cotta pots, and a central doorway flanked by timber framed double hung windows. The front boundary is defined by a timber picket fence. The dwelling appears to be predominantly intact. The Late Victorian design and setting at 81 Inglis Street is directly comparable to 'Invergowrie'.
- 'Longley', 63 Steiglitz Street:<sup>32</sup> built in 1895 for Harry Blake, the asymmetrical single storey, weatherboard, hipped roofed dwelling has a return verandah supported by timber posts. There are prominent red brick chimneys with multi-corbelled tops. On the front façade is a central front doorway flanked by timber framed double hung windows. The dwelling appears to be of moderate integrity, having been substantially repaired. The Late Victorian design and scale of the setting at 63 Steiglitz Street is directly comparable to 'Invergowrie'.
- 'Annean', 164 Inglis Street:<sup>33</sup> built in 1897 for Jules Gascard junior, horse dealer, the asymmetrical, single storey, weatherboard, Late Victorian Italianate styled dwelling has a hipped roof form that traverses the front of the site, with minor hipped wings at the rear and side and a return bullnosed verandah supported by cast iron columns with decorative capitals, and cast iron verandah valances and brackets. There are timber framed double hung tripartite windows under the verandah and a projecting faceted bay. The composition, design and outward appearance of 'Annean' is not directly comparable to 'Invergowrie'.

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28 See death notice for George Flack in *The Argus*, 19 February 1954, p.10.

29 See Ballan Shire Rate Books, op.cit.

30 *Bacchus Marsh Express*, 16 May 1896, p.3, 5 December 1896, p.3, 18 February 1901, p.1.

31 *Bacchus Marsh Express*, 30 May 1891 & 6 June 1891, p.7.

32 *Bacchus Marsh Express*, 6 April 1895, p.3.

33 Gascard was not listed in the Ballan Shire Rate Book for 1898, op.cit., but he was listed as owner in subsequent years. See also J. Huggins, 'Jules Samuel Gascard 1836-1899', in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 3, no. 10, June 1995.

- 'Mayfield', 39 Steiglitz Street: built 1886-87:<sup>34</sup> the symmetrical, single storey, weatherboard, Victorian Picturesque styled dwelling has a double hipped roof form that traverses the site and a central projecting minor gable and return verandah with a central gabled portico. The composition and detailing is unusual which is continued in the projecting faceted bay window to the west of the front door, elaborate remnant timber bargeboard in the gable end of the verandah portico, elongated timber verandah brackets and in the detailing of the surviving brick chimney. Overall, 'Mayfield' has a different composition and character than 'Invergowrie', and it is still situated on its entire original allotment.
- 'Ramsgate', 59 Steiglitz Street, built in c.1891:<sup>35</sup> this hipped roofed building has a projecting hipped roofed return verandah supported by stop chamfered timber posts with decorative cast iron brackets and valances. The verandah treatment and the arrangement of a central door opening with flanking timber framed double hung windows is similar to 'Invergowrie'.

#### Other Similar Late Victorian Styled Dwellings in Ballan

Other dwellings of similar Late Victorian design to 'Invergowrie' include:

- Dwelling, 78 Inglis Street:<sup>36</sup> built in c.1894, this dwelling has a similar hipped roof form, central timber door openings and flanking windows at the front, and symmetrically composed chimneys. Like 'Invergowrie', this dwelling has a return verandah but the unusual asymmetrical layout of 'Invergowrie' is not comparable.
- Dwelling, 91 Steiglitz Street:<sup>37</sup> built in 1890, this dwelling also has a hipped roof form and a projecting front post-supported hipped roofed verandah with decorative cast iron valances and brackets, central doorway and flanking windows at the front. There is a chimney projecting above the roofline on the west side. On the east side is an introduced gabled carport. It is a more comparable although more rudimentary example to 'Invergowrie'.
- Dwelling, 93 Steiglitz Street:<sup>38</sup> built in 1890, the dwelling has a hipped roof form and front hipped roofed verandah supported by square, stop chamfered timber posts with decorative cast iron brackets. It is a more common local example compared to 'Invergowrie'.
- Dwelling, 97 Steiglitz Street:<sup>39</sup> built in 1874, the hipped roof form, narrow eaves and construction materials are similar to 'Invergowrie', although the projecting front skillion verandah, composition of a central doorway with flanking windows and smaller scale are not directly comparable.

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34 The unimproved land at 39 Steiglitz Street had been purchased by R.F. Marshall in 1886 – see Certificate of Title, vol. 928 fol. 505. The dwelling had been built by May 1887, as it was partially damaged by fire at this time – see *Bacchus Marsh Express*, 21 May 1887, p.3.

35 See Certificate of Title, 29 April 1885, vol. 858 fol. 586, when ownership was acquired by Edward Blake. A mortgage was taken out with the Commercial Bank in 1891, suggesting that 'Ramsgate' was built at this time.

36 The property at 78 Inglis Street was purchased by John Farrow, grazier, of 'Lily Vale' farm – see Certificate of Title vol. 605 fol. 917. This dwelling appears to have been constructed about the time of Farrow's death in 1894, as the first listing of Mrs Farrow is in 1895 in the Ballan Shire Rate Book, op.cit.

37 See heritage citation for Steiglitz Street houses & *Bacchus Marsh Express*, 25 October 1890, p.2, 7.

38 *Ibid.*

39 See heritage citation for Steiglitz Street houses. & *Bacchus Marsh Express*, 2 January 1875, p.2, briefly described the subject dwelling.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** 'The Avenue'

Place No. BA034

**ADDRESS:** 122 Inglis Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns  
 Theme 6.2: Building Homes in the Shire  
 Theme 7.2: Law and Order  
 Theme 8.3: Health and Welfare

**Condition:** Good**Integrity:** Moderate-Low**Photograph Date:** 2014 & 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**

|                                      |    |
|--------------------------------------|----|
| <b>Victorian Heritage Register:</b>  | No |
| <b>Victorian Heritage Inventory:</b> | No |
| <b>Local Planning Scheme:</b>        | No |

**CURRENT HERITAGE STATUS ON OTHER REGISTERS:**

|                                            |    |
|--------------------------------------------|----|
| <b>National Trust (Victoria) Register:</b> | No |
|--------------------------------------------|----|

**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**

Recommended for inclusion in the Victorian Heritage Register: **No**  
 Recommended for inclusion in the Victorian Heritage Inventory: **No**  
 Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes**

**Schedule to the Heritage Overlay**

|                                            |     |
|--------------------------------------------|-----|
| External Paint Controls Should Apply?      | No  |
| Internal Alteration Controls Should Apply? | No  |
| Tree Controls Should Apply?                | No  |
| Fences &/or Outbuildings of Note?          | No  |
| Prohibited Uses May be Permitted?          | No  |
| Incorporated Document                      | Yes |

**Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

'The Avenue', 122 Inglis Street, has significance as one of the earliest townhouses constructed in the main street of Ballan, and as the residence of early and successive occupants who made important contributions to the welfare of the town. Built in 1863-64 by and for J.T. Foote, builder and carpenter, 'The Avenue' was first occupied by A.T. Musgrave, solicitor, and his family. Throughout

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** 'The Avenue'

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the 1890s, it was the residence of successive local medical practitioners: Dr Day, Dr Marr, Zichy-Woinarski, Dr Courtney and Dr Webb. Although the front verandah has replaced the original verandah and the trussed timberwork in the front gable ends are missing, the historical significance of 'The Avenue' is embodied in the surviving original fabric. This includes the double gabled roof forms that terminate with hipped roofed faces at the rear, single storey height, symmetrical composition, prominent face brick chimneys, central front doorway with transom, flanking front timber framed double hung windows, and narrow eaves.

### How is it significant?

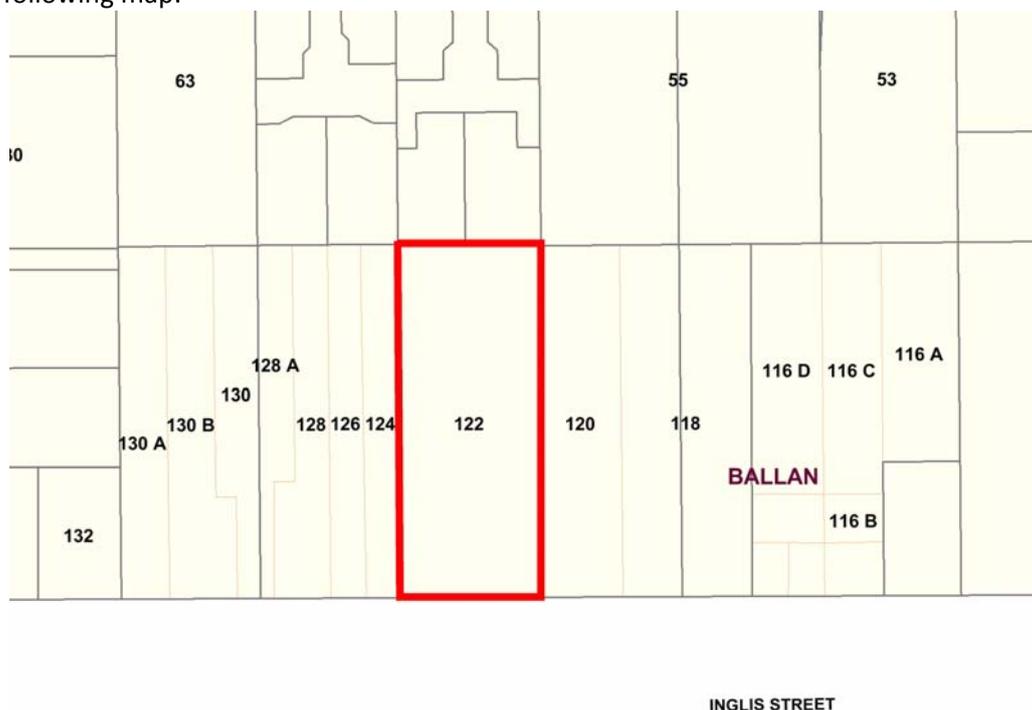
'The Avenue' at 122 Inglis Street, Ballan, is historically significant at a LOCAL level.

### Why is it significant?

'The Avenue' at 122 Inglis Street as one of the earliest and more affluent townhouses in the main street of Ballan that has associations with early occupiers and owners that made a substantial contribution to community progress in both professional and recreational capacities (Criteria A & H). Built in c.1863-64 by and for J.T. Foote, builder and carpenter, 'The Avenue' was first occupied Arthur Thomas Musgrave and his family. Having arrived at Ballan in c.1860, Musgrave was one of two solicitors that established legal practices in the town, the other being his brother-in-law, Richard Ocock. Musgrave was also involved in a range of community organisations, including the Ballan Mechanics' Institute and the Ballan Cricket Club. He was also a trustee of the Old Ballan Cemetery and St. John's Church of England, where he served as Superintendent of the Sunday School. The Musgrave family were highly esteemed during their years in Ballan. In the 1890s, 'The Avenue' was the residence of successive local medical practitioners: Dr Day, Dr Marr, Zichy-Woinarski, Dr Courtney and Dr Webb. While the dwelling has experienced some alterations, its original Victorian Picturesque design is clearly discernible and the historical significance of the place, and it continues to be a legacy of the more affluent lifestyles of residents of Ballan in the second half of the 19<sup>th</sup> century.

### Heritage Overlay Map

It is recommended that the heritage overlay is applied the site at 122 Inglis Street, Ballan, as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:** <sup>1</sup>

'The Avenue' at 122 Inglis Street, Ballan, is set on a rectangular allotment, with a moderate front setback, narrower side setbacks and a large rear yard. The front has an open grassed area with perimeter garden beds, shrubs and trees, and a driveway on the west side. There is an early hollow steel post and rail cyclone wire fence approximately 1200 mm that appears to date from the 1920s or 1930s. There are also metal framed and cyclone wire vehicular and pedestrian gates at the west end. The rear yard is also largely an open grassed area, with mature trees and what appears to be an early gabled and skillion outbuilding at the rear.

The single storey, symmetrical, timber weatherboard, Victorian Picturesque styled dwelling has a double gabled roof form that terminates with hipped roofed faces at the rear. There is also a small skillion verandah at the rear. At the front is a hipped roofed verandah supported by face brick piers having concrete cappings which in turn support paired timber posts. There is a timber verandah floor. The design and construction of the verandah suggest that it was introduced in the 1920s or 1930s. The symmetry of the design is accentuated by the prominent original face brick chimneys, central front doorway with transom and flanking timber framed double hung windows. The bargeboards at the front are replacements of the original bargeboards that featured trussed timberwork in the gable ends. The timber framed double hung windows on the sides of the dwelling appear to be early.



**Photo 2:** 'The Avenue', 122 Inglis Street, 2009.

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**HISTORY:**

**The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

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<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

<sup>2</sup> T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>3</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

<sup>4</sup> *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### **History of 'The Avenue'**

'The Avenue' at 122 Inglis Street is situated on original allotment 5 of Section 3 in the Township of Ballan first purchased by Daniel Sweeney on 5 September 1858.<sup>11</sup> His ownership of the unimproved land was to be short-lived as he became insolvent in early February 1859.<sup>12</sup> On 8 February 1859, *The Star* newspaper (Ballarat) advertised for sale 'All that piece or parcel of land in the County of Grant, parish of Ballan, being allot. 5 of sec. 3, Ballan township, and containing 2 roods.'<sup>13</sup>

Soon after, the land at 122 Inglis Street was purchased by J.T. Foote, local builder and carpenter. He appears to have set about constructing 'The Avenue' in 1863-64.<sup>14</sup> The timber dwelling was characterised by steeply-pitched gables fronting the street, having a symmetrical composition defined by the projecting chimneys, central doorway and flanking windows at the front. It also featured a post-supported concave front verandah (Figure 1). The gable ends were adorned with timber trusses.

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5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

11 See Township of Ballan Plan, 1954, VPRS 16171 PROV.

12 *The Star*, 8 February 1859, p.3.

13 *Ibid.*

14 J.H. Walsh in 'Early Ballan No. 45' and 'Early Ballan No. 49', *Ballan Times*, 31 January 1918, p.3 & 27 June 1918, p.2, stated that 'The Avenue' was built by the late J.T. Foote and first occupied by Arthur Musgrave. It is also known that Musgrave and his family first lived at the old Werribee Hunt Inn that had been leased by Dugald Macpherson of Bungeeltap from a Mr Egan (on Musgrave's behalf) until they 'moved into the Avenue'. The Ballan Shire Rate Book, 1863, VPRS 5557/PO Unit 45 PROV (Ballarat), listed Musgrave as occupier of a tenement owned by Egan. This suggests that Musgrave was not residing at 'The Avenue' before 1863.

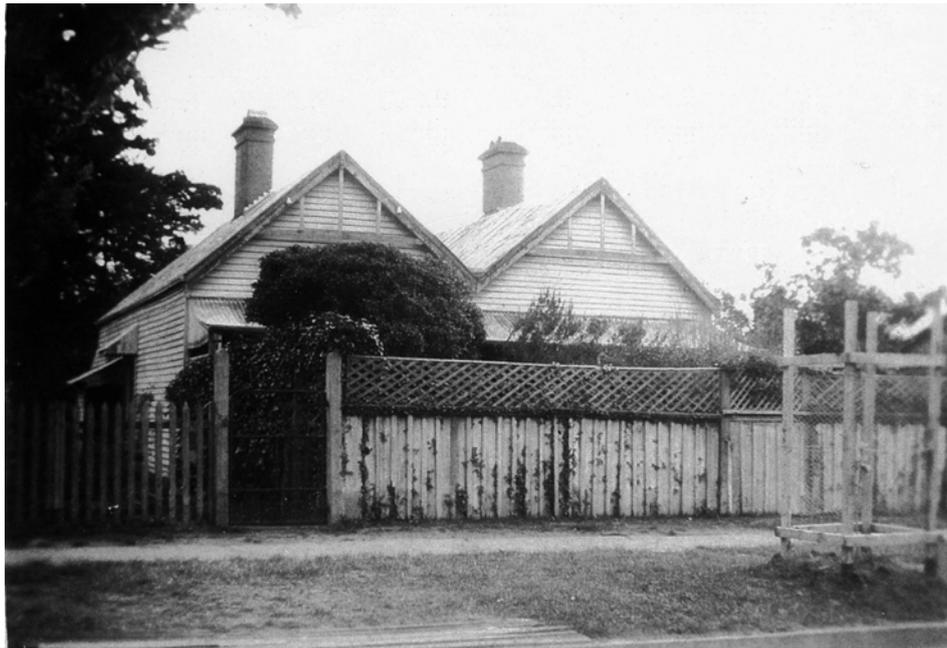


Figure 1: 'The Avenue', 122 Inglis Street, 96 Inglis Street, Ballan, n.d. [c.1920]. Source: Ballan Shire Historical Society.

'The Avenue' at 122 Inglis Street was first occupied by Arthur Thomas Musgrave, solicitor, and his family, from c.1864.<sup>15</sup> Born c.1819, the son of William and Elizabeth (Johnston) Musgrave, A.T. Musgrave appears to have arrived in Melbourne from England in 1840s.<sup>16</sup> He married Mary Ann Walsh at St. James' Church of England, West Melbourne, on 12 October 1844<sup>17</sup> and they appear to have resided in a six-roomed dwelling in Brunswick Street, Collingwood.<sup>18</sup> Musgrave advertised as a solicitor in Queen Street from February 1852.<sup>19</sup> The Musgrave family had arrived at Ballan in 1860, having presumably been lured by his sister, Mrs Rebecca Ocock and his niece, Mrs Mary Macpherson (nee Ocock), wife of pioneer pastoralist and grazier of 'Bungeeltap', Dugald Macpherson.<sup>20</sup> Musgrave was one of two solicitors in Ballan in the 1860s, the other being his brother-in-law, Richard Ocock.<sup>21</sup>

In addition to carrying out his legal practice, Musgrave was involved in a wide range of community organisations and activities. On 12 July 1860, he was appointed a trustee of the Old Ballan Cemetery.<sup>22</sup> This was followed a year later by being appointed a trustee of St. John's Church of England, where Musgrave devoted much of his energies by also serving as Superintendent of the Sunday School.<sup>23</sup> He prepared a memorial and headed up a deputation to the Ballan Shire Council for a Town Water Supply

<sup>15</sup> The Ballan Shire Rate Book, op.cit., 1865 first listed Musgrave as occupier of a tenement owned by Foote, indicating that the Musgrave family had relocated to 'The Avenue' between 1863 and 1865.

<sup>16</sup> D. Cohenph, Musgrave family history, 1997-98, at <http://archiver.rootsweb.ancestry.com/th/read/SUFFOLK/1997-09/0874434134>

<sup>17</sup> See Australia, Marriages, 1810-1980, index, *FamilySearch* (<https://familysearch.org/pal:MM9.1.1/XTZ9-KQ2> : accessed 22 Oct 2014), Arthur Thomas Musgrave and Mary Ann Walsh, 12 Oct 1844; citing St. James, West Melbourne, Victoria, Australia, reference b1 p31 e710; FHL microfilm 993777.

<sup>18</sup> *The Melbourne Argus*, 15 February 1848, p.3.

<sup>19</sup> *The Argus*, 21 February 1852,

<sup>20</sup> Family connections between Musgrave, Ocock and Macpherson are given in Richard Ocock, [http://eurekapedia.org/Richard\\_Ocock](http://eurekapedia.org/Richard_Ocock). See also J. Davis, 'Musgrave's of Devon, England', <http://genforum.genealogy.com/musgrave/messages/746.html>

<sup>21</sup> Richard Ocock, op.cit.

<sup>22</sup> *The Star*, 12 July 1860, p.4.

<sup>23</sup> *Ibid.*, 20 May 1861, p.1S & *Bacchus Marsh Express*, 16 April 1881, p.3.

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in 1869.<sup>24</sup> Musgrave was also a member of the Ballan Mechanics' Institute where he served as President in 1873, the same year he was Vice President of the Ballan Cricket Club.<sup>25</sup> It was also in Ballan where his daughter, Mary Isabella, was born on 9 December 1864.<sup>26</sup> Tragically, Musgrave's only son, Charles, drowned in the sinking of the Gothenburg steamer disaster which struck the Barrier Reef on 24 February 1875.<sup>27</sup>

It appears that Musgrave returned home to England briefly in 1863 as the *Ballarat Star* reported that 'Richard Ocock, to be a trustee of the Ballan Cemetery, in the room of A.T. Musgrave, who has left the colony.'<sup>28</sup> By 1865, Musgrave and family were again living at 'The Avenue', 122 Inglis Street, but it was not until c.1869-70 when he had purchased the property from J.T. Foote.<sup>29</sup> On 2 April 1881, the *Bacchus Marsh Express* reported on the impending sale of 'The Avenue' and departure of the Musgrave family for England:

The sale of Mr. Musgrave's house and furniture is to take place on Thursday next, and no doubt there will be a large attendance, as Mr. Musgrave and family are held in high esteem, and general regret is felt that he is about to leave for England to reside there permanently.<sup>30</sup>

The high regard that was held for A.T. Musgrave was outlined in the *Bacchus Marsh Express* on his departure:

Ballan has just lost another old prominent resident in Mr. Musgrave, with his family, who have lived at Ballan for the last twenty-five years left today for Melbourne, from which place they sail on the Orient for England. Very general regret is felt by every one at Mr. Musgrave's departure, for he was on all sides an especially popular man. It is not only the regret that would be naturally felt at losing an old and [esteemed?] resident, and one in whose professional field as a solicitor everyone had the greatest confidence with the greater number of the Ballan residents the feeling is more of a personal nature, as the feeling that that he has lost a friend. The Church of England here will also feel Mr. Musgrave's absence, for he has been at all times indefatigable in his exertions in its behalf.<sup>31</sup>

Musgrave's property was described as 'Snug Villa Residence and Out-offices, about half an acre Freehold Land, in the centre of the main street, which for neatness and comfort, cannot be excelled.'<sup>32</sup> Although the property failed to sell immediately, in 1884 the *Bacchus Marsh Express* reported that:

The very desirable property in the centre of Ballan, formerly owned and occupied by Mr. A.T. Musgrave who is now in England, has also changed hands lately having been purchased by Mr.

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24 *Ibid.*, 27 March 1869, p.3.

25 *Ibid.*, 22 February 1868, p.3, 19 October 1872, p.3 & 1 February 1873, p.3.

26 See Australia, Births and Baptisms, 1792-1981, index, *FamilySearch* (<https://familysearch.org/pal:/MM9.1.1/XTZV-1BN> : accessed 22 Oct 2014), Arthur Thomas Musgrave in entry for Mary Isabella Musgrave, 03 Jan 1865; citing ; FHL microfilm 1238887.

27 *Bacchus Marsh Express*, 13 March 1875, p.3 & *The Argus*, 20 March 1875, p.5.

28 *The Star*, 2 July 1863, p.4.

29 Musgrave was first listed as owner in the Ballan Shire Rate Book, op.cit., in 1869-70.

30 *Bacchus Marsh Express*, 2 April 1881, p.3.

31 *Ibid.*, 16 April 1881, p.3.

32 *Ibid.*, 26 February 1881, p.2.

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Richard Parker whose family have been in occupation of the property for about eighteen months, £250.<sup>33</sup>

A mining investor, Richard Parker had married Frances Cock Hicks in 1867 and they had seven children: Laura, Richard, Ellen, Herbert, Millicent, Alfred and Bertrand.<sup>34</sup> The Parker family lived at 'The Avenue' in the 1880s, although by 1890 the property had been leased to A.W. Salter and was advertised for sale:

The property known as 'The Avenue' consisting of a nine roomed 'HOUSE' in thoroughly good condition, with all conveniences; cooking range in the kitchen. Outbuildings consist of: stable, buggy-house, man's room, workshop, loft. Land having a frontage of 66 feet in Inglis Street, in the centre of Ballan and extending through to Simpson Street. Flower and fruit gardens, lawn, conservatory and summer house.<sup>35</sup>

With no success at the sale, the Parker family continued to own 'The Avenue'. They relocated to 'Bellefield House', Parkville, and leased 'The Avenue' to a succession of medical practitioners for the next 10 years including Dr Day (from 20 September 1890), Dr Marr (from December 1891), Dr V.J.E. Zichy-Woinarski (from October 1893), Dr Charles A. Courtney (from October 1894) and Dr A.B. Webb (from 1899).<sup>36</sup>

On the death of Richard Parker in 1896, 'The Avenue' was described as a 'weatherboard house' valued at £300.<sup>37</sup> At this time, the Parker family were residing at Albert Park.<sup>38</sup> After Dr Webb's departure in 1900, Mrs Frances Parker resumed occupation of 'The Avenue'.<sup>39</sup> A tragedy befell the family in 1914 with the drowning in the Pyke's Creek weir of Mrs Parker's daughter, Miss Ellen Parker, aged about 40 years.<sup>40</sup> Mrs Parker continued to reside at 'The Avenue' until her death in 1920.<sup>41</sup>

'The Avenue' was subsequently sold to Mrs Alice Craven and she lived there until 1938-39 when it was purchased by Hubert Randall Chambers, a successful draper of Red Chambers, Inglis Street.<sup>42</sup> He leased 'The Avenue' to James G. Douglas, Bank teller.<sup>43</sup> From the 1940s the property was owned by the Fagg family.<sup>44</sup>

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33 J. Huggins, "The Avenue", Inglis Street, Ballan, in *The Settler, Official Quarterly Newsletter of the Ballan Shire Historical Society*, June 2007.

34 Parker, Frances, Probate Administration papers, 1920, VPRS 7591/P2 Unit 628 PROV & Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

35 Huggins, op.cit.

36 Ibid.

37 Parker, Richard, Probate Administration papers, 1896, VPRS 28-P2 Unit 429 PROV.

38 Ibid.

39 Huggins, op.cit. & Ballan Shire Rate Book, op.cit., 1901-02.

40 *Ballan Times*, 27 August 1914, p.2.

41 Ballan Shire Rate Books, op.cit., 1911-12, 1915-16 & Parker, Frances, op.cit.

42 Ballan Shire Rate Book, op.cit., 1938-39.

43 Ibid.

44 Huggins, op.cit.

**COMPARATIVE**

**Other Early Townhouses in Ballan**

'The Avenue' represents one of very few remaining dwellings of the 1860s in the central Ballan township. Other surviving dwellings of the late 1850s and early 1860s include:

- 'Millfield', 96 Inglis Street, built in 1857:<sup>45</sup> the moderately intact painted stone Victorian Georgian styled dwelling has as prominent steeply-pitched, hipped roof form with a broken back post-supported return verandah. There are early brick chimneys (now overpainted), front doorway and panelled timber door, timber framed double hung window at the front and also a larger timber framed casement windows. Stylistically, 'Millfield' is not comparable to 'The Avenue'. Historically, both original owners/occupants made an important contribution to the progress of Ballan.
- Former Police Residence, 172 Inglis Street, built in 1861:<sup>46</sup> this brick dwelling has a double gabled roof form that traverses the site, the front gabled portion with post-supported verandah have been added in 1880. It is of moderate integrity (when considering that the additions are also significant). Stylistically, while the former police residence has double steeply-pitched, gabled roof forms, the orientation, composition, construction and detailing of the dwelling is not comparable to 'The Avenue'. Historically, the early occupants of both dwellings contributed much to local community life.
- 'Westcott', 188 Inglis Street, built in 1864:<sup>47</sup> this Victorian vernacular styled dwelling of stone construction has an asymmetrical composition with a traversing steeply-pitched gabled roof form (that has been extended at the east end) and a gabled wing that projects at the front and rear. The dwelling is of low-moderate integrity, given the east and west additions. Stylistically, 'Westcott' is partially comparable to 'The Avenue' in the steeply-pitched gabled roof forms, but the composition, construction and overall character is very different. Historically, the early occupants of both dwellings contributed much to local community life.

**Other Comparable Dwellings to 'The Avenue'**

Stylistically, more comparable to 'The Avenue' are the following properties located in the western regional of the Moorabool Shire:

- Dwelling, 406 Ballan-Daylesford Road, Bunding, built c.1860:<sup>48</sup> The single storey, timber dwelling features a series of gabled roof forms with prominent brick chimneys, return bullnosed verandah, narrow eaves, front timber framed doorway and flanking timber framed multi-paned double hung windows. It appears to be of moderate integrity. It is comparable to 'The Avenue' in the multiple gabled roof forms, although these roof forms traverse the site and are not a feature of the front of the dwelling like 'The Avenue'. Like 'The Avenue', the return verandah may have been introduced.

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<sup>45</sup> See *The Argus*, 10 July 1856, p.3 & *The Age*, 4 March 1847, p.6 & 16 September 1858, p.3 which clearly suggest that 'Millfield' was built in 1857.

<sup>46</sup> Victoria Police Contract Book, VPRS 977, Book 1, PROV & *Bacchus Marsh Express*, 14 August 1880, p.2.

<sup>47</sup> According to the Ballan Shire Rate Book, op.cit., 1863, the unimproved land at 188 Inglis Street was owned by Michael Shannon. According to J.H. Walsh in 'Early Ballan No. 52' in the *Ballan Times*, 15 August 1918, p.3, 'Westcott' was built for Dugald MacPherson of Bungeelap. It was leased to the solicitor, Richard Ocock, who was first in Ballan in 1864 – see Richard Ocock, letters and notebook, 1863-1868, accession no. H16748, State Library of Victoria. The Ballan Shire Rate Book, op.cit. 1864, did not list MacPherson as owner of a dwelling in Ballan but he was listed in 1865 as owner with Ocock as tenant. This suggests that 'Westcott' was built in 1864-65.

<sup>48</sup> Construction date based on physical evidence only (from inspection from the street).

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- 'Glenavon Farm', 55 Boundary Road, Gordon, built c.1864:<sup>49</sup> This timber weatherboard, single storey, Victorian Picturesque styled dwelling has a triple gabled roof form, prominent chimneys and a return post-supported verandah. The rear two gabled wings with red brick chimneys may represent an early addition. When considering the additions as significant to the 'Glenavon Farm' dwelling, it appears to have moderate integrity when viewed from the road. It may therefore have higher integrity than 'The Avenue'.

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<sup>49</sup> See Kerritt Bareet Parish Plan, 1944, which shows P. Grant as the original grant grantee on 23 September 1864. The *Bacchus Marsh Express*, 10 April 1880, p.4, gave a brief description of Peter Grant's 'Glenavon Farm', which then encompassed 200 acres.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Former Saddlery Store

Place No. BA036

**ADDRESS:** 123 Inglis Street, Ballan

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**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.5: Commerce

**Condition:** Fair-Good**Integrity:** Moderate**Photograph Date:** 2009 & 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:****RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant building); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the building (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The former saddler shop at 123 Inglis Street has significance as one of the earliest surviving and functioning timber commercial buildings in the central Ballan township. It was built in c.1874 for Edmund Cowell, pioneer of Ballan and a blacksmith, who leased the building as a saddlery, a use that continued into the 1920s. Although altered, the original, modestly-scaled Victorian design is clearly discernible in the small, steeply-pitched gabled roof form, bracketed projecting front verandah, rear

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skillion wing, front timber framed centrally-positioned door opening with timber architraves, multi-paned timber framed shopfront window on the west side with timber window pilasters and arched heads, shopfront timber wall cladding simulating ashlar blockwork, timber weatherboard wall cladding in the gable ends and the framed timber signage panel in the front gable end.

### How is it significant?

The former saddlery shop, 123 Inglis Street, Ballan, is historically significant at a LOCAL level.

### Why is it significant?

The former saddler shop, 123 Inglis Street, has associations with commercial developments in the central township of Ballan from c.1874, when it was constructed for Edmund Cowell, a pioneer blacksmith of Ballan (Criteria A & H). The building has long term associations as a saddlery, a once common business enterprise in Ballan no longer carried out. The building is one of the earliest surviving and functioning commercial building of timber construction in Ballan and one of few surviving modestly-scaled vernacular commercial structures in the township area. The historical significance of the building is embodied in the surviving early building fabric.

### Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 123 Inglis Street, and to the front verandah that extends over the front boundary as shown on the following map:



Source of Aerial Image: Moorabool Shire Council.

**DESCRIPTION:** <sup>1</sup>

The former saddlery store at 123 Inglis Street, Ballan is located on a modest rectangular allotment and is set on the front and side (west) boundaries. There is a modest setback on the east side. At the rear is a gabled interwar era outbuilding clad in corrugated galvanised steel roof cladding and strapped cement sheet wall cladding.

The modestly scaled, single storey, Victorian, former saddlery shop is characterised by a small, steeply-pitched gabled roof form, together with a bracketed projecting front verandah and a skillion wing at the rear. At the front is an original timber framed centrally-positioned door opening with timber architraves. There is an early multi-paned timber framed shopfront window on the west side with half round timber mullion and arched heads. The timber framed shopfront window on the east side has replaced a smaller timber framed double hung window after the 1920s. The shopfront timber wall cladding simulating ashlar blockwork also appears to be early, as does the timber weatherboard wall cladding in the gable end and the framed timber signage panel. The side and rear walls have introduced vertically-oriented corrugated wall cladding. The rear gable end has timber weatherboard wall cladding. On the east side in the rear skillion wing is a single door opening.

**Photo 2:** Former Saddlery Shop, 2014.**Photo 3:** Front façade detail of former saddlery shop, 2009.**HISTORY:****The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and

<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

<sup>2</sup> T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>3</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

<sup>4</sup> *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

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agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### History of Former Saddlery

The former Saddlery at 123 Inglis Street, Ballan, is located on part of Crown Allotment 5 in Section 8 in the Parish and Township of Ballan. The original crown purchaser of the land was Thomas Inglis on 25 October 1853.<sup>11</sup>

Inglis sold the land to David Mairs on 7 April 1864 and it was subsequently acquired by Edmund Cowell, pioneer of Ballan, in 1867.<sup>12</sup> Cowell was born at Ramsgate, County of Kent, England on 8 August 1843 and as a consequence of being overworked and underpaid, emigrated to Australia on the instigation of his parents.<sup>13</sup> He first went to Blakeville in 1857 to join his brothers, Stephen and Richard in wood splitting.<sup>14</sup> He soon followed various occupations before learning the blacksmithing trade, taking up his business on his own account in 1861-62.<sup>15</sup> He married Caroline Pierpont in 1865 and had 13 children.<sup>16</sup> Mrs Cowell died in 1910.<sup>17</sup> Edmund Cowell was well respected in the Ballan township<sup>18</sup> and he died on 1 March 1918.<sup>19</sup>

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5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the *Weekly Times*, 17 June 1879.

11 Alf Barnett & Son, Title Searchers, Search of Title for Part Crown Allotment Five, Section Eight, Town of Ballan, Parish of Ballan, 15 March 1988. Barnett first lists Crown Grant No. 5766/1853 to Thomas Inglis of Geelong, dated 5 December 1853, Land Information Centre, Laverton.

12 *Ibid.*, conveyance from Thomas Inglis to David Mairs, book 137, no. 881, 17 March 1864 & conveyance from David Mairs to Edmund Cowell, book 175, no. 68, 13 September 1867.

13 See *Ballan Times*, 7 March 1918, p.2 & *Bacchus Marsh Express*, 14 May 1910, p.3.

14 *Ibid.*

15 *Ibid.*

16 *Ibid.*

17 *Ibid.*

18 *Ibid.*

At 123 Inglis Street in 1874, Cowell took out a mortgage with Cornelius Cunningham.<sup>20</sup> This suggests that the existing former saddlery shop was built at this time. The mortgage had been paid out by 1878.<sup>21</sup> Cowell leased the shop to William Short, saddler,<sup>22</sup> as Cowell's blacksmith business was further west in Inglis Street (on Crown Allotment 5 or 6 of Section 6).<sup>23</sup> Short continued occupation of the shop in 1879.<sup>24</sup> In 1880, Gustavus Trott, saddler, was occupier for the ensuing years in the 1880s.<sup>25</sup> The shop was a modestly-scaled gabled building with a projecting bracketed front verandah (Figure 1). Lacking supporting posts, this type of verandah featured on at least two other commercial buildings in Inglis Street.<sup>26</sup> There was a central single door opening, small single window on the east side and possibly a larger shopfront window on the west side.



**Figure 1:** Saddlery Shop (right), c.1919-24. Source: Ballan Shire Historical Society.

<sup>19</sup> Cowell, E., Probate Administration files, 1918, VPRS 28/P3 Unit 806 PROV.

<sup>20</sup> Barnett, *op.cit.*, mortgage, Edmund Cowell to Cornelius Cunningham, book 236, no. 601, 3 January 1874.

<sup>21</sup> *Ibid.*, conveyance from Cornelius Cunningham to Edmund Cowell, book 271, no. 780, 27 January 1878.

<sup>22</sup> Ballan Shire Rate Book, 1878, VPRS 5557/P0 Unit 45 PROV (Ballarat), listed Short as occupier and Cowell as owner.

<sup>23</sup> The Ballan Shire Rate Book for 1869, VPRS 5557/P0 Unit 45 PROV (Ballarat). listed Edmund Cowell as the owner/occupier of a 'tenement and garden'. In 1878, he was listed as a blacksmith with 'tenement and shop'. There were multiple entries for Cowell's tenement and shop until 1902-03 when his name was crossed out and replaced with Caroline Cowell. The Will of Caroline Cowell, stamped no. 116659, passed for duty on 6 September 1910, clearly identified Edmund Cowell's blacksmith shop as being located in Section 6, allotments 5 and 6, as opposed to the subject site being located in Section 8, allotment 5. In 1910, E. Cowell was lessee of a 'weatherboard cottage of seven room iron roof hardwood lining and paper' and of a 'wooden building roof part of iron and part of shingle occupied by Mr. E. Cowell as a Blacksmith and Wheelright.' This clearly indicates that Cowell's blacksmith shop was not at 123 Inglis Street.

<sup>24</sup> *Ibid.*, 1879.

<sup>25</sup> *Ibid.*, 1880-1882.

<sup>26</sup> See *A Pictorial History of the Shire of Ballan, op.cit.*, p.60, which shows a small, hipped roofed timber building that was once Mrs Black's store in Inglis Street opposite the Presbyterian Church, and also see the existing former Post and Telegraph Office, 140 Inglis Street, which features a similar verandah.

On 11 June 1888, the property was purchased by Daniel Darragh.<sup>27</sup> The second son of 11 children to James and Catherine Darragh of Bradshaw's Creek,<sup>28</sup> the earliest-identified entry in the Ballan Shire Rate Books under Darragh's ownership was in 1897, when Francis Wakeham, a bootmaker, occupied a shop.<sup>29</sup> It appears that a bootmaker's shop had been built as a modest addition on the east side of the original saddlery shop by this time (see Figure 1, left building). Ownership was listed under the name of James Darragh, although the conveyance for 1888 clearly outlined that Daniel Darragh was owner. In 1898, Wakeham ceased occupation of the shop and it remained under the management of James Darragh.<sup>30</sup>

In 1904-05, the Ballan Shire Rate Book listed Thomas F. Dalton, bootmaker, as the occupier of a tenement and shop owned by Mrs Darragh.<sup>31</sup> The Rate Books also separately listed Daniel Darragh of Henry Street, Ashfield, Sydney, as owner of a 'tenement' for the first time.<sup>32</sup> This tenement was occupied by a Mrs Bond and she was again listed as the occupier in 1908-09.<sup>33</sup> This suggests that the former Edwardian dwelling to the east of the saddlery shop (Figure 2) was built in c.1904-05 when the Rate Books gave two listings for a 'tenement and shop' under the ownership of Mrs Darragh and a 'tenement' under the ownership of Daniel Darragh.<sup>34</sup> In 1910-11, the Ballan Shire Rate Book listed Mrs Catherine Darragh as the occupant of a 'Tenement, Ballan', the property of 'D. Darragh, Ashfield, Sydney.'<sup>35</sup>



**Figure 2:** Former dwelling, 121 Inglis Street, Ballan, 2010, prior to demolition. Source: David Rowe.

<sup>27</sup> Bartlett & Son, op.cit., conveyance from Edmund Cowell to Daniel Darragh, book 347, no. 185, 11 June 1888.

<sup>28</sup> *The Argus*, 2 November 1901, p.10, published the probate of the last will and testament of James Darragh, late of Bradshaw's Creek, near Ballan and that probate be granted to Catherine Darragh, of Bradshaw's Creek, aforesaid widow. The death notices in *The Argus* on 6 December 1924, p.17 for Catherine Darragh and for Margaret Tratt (nee Darragh) on 13 December 1943, p.2, list the 11 children of James and Catherine Darragh.

<sup>29</sup> Ballan Rate Book, op.cit., 1897.

<sup>30</sup> Ibid., 1898.

<sup>31</sup> Ibid., 1904-05.

<sup>32</sup> Ibid.

<sup>33</sup> Ibid., 1908-09.

<sup>34</sup> It appears that Catherine Darragh was erroneously listed as owner of the tenement and shop when in fact these buildings appear to have been owned by Daniel Darragh as part of his larger landholding that included all three buildings on the site at the time.

<sup>35</sup> Ibid., 1910-11.

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**PLACE NAME:** Former Saddlery Store

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The owner during the Edwardian era, Daniel Darragh, was born in Ballan but by 1893 he had relocated to Sydney. There, he became a leading figure in coursing, as outlined in his obituary on 20 May 1938 in the *Sydney Morning Herald*:

Mr. Dan Darragh, one of the oldest identities in the coursing world, died at this residence, Lucy Street, Ashfield, after a long illness yesterday. Mr. Darragh was born at Ballan, Victoria, and came to Sydney 45 years ago. Since then he has been a prominent owner and trainer, and won many important stakes. At various periods he was in partnership with Messrs E. Fitzgerald, W. Phillips, and J. Maher. He won the N.S.W. Waterloo Cup with Andy and Andy's Choice and the Champion Cup with Monarch. Other dogs owned by him were Andrew Micawber, Castle Island, Gladstone Boy, and Antares.<sup>36</sup>

There is no evidence that Daniel Darragh resided at or operated a business from 121-123 Inglis Street during his ownership. There is also no connection between Darragh and coursing in the Moorabool Shire, although Daniel Darragh's brother, Will, was an inaugural Committee Member of the re-established Ballan Coursing Club in February 1913.<sup>37</sup> Coursing had been a popular sport in the Moorabool Shire since at least the 1870s,<sup>38</sup> and it may have been during Daniel Darragh's childhood years in Ballan where he found an interest in this recreational pursuit.

In 1919, Darragh sold the shop and dwelling at 121-123 Inglis Street to Charles Herbert Simmons.<sup>39</sup> He operated a saddlery from existing shop at 123 Inglis Street from that time and until at least 1924. Simmons' name was shown in a sign in the front gable end (Figure 1). There was also a brick chimney at the rear of the shop in the early 1920s, and the side walls were clad in horizontal timber weatherboards (Figure 2).



**Figure 3:** Unveiling of War Memorial Fountain outside Post Office, 27 March 1920.<sup>40</sup> The former saddlery shop is on the left. Source: *A Pictorial History of the Shire of Ballan*, p.93.

<sup>36</sup> 'Death of Mr. Dan Darragh' in the *Sydney Morning Herald*, 20 May 1938, p.17.

<sup>37</sup> *The Argus*, 3 February 1913, p.6.

<sup>38</sup> There are articles on Ballan coursing in *The Argus*, including 13 July 1878, p.8.

<sup>39</sup> Barnett & Son, op.cit., conveyance from Daniel Darragh to Charles Herbert Simmons, book 487, no. 136, 28 November 1919.

<sup>40</sup> The date of the photograph is given in J. Huggins, 'Ballan War Memorial Fountain', in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 5, no.2, June 1998, p.5.

By 1924, the property was jointly owned by C.H. Simmons, Claude William Harrison and Catherine Sims.<sup>41</sup> By 1931, the property appears to have been solely owned by Catherine Sims.<sup>42</sup>

After 1924 and before 1931, the bootmaker's shop fronting the land at 121 Inglis Street was demolished and the dwelling beside it was altered. With her husband, George Sims, Catherine Sims had operated Sims's Coffee Palace in Inglis Street opposite the subject site.<sup>43</sup> They appear to have been responsible for the removal of the earlier bootmaker's shop and the alterations to the dwelling. They relocated to the refurbished dwelling at 121 Inglis Street after Catherine Sims took ill after 1924.<sup>44</sup> Catherine and George Sims also appear to have been responsible for the subdivision of the land. Although the conveyance for this three lot subdivision did not occur until 1934, the Rate Books recognized the separate functions of the dwelling at 121 Inglis Street and the neighbouring saddlery shop at 123 Inglis Street at least as early as 1931. At this time, George Sims was twice listed as owner of a house and a shop of separate parts of allotment 5.<sup>45</sup>

In 1934, Catherine Sims mortgaged allotments A and C (containing the former dwelling at 121 Inglis Street and the existing shop at 123 Inglis Street) to Lawrence Myers Dugdale<sup>46</sup> and in the following year the rear subdivided land known as lot B was conveyed to Ada Keating of Ballan for the consideration of 'natural love and affection'.<sup>47</sup> Catherine and George Sims continued to reside at 121 Inglis Street until Catherine's death in 1938.<sup>48</sup> At that time, George Sims relocated to the shop at 123 Inglis Street while the dwelling was occupied by Catherine's aunt, Hilda Brennan.<sup>49</sup> After George's death in 1946, the mortgages on the dwelling and shop were discharged and the property conveyed to Catherine Sims' administrator, Susan Irene Hill.<sup>50</sup> The dwelling and shop were subsequently purchased by Hilda Brennan in 1947.<sup>51</sup> Between 2010 and 2011, the neighbouring Edwardian dwelling at 121 Inglis Street was demolished.

## COMPARATIVE

### Other Commercial Buildings in Ballan

The former saddlery shop at 123 Inglis Street is one six commercial buildings constructed in the 19<sup>th</sup> century in Ballan. The other buildings are more substantial in scale and are two storey:

- Ballan Hotel, 136 Inglis Street, built 1856:<sup>52</sup> this now rendered building was originally constructed of corrugated galvanised steel wall cladding that extended to form a parapet on

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41 Bartlett, op.cit., conveyance includes Charles Herbert Simmons, Claude William Harrison & Catherine Sims, book 511, no. 306, 9 August 1924.

42 Ballan Shire Rate Books, op.cit. The Rate Books did not list Catherine Sims as owner, this section being left blank.

43 Personal comment from June Huggins, Ballan Shire Historical Society, 14 July 2010.

44 Ibid. June Huggin's information has emanated from the granddaughter of Catherine and George Sims.

45 Ballan Shire Rate Book, op.cit., 1931.

46 Barnett & Son, op.cit., mortgage to Lawrence Myers Dugdale, book 543, no.781, 25 January 1934.

47 Ibid., conveyance to Ada Keating of Ballan, book 544, no. 46, 25 January 1934.

48 The death of Catherine Sims is outlined in ibid., reconveyance from Lawrence Myers Dugdale to Susan Irene Hill, Administrator, book 590, no. 67, 3 October 1947. June Huggins, op.cit., has indicated that the Sims resided at 121 Inglis Street until Catherine Sims' death.

49 Huggins, op.cit.

50 Barnett & Son, op.cit.

51 Ibid., conveyance from Susan Irene Hill to Hilda Mary Brennan, book 590, no. 68, 3 October 1947.

52 *Bacchus Marsh Express*, 17 March 1900, p.3, claims that the hotel was constructed in 1856 and was 'unique in its outside coating throughout of corrugated iron.' The Ballan Shire Rate Books, 1930-31 listed the Net Annual Value of the hotel property at £270 compared to £135 in the Ballan Shire Rate Book for 1925-26, suggesting that major additions had been carried out in the late 1920s.

the principal facades (the building appears to have been imported). Major alterations were carried out in 1928-30, with a gable roof added and the original corrugated steel wall cladding replaced with a rendered finish. The scale, construction and hotel function of the Ballan Hotel is not directly comparable to the former saddlery shop.

- Former Post and Telegraph Office, 140 Inglis Street, built 1874:<sup>53</sup> this rendered two storey building is not directly comparable to the former saddlery shop, although both buildings share a similar projecting front verandah.
- Commercial Hotel, 153 Inglis Street, built in the early 1860s with major additions in 1868:<sup>54</sup> the parapeted, two storey, hipped roofed, rendered brick building is one of the most substantial in central Ballan. There are additions of the late 1920s recessively located on the east side, as well as other introduced features. The front post-supported verandah appears to have replaced an early convex verandah. The scale, construction and hotel function of the Commercial Hotel are not directly comparable to the former saddlery shop.
- Former Commercial Bank, 157 Inglis Street, built 1867:<sup>55</sup> this Victorian Georgian styled two storey building has a parapeted basalt front façade augmented by sandstone quoinwork, stringcoursing and a battlemented parapet. The design, construction and function of this building is not directly comparable to the former saddlery shop.
- 'Mossfield' (Dwelling with two former shops), built c.1859:<sup>56</sup> this timber weatherboard building has an elongated gabled roof form clad in corrugated colorbond, with a front concave post-supported verandah. There are three original four panelled timber doors and original timber framed, multi-paned double hung windows, reflecting the original functions of the building. The scale of the building is not directly comparable to the former saddlery shop.

The former saddlery shop is one of only six commercial buildings in central Ballan constructed of timber in the 19<sup>th</sup> and very early 20<sup>th</sup> centuries. The other shops are:

- Two shops, 117 Inglis Street, built in c.1894:<sup>57</sup> a single storey, double gabled building, it features a prominent parapet (that disguises the roof) and a projecting post-supported verandah with substantial fascia. There are two original timber framed, six paned shopfront windows and an off-centre ingo with panelled timber doors. There is also a timber and glazed door (which may have been introduced) at the west end. A fixed glazed attic window opening has also been introduced in the west gable end. The projecting parapeted, post-supported verandah has a similar appearance to 'The Red House', and both have similar integrity.
- Shop, 119 Inglis Street, built in c.1897 (adjoining western-most shop built c.1925-30:<sup>58</sup> Built as two separate entities, the earlier shop (east) has a gabled roof form that traverses the front boundary (with double gabled roofs at the rear), while the later shop (west) has a broad gable

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53 *A Pictorial History of the Shire of Ballan, op.cit., p.4* & 'A Heritage Walk Through Ballan., Ballan Shire Historical Society, 1996.

54 Ballan Shire Rate Books, op.cit., 1863, 1965, 1868 & Bacchus Marsh Express, 8 August 1868.

55 Victorian Heritage Database online, Australian Heritage Database online & A Pictorial History of the Shire of Ballan, op.cit., p.45.

56 See heritage citation for 169 Inglis Street.

57 A.W. Salter, draper, purchased the land in 1894 – see Certificate of Title, vol. 1048, folo. 422. It appears that Salter had the existing building constructed about this time. On 25 December 1897, p.3., the *Bacchus Marsh Express* reported that 'the west half of the commoi8dous building recently erected by Mr A.W. Salter in Inglis street next to his drapery establishment [subject building] is being transmogrified into a four-roomed dwelling ...'

58 *Ibid*, 10 April 1897, p.3, stated that 'the latest addition to the business centre of Inglis street is a shop erected by Mr A.W. Salter ...' It is known that this refers to the subject building as the later article of 25 December 1897 referred to his existing drapery, as previously outlined. The existing western portion of the dwelling has a gabled form and chimney reflective of interwar design and construction.

roof form. The buildings have a semi-unified appearance defined by the projecting post-supported verandah with a substantial parapet/signage hoarding, the shopfronts having broad ingoes with two paned windows and early surrounds. The east shopfront has early panelled timber doors and a fanlight above (the glazing in the upper panels may have been introduced). The west shopfront has double doors with timber and glazed panels and fanlights above (the glazing in the door panels possibly having been introduced). The projecting parapeted verandah and the composition of the traditional shopfronts with ingoes are those features directly comparable to 'The Red House'.

- Former Chambers' Red House Drapery Store, 130, 130A & 130B Inglis Street, built 1913:<sup>59</sup> the most substantial and intact example of a timber commercial building in Ballan, the Red House store has a double gabled roof clad in corrugated sheet metal which terminate as hipped roof faces at the rear (similar to the former Ballan Times Printing Office). The front is characterised by a post-supported verandah with a prominent fascia hoarding, and the surviving eastern shopfront, with ingo, shopfront windows and frosted white and green transoms, and panelled timber stall boards. The former Chambers' Red House store is more substantial than the former saddlery shop. Both buildings share gabled roof forms.
- The Ballan News Office building, 152 Inglis Street, built 1901:<sup>60</sup> this timber weatherboard building has a gabled roof form disguised by a prominent arched and stepped parapet to the front façade. The building is rudimentary in appearance, the front elevation being defined only by the parapet, timber framed multi-paned windows and a vertically boarded door. There is an original face brick chimneys with cream brick banding and a multi-corbelled top on the west side. The building is in good condition, having been substantially repaired. It is not directly comparable to 'The Red House' given the distinctive stepped and curved parapeted front facade.
- 'Mossfield', 169 Inglis Street (see earlier).

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<sup>59</sup> See the *Bacchus Marsh Express*, 11 October 1913, which stated that 'Mr. Geo. Chambers asked permission to remove a tree in front of his premises in Inglis Street. He was erecting a new shop, and the tree would be an obstruction.'

<sup>60</sup> *Ballan Times*, 25 April 1901.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** War Memorial Fountain

Place No. BA038

**ADDRESS:** 125 Inglis Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 8.5: Commemoration

**Condition:** Good**Integrity:** High**Photograph Date:** 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **No****Other Recommendations****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The war memorial fountain, 125 Inglis Street, has significance as the only memorial fountain constructed in the Moorabool Shire initially to commemorate the local soldiers who fought and died in the First World War. Designed and built by the Wilcox Brothers of Geelong, the memorial was unveiled on 27 March 1920 amid a large crowd. Constructed of Harcourt granite, the significant fabric includes: triple-coursed plinth surmounted by a square base and projecting cornice, and a square pedestal crowned by a round column that is capped by an orb, projecting semi-circular fountain basin on the north elevation of the pedestal, inscription "In Honor of the Brave Men of this District who Fought for Honor, Freedom & Justice in the Great War, 1914-1918" below the fountain basin, the inscription "1914-19187 Died on Service" on the south face of the pedestal, inscribed

names of those who died in the war on all faces of the pedestal, soldier's head in bass relief and laurel wreath of victory in Italian marble on the north face of the pedestal, and metal plaques on the stepped base that list the names of the local men and women who fought in World War Two. The location of the memorial, in front of the Post Office as part of larger forecourt that extends into the nature strip, also contributes to the significance of the memorial.

**How is it significant?**

The war memorial fountain, 125 Inglis Street, Ballan, is historically, aesthetically and socially significant at a LOCAL level.

**Why is it significant?**

The war memorial fountain at 125 Inglis Street has historical significance for its associations with the local men and women who fought in the First World War, and later with locals that had enlisted in World War Two (Criteria A & H). The memorial also has associations with the Welcome Home Committee that was established in 1917 in order to provide fitting ways in which to welcome home returned servicemen. Designed and constructed by the Wilcox Brothers of Geelong, the memorial was unveiled on 27 March 1920 by Major E.J.T. Kerby, M.H.R. Further plaques listing the local men and women who served in World War Two were added to the memorial in 1998 as part of the Remembrance Service on Anzac Day of that year.

The war memorial fountain at 125 Inglis Street, Ballan, is aesthetically significant as a visual and commemorative landmark in the centre of town, as defined by the triple-coursed base, pedestal (with semi-circular fountain basin) and column all constructed in fine Harcourt granite (Criteria D & E). It is only one of two war-related stone memorial fountains in the Moorabool Shire, and the only memorial fountain located within its originally intended setting in front of the local Post Office.

The war memorial fountain at 125 Inglis Street, Ballan, is socially significant as a highly important marker that commemorates the contribution made by local men and women in World Wars One and Two (Criterion G). It is recognised and valued by the local community for this reason.

**Heritage Overlay Map**

It is recommended that the heritage overlay is only applied to the war memorial and the paved forecourt surrounding the memorial to the front Title boundary of the Post Office at 125 Inglis Street, as shown on the following aerial photograph:



Source of base Map: Aerial image supplied by the Moorabool Shire Council.

**DESCRIPTION:**

The war memorial fountain is located outside the Ballan Post Office, 125 Inglis Street, Ballan, in the nature strip which forms a formal forecourt. The memorial is surrounded by introduced brick paving with the lettering “Lest We Forget” at the front.

Constructed of Harcourt granite, the memorial consists of a triple-coursed plinth that is surmounted by a square base, above which is a projecting cornice and square pedestal that is crowned by a round column capped by an orb. On the north elevation is a projecting semi-circular fountain basin on the north elevation, below which is inscribed “In Honor of the Brave Men of this District who Fought for Honor, Freedom & Justice in the Great War, 1914-1918”. On the rear (southern) face in a polished panel is inscribed “1914-1918 Died on Service” and the names of those who died in the war. All faces of the pedestal are inscribed the names of the local servicemen who fought in the war. On the north face of the pedestal above the inscriptions of the name is a soldier’s head in bass relief and laurel wreath of victory in Italian marble. On the stepped base are metal plaques introduced in the late 20<sup>th</sup> century that list the names of the local men and women who fought in World War Two.



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**Photo 1:** War Memorial Fountain, Ballan, 2009.

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**HISTORY:**

**The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>1</sup> Comprising a grid layout to the south of the Werribee River, the township was named “Ballan” after Robert von Stieglitz’s nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>2</sup> In these fledgling years, the township was centred on Simpson Street,

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<sup>1</sup> T. O’Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>2</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>3</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>4</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>5</sup>

By 1890, the population of Ballan had reached 400.<sup>6</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>7</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>8</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>9</sup>

### **History of War Memorial Fountain**

In September 1917 during World War One, efforts were made by the locals of Ballan to appropriately honour the district's young men who had enlisted for King and Country.<sup>10</sup> The Ballan Shire Council initially proposed the construction of an honour board however the editor of the *Ballan Times* newspaper, Phillip Spencer, publically declared on 27 September 1918 that:

The erection of an ornamental fountain in front of the post office to the honor of Ballan and district soldiers is likely to be taken up successfully. Those we have come in touch with are opposed to an honor board, as they feel that this would not adequately honor our soldiers, whereas the erection of a fountain on such a fine site is just what is wanted. ... We would like to have the feeling of leading men in the district before any action is taken, but something definite will be done during the next few weeks. Let us have something worthy of the men who are fighting our battles.<sup>11</sup>

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3 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

4 *Ibid.*, pp.23-25.

5 *Bacchus Marsh Express* newspaper, 18 May 1872.

6 *Victorian Municipal Directory* 1890, p.237.

7 *Ibid.*

8 *A Pictorial History*, *op.cit.*, p.49, citing the Australian Handbook, 1894.

9 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

10 J. Huggins, 'Ballan Memorial Fountain', in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol.5, no.2, June 1998, p.3.

11 *Ballan Times*, 28 September 1917, p.2.

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: War Memorial Fountain

Place No. BA038

ADDRESS: 125 Inglis Street, Ballan

Assessment Date: Feb 2016

On 29 November 1917, J.H. Walsh convened a meeting 'for the purpose of considering the question of welcoming home returned soldiers, and also the erection of a permanent memorial to those who enlisted from this district.'<sup>12</sup> After considerable discussion, it was resolved:

That the first welcome include all who have already returned, and that subsequent welcomes be held from time to time.

That the welcome home take the form of a social evening and presentation, followed by a dance, members of Parliament to be invited.

That each returned soldier be presented with a gold medal of approved design.

That in welcoming returned soldiers the radius be five miles from Ballan post office.

That arrangements for refreshments be left in the hands of the ladies present, with power to add to their number.

That the following sub-committee be appointed (three to form a quorum):- Mrs Kelly, Mrs Blaubaum, Mrs Spencer, Miss M. Pearpoint, Dr Blaubaum, Messrs J.H. Walsh, Jas. Egan and E. Lay.

That Messrs P. Spencer and C.F. Myers be appointed joint hon. secretaries and treasurers.<sup>13</sup>

The public meeting also discussed the possibility of a permanent memorial. Suggestions were provided by Cr. Stewart (who was not in attendance at the meeting), Rev. E.J. Welch and Messrs. Gascard and Walsh. Ultimately, it was decided that:

... the erection of an ornamental drinking fountain in front of the post office be adopted, designs and cost of executing same to be obtained and submitted to a committee meeting. Cost - £150-£200.<sup>14</sup>

On 17 January 1918, the *Ballan Times* reported that 'a fund has been opened for the purpose of erecting a soldiers' Memorial Fountain in Ballan' and that £230 was required.<sup>15</sup> The five mile radius within which local soldiers would be recognised included the following boundaries:

... the bridge at Myrniong, through Korobeit, Greendale, Blakeville, Bunding, the bridge at Paddock creek, Bungeeltap, Mt. Wallace, Berembeke, and Ingliston.<sup>16</sup>

A weekly report of those who had subscribed was published in the *Ballan Times* throughout 1918.<sup>17</sup> This brought out an expanded boundary, enabling more servicemen to be recognised as well as further funds collected. Adding to the list were names of volunteers from Korweinguborra, Ballark, Bolwarrah, Morrisons, Gordon and former residents of Ballan.<sup>18</sup>

On 25 November 1918, the Ballan Welcome Home Committee selected the design by Wilcox Brothers of Geelong for the memorial fountain.<sup>19</sup> Funds collected amounted to £220.4s.7d and by the closing

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12 *Ibid.*, 29 November 1917, p.2.

13 *Ibid.*

14 *Ibid.*

15 *Ibid.*, 17 January 1918, p.2.

16 *Ibid.*, 27 June 1918, p.3.

17 Huggins, *op.cit.*

18 *Ibid.*, p.4.

19 *Ibid.*

**West Moorabool Shire Heritage Study Stage 2A: 2014-16**

**PLACE NAME:** War Memorial Fountain

Place No. BA038

**ADDRESS:** 125 Inglis Street, Ballan

Assessment Date: Feb 2016

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date of the appeal on 27 February 1919, the sum of £282.19s.7d had been subscribed.<sup>20</sup> Work commenced on the construction of the monument in late February 1920.<sup>21</sup>

The unveiling of the Ballan memorial fountain (Figures 1-2) was performed by Major E.J.T. Kerby, M.H.R. on Saturday 27 March 1920, amid a large crowd.<sup>22</sup> The forecourt to the Post Office was decorated with bunting. According to June Huggins:

Mr. Jas H. Walsh delivered a stirring welcome and introduction, then invited Major Kerby M.H.R. to perform the unveiling ceremony by breaking the ribbon that retained the Union Jack and Australian flag with which the monument was draped. At the conclusion the speeches Private P.G. Purcell sounded the "Last Post". Celebrations continued into the evening when a concert and presentation of medals was held in the Mechanics' Hall.<sup>23</sup>

The final sum raised for the memorial was £304.1s.7d. On 12 April 1921, the Ballan Welcome Home Committee held its last meeting. A credit balance of £60.1s.1d in the memorial fund was placed in the Savings Bank to earn interest and provide for the costs associated with the regular maintenance and care of the memorial.<sup>24</sup>

On Anzac Day, 25 April 1998 as part of the Ballan R.S.L. Sub-branch remembrance service, three metal plaques were added to the fountain. Unveiled by Michael Ronaldson M.H.R. and the Ballan R.S.L. Sub-branch President Jack Ranken, the plaques honoured the local men and women who had served in World War Two. The project was funded by the Commonwealth Government's 'Their Service – Our Heritage' program.<sup>25</sup>

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20 *ibid.*

21 *ibid.*, p.5.

22 *ibid.*

23 *ibid.*

24 *ibid.*

25 *ibid.*, p.3.



**Figure 1:** War Memorial Fountain outside the Post Office, 125 Inglis Street, n.d. [c.1925].

Source: Australian War Memorial collection, no. H17714.

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**Figure 2:** Unveiling of the War Memorial fountain, 27 March 1920.

Source: Ballan Shire Historical Society.

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**COMPARATIVE**

**Other War-Related Memorial Fountains in the Moorabool Shire**

Inspiration for the construction of a memorial fountain designed as a column in stone in the forecourt to the Ballan Post Office may have emanated from the memorial fountain at the front of the Bacchus Marsh Post Office. Erected on 13 November 1901 to commemorate 12 men who served in four of Victoria's contingents to South Africa in the Boer War (including Captain Samuel Thomas Staughton, D.S.O., M.L.A.), the memorial fountain at Bacchus Marsh comprises a spire with a fleur de lis finial mounted on a column pedestal of polished red and dark grey granite below which is a light grey granite plinth in two courses.<sup>26</sup> While the memorial fountain at Bacchus Marsh survives, the Victorian styled Post Office was replaced with another building in the c.1950s.

**Other War-Related Stone Memorials in the Moorabool Shire**

- War Memorial, 203 Main Street, Bacchus Marsh:<sup>27</sup> situated outside the Soldiers' Memorial Hall, the cairn is clad in Castlemaine slate on a two coursed plinth and is surmounted by a flag pole. The cairn has two bronze plaques which read: "Erected by the people of the Shire of Bacchus Marsh in recognition of those who served their Country in war".
- War Memorial, Diggers Rest-Toolern Vale Road, Coimadai:<sup>28</sup> a stone cairn located on the Diggers Rest-Toolern Vale Road.
- War Memorial, Blackwood:<sup>29</sup> Situated at the junction of Martin Street and Byres Road is an open grassed reserve with a gabled information shelter, picnic table and seats and stone World War Two War Memorial and Stamper Battery. The memorial has a random stone headstone with plaques affixed to it. The headstone is set on a raised brick and stone platform, with a paved area and smaller platform in front. The top plaque reads: "1939-1945 In Proud Memory of those Men and Women who Served in World War II and of Those who Passed from the Sight of Man "Lest We Forget"." The bottom plaque reads: "Shire of Ballan Bicentennial Committee Initiative Project Blackwood Anzac Memorial Garden An Australian Bicentennial Project To commemorate the nation's Bicentenary in 1988."
- War Memorial, Bungaree-Wallace Road, Bungaree:<sup>30</sup> Comprising a face brick wall with plaques of local families attached and a boulder in front with a metal plaque that reads: 'This plaque was erected by the Council of the Shire of Bungaree as a tribute to and in remembrance of citizens who served their country in times of war, "Lest We Forget".' The memorial was erected before 1994.

Overall, the war memorial at Ballan is the only memorial fountain constructed in the Moorabool Shire initially to commemorate the local soldiers who fought and died in the First World War. It is one of two war-related memorial fountains in the Shire.

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<sup>26</sup> P. Taylor, 'Pro deo et patria: a survey of Victoria's Boer War Memorials', Master of Arts (Public History) thesis, Monash University, 1997.

<sup>27</sup> R. Peterson & D. Catrice, Bacchus Marsh Heritage Study, prepared for the Shire of Bacchus Marsh & the Historic Buildings Council, 1995, citation ref. 158A.

<sup>28</sup> Authentic Heritage Services Pty Ltd, 'A Survey of Victoria's Veteran-Related Heritage', prepared for the Department of Planning & Community Development, August 2008.

<sup>29</sup> See citation for the Blackwood Prayer Hill Heritage Precinct.

<sup>30</sup> No date for the establishment of the memorial has been ascertained. As the Bungaree Shire Council amalgamated to form part of the Moorabool Shire Council in 1994, the memorial had been erected before this time.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Former Chambers' Red House Drapery Store

Place No. BA039

**ADDRESS:** 130, 130A & 130B Inglis Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:****Theme 5.4:** Commerce**Theme 6.1:** Building Towns**Condition:** Good**Integrity:** Moderate-High**Photograph Date:** 2009 & 2014

2014

**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the building (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The former 'Red House' drapery store at 130, 130A and 130B Inglis Street has significance as one of the most substantial and intact commercial buildings of timber construction in Ballan constructed in the Late Victorian and Federation era. 'The Red House' was built in 1913 as the drapery business of Hubert Randall Chambers (1888-1977) and apart from a short period serving in the Great War in 1916-1917 (his service being cut short by being wounded in action), he ran his drapery from this

## **West Moorabool Shire Heritage Study Stage 2A: 2014-16**

**PLACE NAME:** Former Chambers' Red House Drapery Store

Place No. BA039

**ADDRESS:** 130, 130A & 130B Inglis Street, Ballan

Assessment Date: Feb 2016

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location until 1950. Characterised by a rudimentary Federation era design, the significant fabric includes: the double gabled roof forms that project towards the rear and terminate with hipped roof faces; post-supported, flat-roofed and parapeted verandah that projects over the footpath (including the square profile and timber construction of the verandah posts and the prominent signage parapet hoarding); the eastern shopfront with a central ingo, timber framed and glazed door with frosted glass timber framed transom, flanking timber framed shopfront windows with framed frosted white and green transoms above, and the panelled timber stallboards; timber weatherboard wall cladding, louvered timber ventilator in the east gable end at the front and the corrugated profile sheet metal roof cladding

### **How is it significant?**

The former 'Red House' drapery storey at 130, 130A and 130B Inglis Street, Ballan, is historically and aesthetically significant at a LOCAL level.

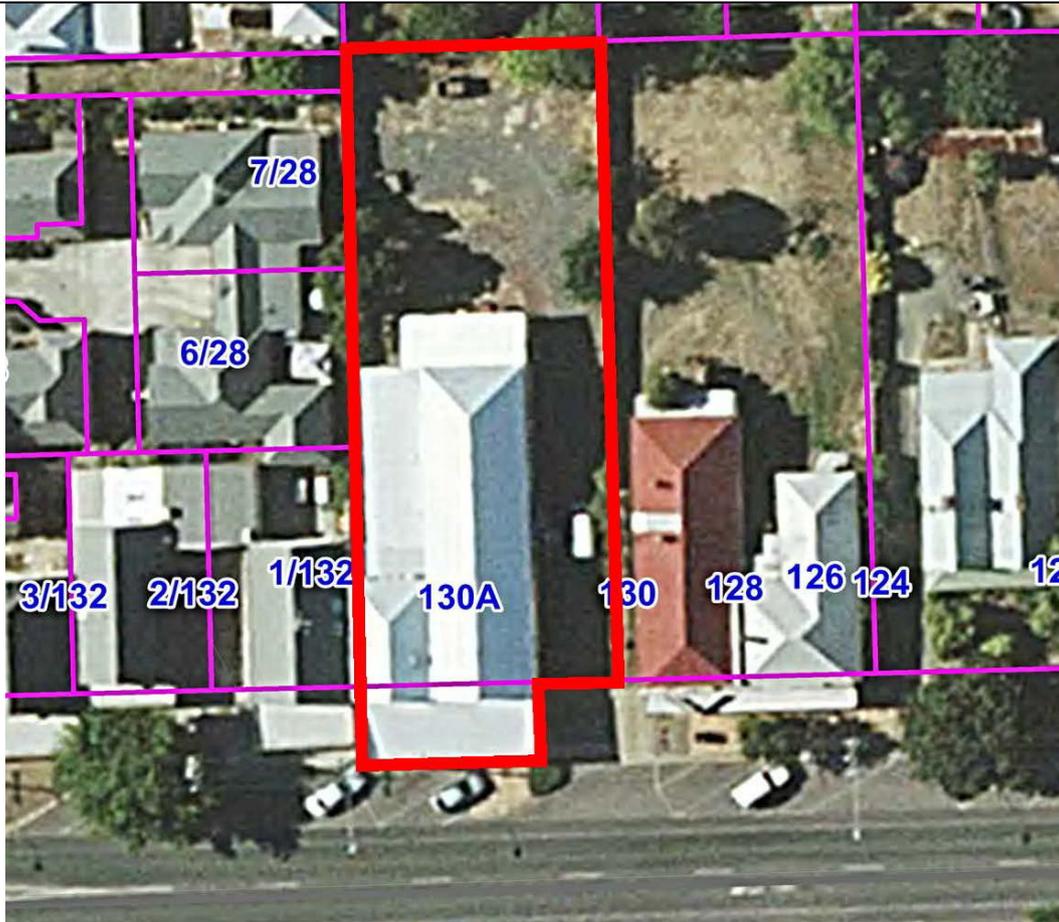
### **Why is it significant?**

The former 'Red House' drapery store at 130 Inglis Street has historical significance for its associations with one of the few Federation era commercial developments in the central township of Ballan immediately prior to the outbreak, of World War One (Criterion A). In particular, the building has associations with Hubert Randall Chambers (1888-1977) (Criterion H) who operated his drapery business there from the time of its construction in 1913 until 1950 (apart from a short period in 1916-17 when Chambers served in the Great War). Named 'The Red House', the building was first owned by Chambers' father, George, but it was H.R. Chambers that occupied the site and who contributed to the commercial progress of Ballan during the first half of the 20<sup>th</sup> century.

The former 'Red House' drapery store at 130 Inglis Street, Ballan, is a substantial and rare surviving intact example of Late Victorian and Federation era commercial buildings in the central township area. In particular, the former 'Red House' demonstrates original design qualities of a rudimentary Federation era commercial timber building, typical for a small rural town. These qualities are especially borne out in the double gabled roof forms, projecting post-supported verandah with a broad signage hoarding and in the surviving eastern shopfront with ingo and flanking timber framed windows having paneled timber stallboards.

### **Heritage Overlay Map**

It is recommended that the heritage overlay is applied to the site at 130, 130A and 130B Inglis Street, and to the front verandah outside the Title boundary as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION: <sup>1</sup>**

The former drapery store at 130, 130A and 130B Inglis Street, Ballan, is located on a rectangular allotment on the street (southern) boundary. There is a wide eastern side setback having an asphalt driveway, with a substantial gravelled car park at the rear. The rear yard has some perimeter shrubbery and a small grassed area immediately adjacent the rear of the building. The west portion of the building is located on the boundary.

The single storey, timber weatherboard, Federation era former drapery store building has a double gabled roof form clad in recently introduced corrugated sheet metal). The east gable is larger and extends considerably further towards the rear of the site, terminating with a hipped roof face. The smaller gabled roof on the west side also terminates with a hipped roof face. Projecting from the rear of both wings are skillion additions. In the front gable end of the larger (eastern) gable is a timber louvered ventilator in poor condition.

An original feature of the building is the post-supported, flat-roofed and parapeted verandah that projects over the footpath. The square verandah posts are of timber construction and they support a prominent parapet or signage fascia, disguising the flat sheet metal roof behind.

Another early feature of the design is the eastern shopfront. It has a central ingo with a timber framed and glazed door and frosted glass timber framed transom above. Flanking the ingo are early timber framed shopfront windows with framed frosted white and green transoms above. There are

<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** Former Chambers' Red House Drapery Store

Place No. BA039

**ADDRESS:** 130, 130A & 130B Inglis Street, Ballan

Assessment Date: Feb 2016

panelled timber stallboards. An identical, original shopfront under the west gabled wing has been removed and replaced with the existing metal framed shopfront windows, central metal framed and glazed door and vertically boarded surrounds.



**Photo 2:** The former 'Red House' drapery store, 2009.



**Photo 3:** Detail of the original eastern shopfront, 2009.

### HISTORY:

#### The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and

<sup>2</sup> T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>3</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

<sup>4</sup> *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

<sup>5</sup> *Ibid.*, pp.23-25.

<sup>6</sup> *Bacchus Marsh Express* newspaper, 18 May 1872.

<sup>7</sup> *Victorian Municipal Directory* 1890, p.237.

'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### History of the former Chambers' Red House Drapery Building

The building at 130, 130A and 130B Inglis Street is situated on allotment 3 of Section 3 in the Township of Ballan first owned J. Collins from 14 May 1851.<sup>11</sup> He built a cottage fronting Simpson Street (as at that time the main street was Simpson Street) and established a garden in the rear yard fronting Inglis Street.<sup>12</sup> A few months later in December 1851, the property was sold to Miss Ann Johanna Flack.<sup>13</sup> She continued ownership of the property until 1909, when it was purchased by George Chambers (1862-1924), storekeeper of Avoca.<sup>14</sup>

By October 1913, a new drapery store was under construction at 130 Inglis Street.<sup>15</sup> The building appears to have been completed soon after, and it was characterised by a double gabled roof form, projecting post-supported verandah with substantial signage parapet and double shopfronts.



**Figure 1:** 'The Red House', 130 Inglis Street, Ballan, n.d. [c.1935]

Source: Ballan Shire Historical Society.

8 *Ibid.*

9 *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the *Weekly Times*, 17 June 1879.

11 See Township of Ballan Plan, 1954, VPRS 16171 PROV.

12 J.H. Walsh, 'Early Ballan No. 43' in the *Ballan Times*, 17 January 1918, p.3.

13 Certificate of Title, 3 December 1851, vol. 183 fol. 413.

14 *Ibid.*, 7 December 1909. The Title described George Chambers as a storekeeper of Ballan although his residency there seems to have been brief as he continued his business at Avoca into the early 20<sup>th</sup> century (see for example, the *Ballan Times*, 29 August 1918, which listed Chambers' address as Avoca). See also the Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

15 The Bacchus Marsh Express, 11 October 1913 stated that 'Mr. Geo. Chambers asked permission to remove a tree in front of his premises in Inglis Street. He was erecting a new shop, and the tree would be an obstruction.'

Although owned by George Chambers, it was his son, Hubert Randolph Chambers, who commenced 'The Red House' drapery at this location from this time.<sup>16</sup> The third child of George Chambers and his second wife, Margaret (nee Randall), Hubert (Bert) was born on 5 September 1888 at Avoca.<sup>17</sup> By 1910, he had relocated to Ballan where he continued in the family business as a draper.<sup>18</sup> In addition to operating his drapery at 'The Red House', Chambers allowed displays of prizes for community fundraising activities in his shopfront windows. In 1915 for example, an umbrella and a cushion were displayed as the prizes of a euchre party and ball held at the Mechanics' Institute in aid of the Red Cross Society.<sup>19</sup> Chambers was also involved in other community organisations, including the Ballan Gun Club and the Ballan Jockey Club.<sup>20</sup> After the outbreak of World War One, Chambers enlisted with the Australian Imperial Force, as outlined by one of his descendants, Aillin O'Brien:

Hubert (Bert) was a 27 year old draper living at Ballan, Victoria, when he enlisted in the Australian Imperial Force (AIF) on 9 March 1916 in the 10<sup>th</sup> Field Company Engineers. His unit embarked from Melbourne on the Runic on 20 June 1916.

He studied an engineering course in England before he was sent to France. Bert was wounded in France on 9 January 1917. He suffered a gun shot wound to his left wrist. Over the next six months, Bert spent time in hospital in England where operations were performed on his injured wrist. He also spent time with relatives in England while he was recuperating. On 23 June 1917 Bert was deemed unfit to return to general service in France due to his injury. In July 1917 he left England to return to Australia. He was discharged from service on 5 November 1917.<sup>21</sup>

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16 'A Heritage Walk Through Ballan', notes Ballan Shire Historical Society, 1996.

17 A. O'Brien, Australian Genealogy Journeys: ANZAC Day – Hubert Randall Chambers' 24 April 2012 at <http://ausgenjourneys.blogspot.com.au/2012/04/anzac-day-hubert-randall-chambers.html>

18 George Chambers, fruiterer, was listed as the occupier of a shop owned by A.W. Salter on part lot 7, Section 8 in Ballan (being 117 Inglis Street today), which was possibly operated by the young H.R. Chambers. See also *Bacchus March Express*, 2 December 1911, p.2.

19 *Ballan Times*, 6 May 1915, p.2.

20 *Ibid.*, 5 February 1914, p.2 and 7 October 1915, p.2.

21 O'Brien, op.cit.



Figure 2: H.R. Chambers.

Source: <http://ausgenjourneys.blogspot.com.au/2012/04/anzac-day-hubert-randall-chambers.html>

Chambers recommenced business as a draper at 'The Red House' upon his return to Ballan. On 28 August 1918, he married Miss Jessie Elizabeth Myers, fourth daughter of Mr and Mrs John Myers of Monte Ville, Ballan.<sup>22</sup> They took up residence in Simpson Street,<sup>23</sup> presumably in the cottage built by J. Collins in the 1850s, at the rear of 'The Red House'. The property at 130 Inglis Street was formally acquired by Bert Chambers on 16 March 1920.<sup>24</sup> He continued his drapery business at 'The Red House' until he sold it to Roderick William Gates on 29 December 1950.<sup>25</sup>

## COMPARATIVE

### Other Comparable Commercial Buildings in Inglis Street, Ballan

The former 'Red House' drapery store is one of the most substantial and intact examples of the small number of Late Victorian and Federation era commercial buildings of timber construction in Ballan. The other surviving buildings include:

- Two shops, 117 Inglis Street, built in c.1894:<sup>26</sup> a single storey, double gabled building, it features a prominent parapet (that disguises the roof) and a projecting post-supported verandah with substantial fascia. There are two original timber framed, six paned shopfront windows and an off-centre ingo with panelled timber doors. There is also a timber and glazed door (which may have been introduced) at the west end. A fixed glazed attic window opening has also been introduced in the west gable end. The projecting parapeted, post-supported verandah has a similar appearance to 'The Red House', and both have similar integrity.

<sup>22</sup> *Ballan Times*, 29 August 1918.

<sup>23</sup> *Ibid.*

<sup>24</sup> Certificate of Title, op.cit.

<sup>25</sup> *Ibid.*, 29 December 1950.

<sup>26</sup> A.W. Salter, draper, purchased the land in 1894 – see Certificate of Title, vol. 1048, folo. 422. It appears that Salter had the existing building constructed about this time. On 25 December 1897, p.3., the *Bacchus Marsh Express* reported that 'the west half of the commoi8dous building recently erected by Mr A.W. Salter in Inglis street next to his drapery establishment [subject building] is being transmogrified into a four-roomed dwelling ...'

- Shop, 119 Inglis Street, built in c.1897 (adjoining western-most shop built c.1925-30:<sup>27</sup> Built as two separate entities, the earlier shop (east) has a gabled roof form that traverses the front boundary (with double gabled roofs at the rear), while the later shop (west) has a broad gable roof form. The buildings have a semi-unified appearance defined by the projecting post-supported verandah with a substantial parapet/signage hoarding, the shopfronts having broad ingoes with two paned windows and early surrounds. The east shopfront has early panelled timber doors and a fanlight above (the glazing in the upper panels may have been introduced). The west shopfront has double doors with timber and glazed panels and fanlights above (the glazing in the door panels possibly having been introduced). The projecting parapeted verandah and the composition of the traditional shopfronts with ingoes are those features directly comparable to 'The Red House'.
- Former Saddlery, 123 Inglis Street, built c.1874:<sup>28</sup> this modestly-scaled, single storey, gabled pitched, gabled building has an original timber framed and centred door opening with panelled timber and glazed door (the glazing possibly having been introduced), an early four paned timber framed shopfront window on the west side, and an introduced triple-lighted timber framed window on the east side. The front timber cladding simulating ashlar blockwork is early, as is the timber weatherboard gable infill. The bracketed front verandah is early (or a reconstruction of the early verandah) and there is introduced side vertical wall cladding. While the building has experienced some alterations, it is one of the earliest-surviving timber commercial buildings in Ballan. Only the form is directly comparable to 'The Red House'.
- The Ballan News Office building, 152 Inglis Street, built 1901:<sup>29</sup> this timber weatherboard building has a gabled roof form disguised by a prominent arched and stepped parapet to the front façade. The building is rudimentary in appearance, the front elevation being defined only by the parapet, timber framed multi-paned windows and a vertically boarded door. There is an original face brick chimneys with cream brick banding and a multi-corbelled top on the west side. The building is in good condition, having been substantially repaired. It is not directly comparable to 'The Red House'.

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<sup>27</sup> *Ibid*, 10 April 1897, p.3, stated that 'the latest addition to the business centre of Inglis street is a shop erected by Mr A.W. Salter ...' It is known that this refers to the subject building as the later article of 25 December 1897 referred to his existing drapery, as previously outlined. The existing western portion of the dwelling has a gabled form and chimney reflective of interwar design and construction.

<sup>28</sup> The original owner, Edmund Cowell, took out a mortgage with Cornelius Cunningham in 1874, which suggests that this shop was built at this time. See Alf Barnett & Son, Title Searchers, Search of Title for Part Crown Allotment Five, Section Eight, Town of Ballan, Parish of Ballan, mortgage conveyance from Edmund Cowell to Cornelius Cunningham, book 236, no. 601, 3 January 1874, Department of Sustainability & Environment, Melbourne.

<sup>29</sup> *Ballan Times*, 25 April 1901.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Ballan Hotel

Place No. BA040

**ADDRESS:** 136 Inglis Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 5.4: Commerce

Theme 5.5: Entertaining &amp; Socialising

Theme 6.1: Building Towns

Theme 8.3: Health &amp; Welfare

**Condition:** Good**Integrity:** Moderate-High**Photograph Date:** 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** Yes B3473**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**

External Paint Controls Should Apply?

**No**

Internal Alteration Controls Should Apply?

**No [To be confirmed if internal access is gained for assessment]**

Tree Controls Should Apply?

**No**

Fences &amp;/or Outbuildings of Note?

**No**

Prohibited Uses May be Permitted?

**Yes**

Incorporated Document

**Yes****Other Recommendations**

It is recommended that access is sought with the owner to determine whether interior fabric has significance and whether there is any physical evidence that may reveal the manufacturer of the original building fabric.

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant building); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the building (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The Ballan Hotel, 136 Inglis Street, has significance as possibly the only surviving imported iron hotel building in Victoria, and as a local heritage landmark, being the earliest operating hotel in Ballan. Built in 1859-60 for George Flack, a draper from London, England, the distinctive original Victorian Georgian styled building with parapeted corrugated galvanized steel wall cladding and a return post-supported concave verandah had a stylistic familiarity with the Royal Mail Steam Packet Company residence, Chagres, Panama, erected in 1853 and manufactured by the John Walker of Millwall, England. A two storey hipped roofed addition was built at the rear in 1903 when the hotel was licensed to Joseph Bromley. The substantial alterations, including the construction of a principal gabled roof and return two storey balcony and verandah occurred in 1928-30 when the hotel was owned by Henry S. Jackson. These alterations contribute to the significance of the place as part of its evolution and development as Ballan's principal hotel business. The significant fabric of the Ballan Hotel includes: two storey gabled roof form that traverses the site (terminating with a gambrel roof at the east end); return two storey, post-supported verandah and balcony with capped timber balustrades; rear two storey hipped roofed wing; rear gable roofed single storey wing; modest eaves exposed timber rafters; timber weatherboard wall cladding in the main gable ends with stuccoed panelling and strapping below; stuccoed wall cladding; early corrugated galvanized steel wall cladding (arranged horizontally) on the west façade of the main building and on the rear hipped wing; timber framed, double door ground floor opening with transom in the splayed corner; panelled timber main door (albeit altered); regular bays of timber framed, 12 paned, double hung windows with timber architraves and sills; and the chimneys on the west elevation and rear hipped wing.

**How is it significant?**

The Ballan Hotel, 136 Inglis Street, Ballan, is historically, aesthetically, scientifically and socially significant at a LOCAL level.

**Why is it significant?**

The Ballan Hotel at 136 Inglis Street has historical significance as the longest-running hotel business in Ballan, having been constructed in 1859-60 for George Flack, an English draper who established a drapery business in Collingwood (Criteria A & H). The construction of the Ballan Hotel followed from Flack's general store built in 1854. The building appears to have been an imported metal clad structure. George Flack contributed much to community life and infrastructure in Ballan. In addition to operating his hotel, he built a Post and Telegraph Office in 1874, his adjoining general store being operating by his son, Thomas by 1878. On the death of George Flack in 1900, the hotel was operated by Thomas Flack until his death in 1903. The property remained in the Estate of George Flack in the ensuing years, the hotel being leased to Joseph and Julia Bromley who carried out rear additions in 1903 and other external and internal improvements in 1909. Their departure from Ballan coincided with Hector Norman Flack (son of the late Thomas Flack) becoming proprietor of the hotel in 1911. Major alterations and additions were carried out to the hotel in 1928-30, when owned by Henry S. Jackson. At the rear of the site, the former stables have associations as the changing station for Cobb and Co.

The Ballan Hotel at 136 Inglis Street has aesthetic significance in demonstrating design qualities associated with important eras of development of the hotel business (Criterion D). They include the remnant original Victorian Georgian styled fabric (being the footprint and splayed corner of the main building, regular bays of ground and first floor windows, main ground floor entry door, chimneys and horizontally-oriented corrugated galvanized steel wall cladding on the west façade); Late Victorian/Federation era fabric (rear two storey hipped roofed wing clad in horizontally-aligned galvanized corrugated steel wall cladding); and the interwar era fabric (main gabled and gambrel roof forms, two storey post-supported return balcony and verandah, timber weatherboard and strapped panelling in the gable ends and the stuccoed wall cladding).

The Ballan Hotel at 136 Inglis Street has scientific significance as the only known imported iron hotel building in Victoria (albeit altered) (Criterion F). The original design and particularly the external construction of horizontally-aligned corrugated sheet metal wall cladding is still evident on the west façade and possibly the framing construction, represent a contextually unusual form of construction once common in the mid-19<sup>th</sup> century that was imported to meet the demands for buildings during the Victorian gold rush when materials were in short supply. As an imported building, the original design of the Ballan Hotel (which is still partially discernible on the west façade) had an affinity with the Royal Mail Steam Packet Company residence, Chagres, Panama, erected in 1853 and manufactured by John Walker of Millwall, England.

The Ballan Hotel at 136 Inglis Street has social significance as it is recognised and valued for its enduring function as an important meeting place for civic, community and social functions and activities since 1860 (Criterion G).

### Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 136 Inglis Street, as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

### DESCRIPTION: <sup>1</sup>

The Ballan Hotel, 136 Inglis Street, Ballan is located on the property boundaries in the south-east corner of the rectangular site. There is a modest setback on the west side and a rear yard with central pathway flanked by grassed areas and perimeter trees. The pathway leads to an early single storey, gabled, galvanised corrugated steel outbuilding that has double door openings on the east side (fronting Fiskens Street). On the east boundary between the rear outbuilding and the hotel building is a high, introduced face brick fence and a small bay of a visually permeable timber picket fence.

The hotel building has a principal two storey, gabled roof form that traverses the side and which terminates with a gambrel roof at the east end where there is a return two storey, post-supported

<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** Ballan Hotel

Place No. BA040

**ADDRESS:** 136 Inglis Street, Ballan

Assessment Date: Feb 2016

verandah and balcony with capped timber balustrades (the north end of the verandah on the east side has introduced infill and there are introduced metal balustrades in other bays of the verandah). The main gabled roof form and two storey balcony represents major changes carried out in the late 1920s. At the rear on the west side is a two storey hipped roofed wing (built in 1903), while the gabled roof form to the single storey wing on the east side forms part of the changes of the late 1920s. The single storey skillion wings at the rear have been introduced in more recent times. All of the roofs are clad in introduced corrugated colorbond. The interwar gabled forms have eaves with exposed timber rafters. The main gable ends have timber weatherboard wall cladding with stuccoed panelling and strapping below. An introduced skillion verandah projects over the Fiske Street footpath at the rear of the hotel building. Introduced concrete floors with tiles extend around the return verandah.

The principal south and east facades of the main portion of the hotel have what appears to be interwar era stuccoed wall cladding (the stucco may have been replaced in the later 20<sup>th</sup> century), but on the east façade and rear hipped wing is the original and early corrugated galvanised steel wall cladding (or replacements to reflect the original design and construction). The principal (south-east) corner of the building has an original splay, with an original timber framed, double door opening on the ground floor with altered timber doors (now with glazed upper panels) and transom above (now blocked up). The regular bays of timber framed, 12 paned, double hung windows with timber architraves and sills are original (some of the glazing and window panes to the lower sashes have been altered, possibly in the late 1920s). The original first floor window opening in the splayed corner has been blocked up (also possibly in the late 1920s). At the west end of the main building and to the north of the rear hipped wing are two original chimneys. The chimney at the west end of the main building has been modified and extended in the late 1920s.

Overall, the Ballan Hotel appears to be in fair condition. Some of the wall and window fabric has weathered. The hotel building has moderate-high integrity when considering that the major changes of the late 1920s reflect an important phase in the development of the place.



**Photo 2:** Ballan Hotel, east elevation showing rear single storey, gabled wing, 2009.



**Photo 3:** Ballan Hotel, south and west elevations, 2009.



**Photo 4:** Ballan Hotel, detail of west elevation showing early corrugated galvanised steel roof cladding, 2009.



**Photo 5:** Ballan Hotel, ground floor window and door detail, 2009.



Photo 6: Ballan Hotel, ground floor windows, south elevation, 2009.



Photo 7: Ballan Hotel, ground floor windows, east elevation, 2009.



Photo 8: Ballan Hotel, partial view of rear (north) elevation, 2009.



Photo 9: Rear former stables outbuilding, east elevation, 2009.

## HISTORY:

### The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further

<sup>2</sup> T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>3</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

<sup>4</sup> *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

<sup>5</sup> *Ibid.*, pp.23-25.

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progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### **History of the Ballan Hotel**

On 10 December 1850, William Belcher, auctioneer,<sup>11</sup> acquired allotments 9 and 10 of Section 4 in the Township of Ballan, comprising one acre with frontages to Inglis, Fisken and Simpson Streets.<sup>12</sup> Three years later on 15 November 1853, Belcher sold allotment 9 on the north-west corner of Inglis and Fisken Streets (which comprised 2 roods), to George Flack.<sup>13</sup> He had induced a Mr Doyley to purchase the land for him.<sup>14</sup> A draper, Flack ran a store called "Collingwood House" in Brunswick Street, Collingwood.<sup>15</sup>

While Flack continued to operate his store in Collingwood, in October 1854 he advertised for horse drays 'for loading to Ballan.'<sup>16</sup> By this time, he had built a store constructed of iron that colloquially became known as the "Little Iron Store", which had hanging timber shutters on the Inglis Street façade (Figure 1).<sup>17</sup> In the store, Flack established a grocery, drapery, butchery, ironmongery and general produce business which he left in the control of H.W. Simmons and Charles Flack, his nephew.<sup>18</sup>

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6 *Bacchus Marsh Express* newspaper, 18 May 1872.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the *Weekly Times*, 17 June 1879.

11 *The Australasian*, 9 January 1937, p.4.

12 Application No. 32928, Certificate of Title 2821 fol. 195, Land Information Centre, Laverton.

13 *Ibid.*

14 *Bacchus Marsh Express*, 17 March 1900, p.3.

15 See various articles and advertisements in *The Argus*, including that of 8 February 1856, p.1.

16 *Ibid.*, 6 & 11 October 1854.

17 *Ballan Times*, 17 January 1918, p.3. The hanging shutters had been replaced with glazed shopfront windows by 1870. See *Bacchus Marsh Express*, 23 April 1870, p.3, which reported on 'a fine dish of gold' being 'exhibited in the store window of Mr. Flack.'

18 *Ballan Times, op.cit.*



Figure 1: Group gathered outside Flack's store, n.d. [post 1870].

Source: *A Pictorial History of the Shire of Ballan*, p.55.

On 7 May 1858, Flack purchased the adjoining allotment 10 from William Belcher.<sup>19</sup> With his family, he continued to reside in Collingwood, although at the end of 1858 he advertised 'for an experienced baker, for the country.'<sup>20</sup> On 25 January 1860, *The Argus* advertised the sale of George Flack's stock from his "Collingwood House" store (Figure 2), in anticipation for relocation of the Flack family to Ballan.<sup>21</sup>

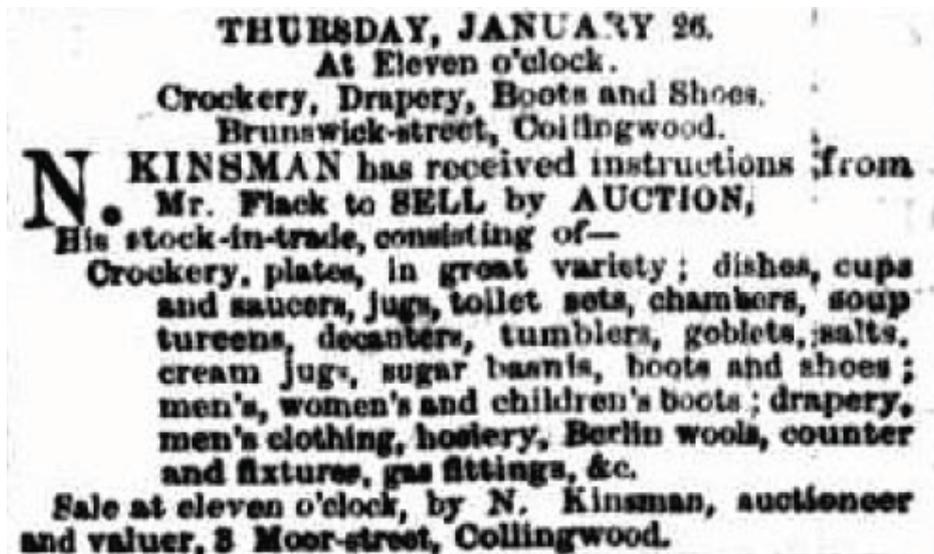


Figure 2: Advertisement of the sale of Flack's stock in trade.

Source: *The Argus*, 25 January 1860, p.2.

<sup>19</sup> Application No. 32989, op.cit.

<sup>20</sup> It is known that the Flack family were still at Collingwood in 1858 as George Flack junior won second prize for geometry in the junior class at Scotch College in January of that year, while in April, George Flack senior advertised 'for an active lad' to assist in his store in Brunswick street. See *The Argus*, 8 January 1858, p.7, 12 April 1858, p.1 & 23 December 1858, p.7.

<sup>21</sup> *Ibid.*, 25 January 1860, p.2.

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From early 1860 the Flack family lived in a house at the rear of the Inglis Street store built in 1854.<sup>22</sup> During 1859, George Flack had constructed a two storey hotel building which was described as being 'unique in its outside coating throughout of corrugated iron.'<sup>23</sup> Reputedly an imported iron building,<sup>24</sup> the *Bacchus Marsh Express* gave a brief description of the construction of the hotel in 1900:

... the tradesmen then employed being paid 30/ and 50/ a day, and the proof of substantial material and good workmanship is reflected in the still solid and firm structure. When asked the probable cost of this building Mr. Flack's reply to me was that "he could not tell to within some thousands".<sup>25</sup>

All of the pit-sawn hardwood used in the construction of the hotel was supplied by Mr Attwell and James Gilbert, who had arrived in Ballan in 1850 and who later managed Flack's Bungeeltap Homestead.<sup>26</sup>

The two storey Victorian Regency styled building was originally constructed with an iron parapet to disguise a shallow-pitched gabled roof (Figures 3-6). Distinctive with its corrugated sheet metal wall cladding, the building had a splayed corner which formed the main entrance on the ground floor. There were regular bays of timber framed double hung 12 paned windows on the ground and first floors. Rendered brick chimneys with corbelled tops projected beyond the parapet line at the side and rear. A return concave verandah supported by solid square posts and adorned with a curving timber fretwork valance was a feature of the design. The verandah corner was lit at night by a lantern suspended from an arched iron rod that projecting above the verandah roof. At the rear (north) of the building was a parapeted, single storey wing that extended beyond the east wall of the main two storey hotel building, to the Fiskin Street boundary. Internally, there was a curving timber Regency staircase that had been imported from England (Figure 7).<sup>27</sup>

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22 There were no references to Flack's Collingwood House store in *The Argus* in 1859, which might suggest that the family had removed to Ballan during this year. See also M. Campbell, 'My Great Grandfather and Great Grandmother Flack' in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, December 1991, pp.6-7.

23 J.H. Walsh, 'Early Ballan No. 43' in the *Ballan Times*, 17 January 1918, p.3.

24 The *Bacchus Marsh Express*, 31 July 1909, p.3, stated that 'Bromley's [previously Flack's- hotel at Ballan looks smarter than ever, outside and inside, although it is an old imported building.'

25 *Ibid.*, 17 March 1900, p.3.

26 *Ibid.*, 22 April 1893. See also J.W. Walsh, 'Early Ballan No. 52' in the *Ballan Times*, 15 August 1918, p.3.

27 Oral information from the Ballan Shire Historical Society, Ballan, 1 July 2009, & community consultation, Ballan Shire Historical Society, 27 October 2009.



Figure 3: Flack's Ballan Hotel, n.d. [c.1880s]

Source: Ballan Shire Historical Society.



Figure 4: Ballan Hotel, n.d. [c.1890s] Pictured in front of the hotel are:

George Flack senior, George Flack junior, Thomas Flack, Bridget Shannon and Annie Shannon.

Source: Ballan Shire Historical Society.



Figure 5: Ballan Hotel, n.d. [c.1890s].

Source: Ballan Shire Historical Society.



Figure 6: Ballan Hotel, rear view (north elevation), showing Flack family, n.d. [c.1890s].

Source: Ballan Shire Historical Society.



Figure 7: Ballan Hotel, stairs, n.d.

Source: *A Pictorial History of the Shire of Ballan*, p.19.

Having successfully acquired a publican's licence, George Flack commenced business at the Ballan Hotel in 1860.<sup>28</sup> From this time, the hotel was an architectural and social landmark in the town, as well as the changing station for Cobb and Co. coaches enroute to Ballarat and Portland.<sup>29</sup> It became the location of numerous public activities, including meetings for community groups and civic dinners.<sup>30</sup> In 1872, the hotel was described in the *Bacchus Marsh Express*:

Hotels are course plentiful, and the principle one, Flack's Ballan hotel, has a decidedly singular appearance, it being a two-story building of corrugated iron which must look dreadfully hot in summer, but it is plastered inside, and as the rooms are a good height it will be cooler than it looks. Inside it is roomy and in capital order, and should the reefs go ahead as expected, visitors from Ballarat and other places will give the house a business proportionate to its dimensions. It may be classed as a very comfortable, but very quiet and steady going country hotel.<sup>31</sup>

In 1874, Flack constructed a two storey Post and Telegraph Office adjacent to his general store in Inglis Street.<sup>32</sup> A year later in 1875 he purchased the Werribee Hunt Hotel (which had been de-licensed) that became the private home of George Flack junior and his wife, Fanny.<sup>33</sup> By 1878, the store had been had taken over by George Flack's son, Thomas.<sup>34</sup> Additional family members became involved in the family businesses in later years as George Flack grew elderly and in 1897 his health was in a 'precarious

<sup>28</sup> *A Pictorial History of the Shire of Ballan*, op.cit., p.19. The hotel had commenced by 22 November 1860, as *The Argus* reported on an auction at Flack's Ballan Hotel.

<sup>29</sup> D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Ballan Shire Council, 1962, p.46.

<sup>30</sup> See for example articles in the *Bacchus Marsh Express*, 22 July 1867, p.3, 17 April 1875, p.3, 15 June 1878, p.3, 14 July 1883, p.3.

<sup>31</sup> *Ibid.*, 18 May 1872, p.3.

<sup>32</sup> 'A Heritage Walk Through Ballan', Ballan Shire Historical Society, 1996.

<sup>33</sup> Campbell, op.cit., p.7 & Flack, Fanny, Probate Administration files, 1934, VPRS 28/P3 Unit 2612 PROV.

<sup>34</sup> Ballan Shire Rate Book, VPRS 5557/PO Unit 45 PROV (Ballarat).

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condition.<sup>35</sup> At this time the general store was managed by his son, George, with Thomas being barman at the hotel.<sup>36</sup> George Flack senior died on 13 March 1900 at Ballan.<sup>37</sup>

George Flack senior was born on 5 January 1810 in London, England, the son of James and Johanna Flack. He married Catherine Mowbray in London in 1836.<sup>38</sup> He served his apprenticeship in the tailoring trade in Brussels, Belgium and he came to Australia in 1851 by the ship *Lady Flora*.<sup>39</sup> After a delay in Adelaide (as a consequence of the desertion of the crew), he arrived in Melbourne and with some stock he had brought with him, he established a tailoring business.<sup>40</sup> This business was temporarily postponed while he tried his luck at the Mount Alexander diggings<sup>41</sup> before returning to his trade. A second attempt at striking gold also failed. Known as "Collingwood House", Flack leased the only building in Brunswick Street, Collingwood, in the 1850s.<sup>42</sup> Accompanying Flack to Victoria from England was his wife, Catherine and six of their seven children: Catherine (born 1837, London), Ann Johanna (born 1840, London), George (born 1842, London), Clara (born 1845, London), Emma Martha (born 1847, London), and Thomas (born 1850, London).<sup>43</sup> Their second child, George Mowbray (born 1839, London), died in infancy.<sup>44</sup> At Collingwood, George and Catherine Flack had another three children: May Ann (born 1852), Alice Mowbray (born 1856) and Charles Henry (born 1859).<sup>45</sup> On his death in 1900, the *Bacchus Marsh Express* gave the following obituary:

The family now consists of 4 daughters and 3 sons, who will much miss their always good-tempered and sagacious father. As a citizen, Mr. Flack did not seek prominence, but was ever ready to aid a good cause, and his word was his bond. His lithe figure, and alert manner, so well-remembered for so many years after he had long past the usual 3 score years and 10, will be seen no more in his accustomed place outside his hotel, where he was wont to sit even in cold weather, for he dearly loved the open air and sunshine.<sup>46</sup>

George Flack's sons, George (storekeeper and hotel keeper), Thomas (hotel manager) and Charles Henry (chemist) became the executors of Flack's Estate in 1901.<sup>47</sup> On the death of Thomas Flack on 23 January 1903, the hotel was leased to Joseph Bromley.<sup>48</sup> With his wife, 'he had earned a good name for the excellent manner in which they conducted the Courthouse Hotel, Bacchus Marsh, a few years ago.'<sup>49</sup> At the Ballan Hotel, they soon set about making additions to the building that were completed at the beginning of November 1903. As reported in the *Bacchus Marsh Express*:

A great improvement has been made at Bromley's hotel, Ballan, by the erection of a two-storey annexe, connected with the original building, and containing on the ground floor a first-class dining

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35 *Bacchus Marsh Express*, 10 April 1897.

36 Ballan Shire Rate Books, op.cit., 1897 & 1898.

37 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

38 *Ibid.*

39 A. Sutherland, *Victoria and Its Metropolis, Past and Present*, McCarron Bird and Co., Melbourne, 1888, p.212.

40 *Ibid.*

41 *Bacchus Marsh Express*, 17 March 1900, p.3.

42 *Ibid.*

43 Victorian Births, Deaths and Marriages Indexes, op.cit.

44 *Ibid.*

45 *Ibid.*

46 *Bacchus Marsh Express*, op.cit.

47 Campbell, op.cit. & Flack, George senior, Probate Administration files, 1900, VPRS 28/P0 Unit 964 PROV.

48 Certificate of Title, vol. 2821 fol. 195.

49 *Bacchus Marsh Express*, 9 May 1903, p.2.

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room 18ft. x 29ft.; and three bedrooms on the upper floor. This hotel is now a credit to Ballan and to the licensees, Mr. and Mrs. J. Bromley.<sup>50</sup>

In 1905, the hotel was also the location of free dental consultations on the last Saturday of each month by Mr. J.A. O'Neill, Surgeon Dentist of 122 Russell Street, Melbourne.<sup>51</sup> In 1909, further improvements were made to the hotel building:

Bromley's hotel at Ballan looks smarter than ever, outside and inside, although it is an old imported building; and it is very conveniently planned. Mr. Mehrens, of Ballan, has done the work, assisted by Mr. Kibby, of Ballarat, who has grained about a score of doors in oak, and each a different design.<sup>52</sup>

The high regard paid to Joseph and Julia Bromley was outlined upon their departure in late May 1911, as reported in the *Bacchus Marsh Express*:

On Thursday last, with Shire President J.O. Inglis, a goodly assemblage of Crs. and well-wishers met at Bromley's hotel to wish Mr. and Mrs. Bromley success in their new sphere of life. Cr. Inglis, in presenting to Mr. Bromley a smoker's outfit, spoke of the regret universally felt that they were losing an esteemed family. Other speakers also bore testimony to the same effect.<sup>53</sup>

On 1 June 1911, Hector Norman Flack, a clerk of Ballan and son of the late Thomas Flack, acquired ownership of the eastern half of the original allotments 9 and 10, including the hotel building.<sup>54</sup> A lease for the hotel was taken up by Thomas Gurry on 23 May 1912<sup>55</sup> but by 1915 Edward Bailey Windsor was the publican.<sup>56</sup> With his wife, Minnie, Edward Windsor acquired other land of George Flack senior's estate, including the land at 146 Inglis Street.<sup>57</sup> Edward Windsor became proprietor of the Ballan Hotel in 1921.<sup>58</sup> By 1925, he had leased the business to Henry S. Jackson, a hotelkeeper of Maryborough.<sup>59</sup> The hotel remained largely unaltered at this time (Figure 8).

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50 *Ibid.*, 7 November 1903, p.2.

51 *Ibid.*, 16 December 1905, p.2.

52 *Ibid.*, 31 July 1909.

53 *Ibid.*, 20 May 1911, p.1.

54 Certificate of Title, vol. 3508 fol. 573.

55 *Ibid.* See also *Wise's Directory* for 1914.

56 Ballan Shire Valuation Book, 1915, VPRS 5563/P0 Unit 7 PROV (Ballarat).

57 *Ibid.*

58 Certificate of Title, op.cit.

59 Ballan Shire Rate Book, op.cit., 1925-26.



Figure 8: Jackson's Ballan Hotel, n.d. [c.1925].

Source: Ballan Shire Historical Society.

Jackson took ownership of the hotel on 12 December 1928 and by 1930-31 he had carried out extensive alterations and additions to the building,<sup>60</sup> including the construction of a gabled roof, rendering of the principal walls, extensions of the chimneys and a return balcony. The refurbished hotel was shown in an aerial image of the Ballan township in 1936 (Figure 9).



Figure 9: Jackson's Ballan Hotel, n.d. [c.1925].

Source: Ballan Shire Historical Society.

Jackson continued ownership of the Ballan Hotel until it was sold to the Richmond Nathan Brewing Company Pty Ltd, in 1947.<sup>61</sup> George Raven was the licensee and in 1950-51 Frederick James Raven was the publican.<sup>62</sup>

<sup>60</sup> Certificate of Title, *op.cit.* The Ballan Shire Rate Book, *op.cit.*, for 1925-26 listed the hotel with a net annual value of £135. This value had increased to £270 in the Rate Book for 1930-31, suggesting that the major alterations had been carried out after Jackson had taken up proprietorship.

<sup>61</sup> Certificate of Title, *op.cit.*

<sup>62</sup> See Ballan Shire Rate Book, *op.cit.*, 1950-51.

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**COMPARATIVE****Other Hotels in Ballan**

At least nine hotels were established in Ballan in the 19<sup>th</sup> century, including the Ballan Hotel at 136 Inglis Street. The first was the Werribee Hunt Hotel, constructed in 1848.<sup>63</sup> It was soon followed in 1850 by Sharrat's Carriers Arms which initially operated as a coffee house and was licensed soon after. In 1853, the Travellers' Rest Hotel was constructed and operated by Harry Athorne, but it closed in 1863. In 1856, the Ingliston Arms and Royal Mail Hotels were established.<sup>64</sup> Other hotels included the Horses and Jockey (built 1865-67), Freemasons (closed 1892), Railway (built 1884), and the Orwell (closed 1892).<sup>65</sup>

The only other surviving and functioning 19<sup>th</sup> century hotel in Ballan is the Commercial Hotel at 153 Inglis Street.<sup>66</sup> The central portion of the two storey Victorian building, with its hipped roof form, was constructed in 1867-68 for William Gosling. Substantial additions were carried out in 1873, with the building of the parapeted hipped roof west wing, having a rendered front façade and timber weatherboard wall cladding at the side and rear. A broad post-supported verandah was also constructed at the front at this time. Several internal refurbishments were carried out at different stages in the 19<sup>th</sup> century. It appears that a single storey addition was constructed on the east side between 1926 and 1930, which was refurbished in c.1956 when major internal upgrades appear to have been carried out. Overall therefore, like the Ballan Hotel, the Commercial Hotel has experienced a number of alterations and additions, but its original and early design is clearly discernible and it remains an important landmark in Ballan.

At 1/169 and 2/169 Inglis Street, 'Mossfield' was possibly built in c.1859 by J.T. Foote, carpenter and storekeeper as a semi-detached terrace of two shops and a dwelling.<sup>67</sup> For a short period from 1870, it was the Courthouse Hotel owned and operated by Matthew Brown. Today, 'Mossfield' is two private dwellings. Historically and aesthetically, it is not directly comparable to the Commercial Hotel.

**Other mid 19<sup>th</sup> Century Imported Iron Buildings**

Throughout the 1850s, many prefabricated buildings were imported from Britain to cater for the large influx of immigrants who flocked to the goldfields. These prefabricated structures were built with either iron or timber frames, having wrought iron or corrugated iron external cladding.<sup>68</sup> Catalogues and other influential publications such as the *Illustrated London News* provided a range of building types and sizes from which could be purchased, including small cottages, large two storey dwellings, stores and even churches and theatres.<sup>69</sup> Constructed in factories in Britain, the components were labelled and packed into wooden crates.<sup>70</sup>

The basis of the designs and construction were some leading engineers and manufacturers in prefabrication in Britain, including Edward Taylor Bellhouse of England, Robertson and Lister of

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63 Fraser & Ranken, *op.cit.*

64 *Ibid.*

65 *Ibid.*, p.49. The Railway Hotel was built in late 1884 – see *Bacchus Marsh Express*, 24 January 1885, p.3.

66 See heritage citation for the Commercial Hotel for further details.

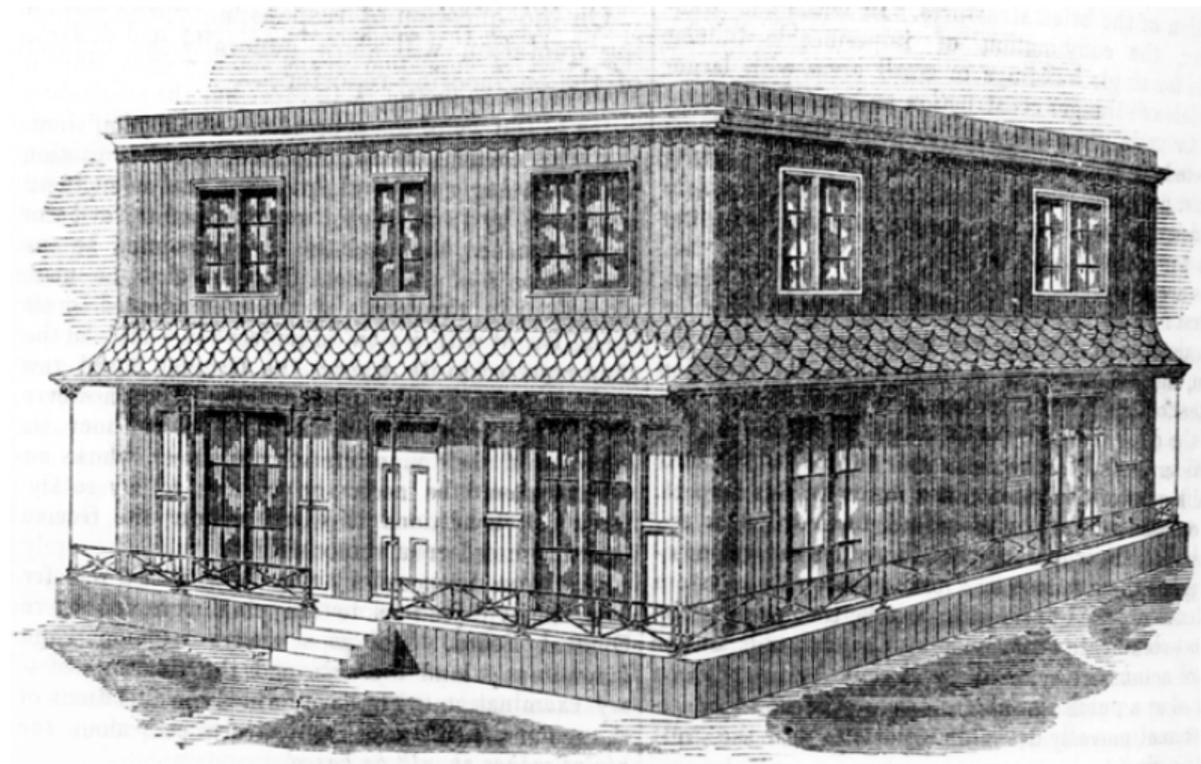
67 *Ibid.*

68 M. Lewis, 'Building: A Cultural Investigation' online, pp. 8.01-3-8.01-4.

69 See M. Lewis, 'The Diagnosis of Prefabricated Buildings' in *Australian Historical Archaeology*, no. 3, 1985, & *Stories from the Iron Houses Resource Kit*, National Trust of Australia (Victoria) and City of Port Phillip. See also P. Guedes, 'Firm foundations or shaky ground? Unravelling tangled threads of attribution' in M. Moulis & D. van der Plaats (eds.), *Audience: 28<sup>th</sup> Annual Conference of the Society of Architectural Historians, Australia and New Zealand*, Brisbane, 2011.

70 *Ibid.*

Glasgow, Charles D. Young and Co. of Edinburgh, and John Walker of Millwall, London.<sup>71</sup> The latter is known to have made 36 iron houses 'for the residence of emigrants sent out by the government to Australia' in 1852.<sup>72</sup> A surviving example of Walker's manufactory in Victoria is a portable iron cottage at 24 Weatherboard Road, Inverleigh, probably imported in the early 1850s.<sup>73</sup> It is built of galvanised corrugated iron on a panelised wrought iron frame, typical of the portable and prefabricated housing of the 19<sup>th</sup> century from Britain. Constructionally, this cottage does not appear to be directly comparable with the original fabric of the Ballan Hotel, which seems to have been built with a timber frame and with the corrugated iron cladding arranged horizontally (and not vertically like the cottage at Inverleigh). Aesthetically, the original design of the Ballan Hotel is similar to Walker's house for the Royal Mail Steam Packet Company, Chagres, Panama of 1853 (Figure 10),<sup>74</sup> with its cuboid form defined by the parapeted corrugated iron walls, symmetrical bays of window and door openings, and return post-supported concave verandah. However, further physical analysis is required to confirm that the Ballan Hotel is a prefabricated, imported building.



**Figure 10:** John Walker, Royal Mail Steam Packet Company building, Chagres, Panama.

Source: *Builder*, XI, 543, 2 July 1853, p.422 in M. Lewis, M. Lewis, 'The forgotten half of the Globe', lecture images, University of Melbourne online at <http://www.mileslewis.net/lectures/01-general/forgotten-half.pdf>

On the Victorian Heritage Register (in addition to the cottage at Inverleigh) are at least 12 prefabricated iron buildings constructed in the mid 19<sup>th</sup> century. They include:<sup>75</sup>

71 'Prefabricated Iron Cottage', 24 Weatherboard Road, Inverleigh, Victorian Heritage Register online at <http://vhd.heritage.vic.gov.au/vhd/heritagevic>

72 'Prefabricated Iron Cottage', op.cit.

73 Ibid.

74 See *Builder* XI, 543, 2 July 1853, p.422 in M. Lewis, 'The forgotten half of the Globe', lecture images, University of Melbourne online at <http://www.mileslewis.net/lectures/01-general/forgotten-half.pdf>

75 All information taken from the Victorian Heritage Register online, op.cit.

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- Corio Villa, 56-58 Eastern Beach Road, Geelong, c.1854-55, designed by Bell and Miller, manufactured by Robertson and Lister, and featured in a C.D. Young catalogue (the dwelling was erected in c.1855-56). The Picturesque gabled single storey dwelling has decorative gable bargeboards and finials and verandahs. It is a highly unique and intact example of a prefabricated iron dwelling in Victoria.
- Former Brown Brothers Store, 17-19 Mercer Street, Geelong, 1853, manufactured by Robertson and Lister, Glasgow. The segmentally-arched roofed building has an elaborate, recently-reconstructed main façade with a fanlight in the roof end, with a series of decorative first floor window bays and glazed ground floor shopfront. The principal roof form is segmentally-arched and the side and rear corrugated galvanised steel wall cladding is vertically oriented.
- Iron Cottage, 155 Mt Duneed Road, Mount Duneed, c.1855. The roof and walls are of corrugated iron with no supporting frame. The roof is segmentally-arched.
- Porter Prefabricated Iron Store, 111 Queens Parade, Fitzroy, c.1853-56, manufactured by John Henderson Porter, England. The building has a segmentally-arched roof form with corrugated iron cladding and a cast and wrought iron frame of standardised components.
- Porter Iron Store, Sovereign Hill, Ballarat, 1854, also manufactured by John Henderson Porter. It was first erected at 71 Little Malop Street, Geelong before being relocated to its current site. It has a barrel vaulted roof, corrugated iron external cladding and cast and wrought iron framing.
- 'Eudoxus', 34 Fenwick Street, Geelong, 1854-55. The two storey building of iron structure (and some remnant iron cladding) was manufactured by John Walker as two semi-detached four-roomed cottages under a principal hipped roof form. There is a projecting parapeted balcony and verandah at the front.
- Iron House, 399 Coventry Street, South Melbourne, 1853. The modest, gabled cottage was constructed according to the British patented system of iron founder, Edward Taylor Bellhouse. The structural system was based on cast iron structural and roof plumbing elements linked with the roof and wall cladding. The horizontally-aligned corrugated sheet metal wall cladding ran into channels in the cast iron stanchions, with plates at the top and bottom used to fasten the stanchions.
- 'Loren', 211 Lloyd Street, Moe, 1854 (originally erected in North Melbourne and relocated to Moe in 1968). A two storey gabled prefabricated house, it has an external framing system of exposed metal columns with Gothic panel motifs at the corners, with internal timber framed walls and corrugated galvanised steel roof and wall cladding.
- Walmsley House, 1 Gatehouse Street, Parkville, 1854. The broad, gabled single storey building located at the entrance to Royal Park. It is constructed of lightweight angle iron comprising top and bottom plates, corners, window and door jambs. The iron is connected to the bottom plate by gusset connections. The corrugated galvanised steel wall cladding is oriented vertically. Walmsley House is similar to the remains of the iron cottage at Inverleigh manufactured by John Walker.
- Prefabricated Building, 306 Calder Freeway, Keilor North, 1853. A single storey building with a segmentally-arched roof form, the structural frame comprises horizontal wrought iron angle top and bottom plates bolted to vertical cast iron corner angles and intermediate supports. There are cast iron pilasters with recessed panels terminating in semi-circular arches. The wall cladding is oriented vertically.
- Bellhouse Iron House, 6 Patterson Place, South Melbourne, c.1853. Built according to the British patented system of iron founder, Edward Taylor Bellhouse, this building is identical to the Iron House, 399 Coventry Street.
- Iron House, 189 Brunswick Road, Brunswick, 1854. The small gabled building represents the westernmost row of two pairs of prefabricated iron cottages constructed by the architect, James Blackburn junior for William Jarrett, Presbyterian Church minister. The timber framed

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semi-detached cottages have corrugated galvanised steel roof and wall cladding, the wall cladding arranged vertically.

Overall, the majority of the imported iron buildings of the mid 19<sup>th</sup> century included on the Victorian Heritage Register are more intact than the Ballan Hotel. However, 'Eudoxus' in Geelong has also experienced noticeable external and internal alterations. The Ballan Hotel would appear to be the only known surviving hotel example of a prefabricated iron building of the mid 19<sup>th</sup> century in Victoria.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Ballan Mechanics' Institute & Free Library

Place No. BA041

**ADDRESS:** 143 Inglis Street, Ballan

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**Historic Themes:**

Theme 5.5: Entertaining &amp; Socialising

Theme 6.1: Building Towns

Theme 8.4: Community Organisations

**Condition:** Good**Integrity:** Moderate**Photograph Date:** 1 April & 17 September 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes (front wing and main hall)**Internal Alteration Controls Should Apply? **Yes (front wing and main hall)**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **No****Other Recommendations****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The Ballan Mechanics Institute & Free Library Building, 143 Inglis Street, Ballan, has significance as a tangible legacy in the cultural progress of Ballan from 1887 and as one of six surviving 19<sup>th</sup> and early 20<sup>th</sup> century Mechanics' Institute buildings in the Moorabool Shire. The gabled hall and stage were first constructed in 1886 to a design by the well-known Geelong architectural firm of Davidson and Henderson. The present front portion of the building is representative of the substantial alterations carried out in 1922 to the design of William Morrow of Clegg and Morrow architects, Ballarat, who was also responsible the design of the enlarged hall and stage at this time. Although altered, the significance of the interwar Free Classical styled building is identified in symmetrical and single storey composition; rendered brick wall construction and elaborate parapet having projecting geometric panels; front gabled roof form; central entrance porch with round columns in-antis that have stylized geometric capitals and simple square pedestals; tessellated tile porch floor and bluestone steps; symmetrical bays of timber framed double hung windows (arranged in banks of three); and the adjoining rear gabled hall roof form (constructed in 1887). The interior of the building also

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contributes to the significance of the place, including the layout of the front rooms, hall, stage and rear change rooms. The significant interior fabric includes the timber floor boards, skirtings, hard plaster walls, panelled timber doors, fireplaces, window and door architraves, strapped cement sheet ceilings, extant coved beaded board hall ceiling and timber trusses above the recent suspended ceiling in the hall and within the stage, extant cast iron tie rods, reel and dart friezes above recent suspended ceiling in the hall, and evidence of the bio box cabin.

### **How is it significant?**

The Ballan Mechanics' Institute and Free Library building, 143 Inglis Street, is historically, aesthetically and socially significant at a LOCAL level.

### **Why is it significant?**

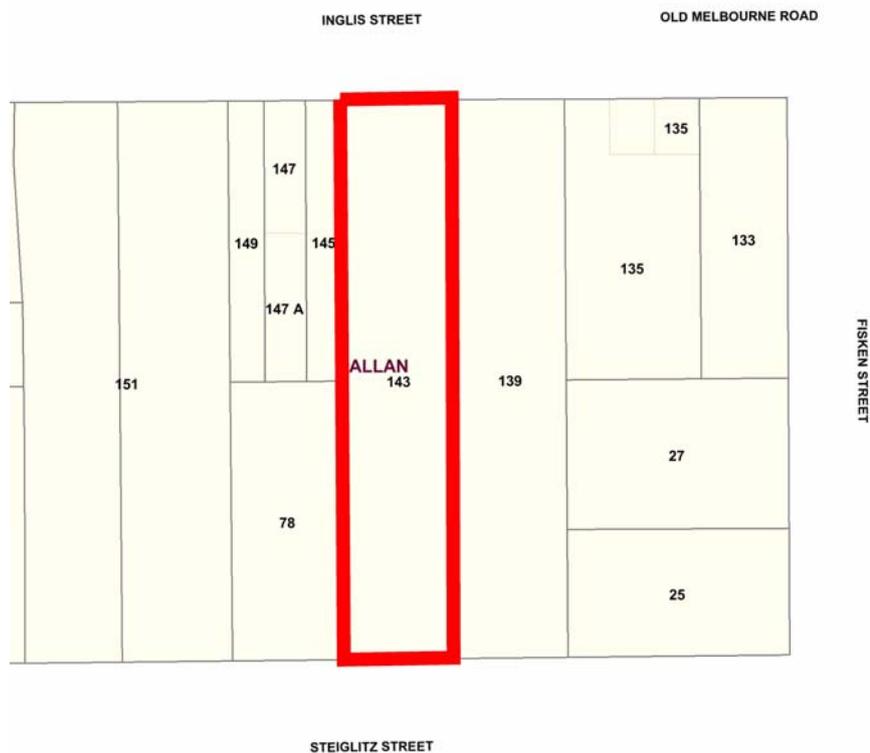
The Ballan Mechanics Institute and Free Library building is historically significant for its associations with the cultural progress of the town and particularly with the Ballan Mechanics' Institute and Free Library that was initially established in 1860 (Criterion A). The building is as tangible legacy of the highly important role played by the Institute during the 19<sup>th</sup> and early 20<sup>th</sup> centuries in Ballan. The Institute's aims for self-improvement, thrift and education had an important impact on the cultural development of the town. The building also associations with the founders and subscribers of the Institute who assisted in the cultural development of the town, as well as the early architects, Alexander Davidson in 1886 and William Morrow in 1921 (Criterion H).

The Ballan Mechanics Institute and Free Library building is architecturally significant as a representative example of one of six surviving 19<sup>th</sup> and early 20<sup>th</sup> century Mechanics' Institute buildings in the Moorabool Shire still serving a community function, and for its distinctive streetscape presence in the centre of the Ballan township (Criteria D & E). The architectural significance of the building relies on the sequence of development as a physical expression of the progress of the Mechanics' Institute from 1887 with the completion of the Victorian Gothic styled building (of which the main central hall and interior fabric survives) and the major alterations in 1922, as especially defined by the interwar Free Classical styled front wing, and hall and stage enlargements.

The Ballan Mechanics Institute and Free Library building is socially significant as it is recognized and highly valued by the Ballan community as community cultural and recreational hub (Criterion G). Parts of the cultural history of Ballan are closely interwoven with the historical development of the Ballan Mechanics Institute and Free Library building, as expressed and recognised by the Ballan community in the existing building fabric.

### **Heritage Overlay Map**

It is recommended that the heritage overlay is applied to the Ballan Mechanics' Institute site, as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

#### DESCRIPTION:

The Ballan Mechanics Institute and Free Library site is located in Inglis Street, the main commercial street of Ballan. The site is dominated at the front (north) by the single storey Mechanics Institute and Free Library building, which is situated on the northern boundary. West of the building is a narrow pedestrian access way while on the east side is a supermarket car park. There is also a car park at the rear of the site.

The front portion of the Ballan Mechanics Institute and Free Library represents an interwar Free Classical styled, single storey, rendered brick building with a symmetrical composition. The front section of the building has a gable roof form that traverses the site, with rear hipped wings at the east and west. This front portion represents the substantial alterations and additions of 1923. A more dominant hall gable roof extends at the rear along a north-south axis and represents the original 1886 hall roof form. Flanking the hall are introduced flat roofed and parapeted skillion additions of brick construction.

The symmetrical, single storey, rendered brick, north elevation forms the main façade of the building with its elaborate parapet having projecting geometric panels. Below the parapet is a projecting, dentillated cornice forming the eaves line. A central entrance porch is distinguished by a "Mechanics Institute" title panel at entablature level, and round columns in-antis that have stylized geometric capitals and simple square pedestals. Early vertical boarded double doors with a 12 paned timber framed transom (and pronounced keystone above) is centrally situated on the south side of the porch. The tessellated tile porch floor, accessed via early bluestone steps, forms another decorative feature, and possibly represents the original (1886) construction. Flanking the central entrance are two symmetrical bays having banks of three early single, timber framed double hung windows. These windows have 6 paned upper sashes and are also adorned with punctuating keystones above. A gable roof form traverses the site and is clad in galvanised corrugated iron.

The east elevation is comprised of various building forms. The northern-most portion of the building is characterised by the unpainted red brick construction of the 1923 wing, with its parapeted gable end and rear (southern) hipped roof. An unpainted brick chimney with a multi-corbelled top adorns the junction between the gable and the hip roofs. An early vertical boarded doorway is located at the north end, while an early timber framed, double hung window with a 6 paned upper sash is situated to the south.

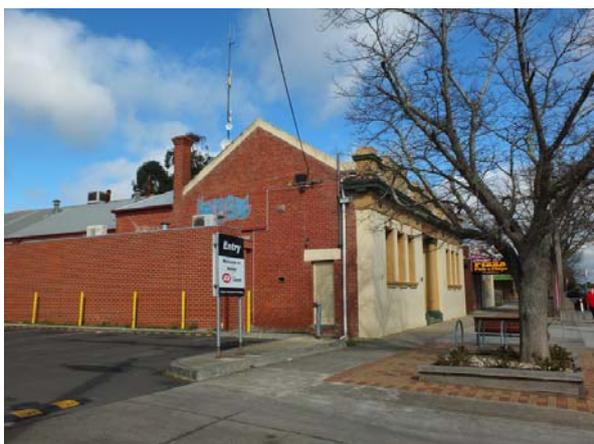
The dominant feature of the east elevation is the gable roof form of the hall that projects along a north-south axis. It is clad in galvanised corrugated steel and possibly corrugated zincalume, and is adorned with three early galvanised ventilation stacks and three later stacks. The east wall of the hall is clad in introduced cement block, which is punctuated by introduced, inappropriate, aluminium framed windows. A high, introduced, solid face brick wall defines the east boundary.

Along the northern reaches of the hall gable (immediately south of the projecting 1923 hipped roof form) is an introduced, flat roofed and brick toilet addition. A similar although much larger flat roof and brick addition is located to the south of the hall, forming the supper room.

The south elevation has a gabled addition that projects from the original gabled hall, together with a minor shallow-gabled wing and hipped post-supported verandah. These additions are clad in corrugated zincalume and have rendered wall construction.

The west elevation is similar to the east elevation of the building, with a narrow addition projecting from the original hall and the rear hall addition.

Overall, the Mechanics Institute and Free Library building is in good condition and of moderate integrity. A number of conservation issues, includes rising and falling damp and mortar breakdown, appear to have been rectified in recent years. The north portion of the building is of high integrity, with little evidence of modification. The original gable roof form of the hall is also intact, but the recent wall cladding and side additions have diminished its integrity. The rear gabled portion of the building has no integrity relative to the 19<sup>th</sup> and early 20<sup>th</sup> century period of significant development, having been introduced in recent years.



**Photo 2:** Ballan Mechanics' Institute, front & east elevations, 2014.



**Photo 3:** Ballan Mechanics' Institute, east elevation showing introduced brick boundary wall, 2014.



**Photo 4:** Ballan Mechanics' Institute, rear elevation, showing later additions, 2014.

Internally, although several changes have been made to the building in the 20<sup>th</sup> century, the original (1886) and particularly the early (1923) plan form and spatial hierarchy are still largely intact. The floor plan consists of a quasi cruciform layout with a central entrance porch and hallway that provides access to the flanking northern rooms and to the spatially dominant hall. Early and later spaces project from the northern and south sides of the hall, and from the rear of the stage and change rooms to the south of the hall.

The front northern rooms are predominantly intact, with corner fireplaces, strapped cement sheet ceilings, hard plaster walls and timber floor boards. The central entrance and passage have low-moderate integrity. They have introduced suspended ceilings, early hard plaster walls, hardwood timber floor boards and early timber and glazed panelled doors. There are also introduced powder-coating doors with sidelights and highlights at the southern end of the central entrance.



**Photo 5:** Ballan Mechanics' Institute, interior of front room, 2014.



**Photo 6:** Ballan Mechanics' Institute, central front passage, 2014.

The hall is the largest space in the building, is in good condition and of moderate integrity. Early features include the coved timber-lined ceiling with exposed timber trusses supported by iron ties with decorative iron brackets. Another early feature is the stage at the south end. It has a recent

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proscenium, but the exposed beaded board ceiling and moulded timber cornices are either original or early. The timber dados, plaster sheet walls, timber floor boards and flush panel and timber and glazed doors have replaced original fabric although the timber and glazed doors at the north end appear to date from the interwar period.



**Photo 7:** Ballan Mechanics' Institute, interior, main hall looking north, 2014.



**Photo 8:** Ballan Mechanics' Institute, interior, main hall ceiling, 2014.



**Photo 9:** Ballan Mechanics' Institute, interior, main hall looking south, 2014.



**Photo 10:** Ballan Mechanics' Institute, interior, stage in main hall, 2014.

The southern interiors represent recent additions while to the spaces to the east and west of the hall have been altered.

### HISTORY:

#### The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>1</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>2</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to

<sup>1</sup> T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>2</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

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Portland Bay.<sup>3</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>4</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>5</sup>

By 1890, the population of Ballan had reached 400.<sup>6</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>7</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>8</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>9</sup>

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<sup>3</sup> *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

<sup>4</sup> *Ibid.*, pp.23-25.

<sup>5</sup> *Bacchus Marsh Express* newspaper, 18 May 1872.

<sup>6</sup> *Victorian Municipal Directory 1890*, p.237.

<sup>7</sup> *Ibid.*

<sup>8</sup> *A Pictorial History*, *op.cit.*, p.49, citing the Australian Handbook, 1894.

<sup>9</sup> *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

## **Architectural Development of the Ballan Mechanics Institute**

### **Establishment of the Ballan Mechanics Institute**

On 21 July 1860, a public meeting was held at the Church of England school room to discuss the idea of establishing a Mechanics Institute in Ballan.<sup>10</sup> A committee consisting of Messrs. Musgrave, Graham, Short, Scott and Tanner was appointed to canvass the district.

A further public meeting was held on 7 October 1860 at the Court House with Mr C. Shuter presiding. On the motion of Mr. Musgrave and Dr. Capewell, it was resolved:

That a Mechanics Institute now be formed, and a committee appointed to select a site and take such other initiatory steps they may consider desirable.<sup>11</sup>

Messrs. A. Young, Cantwell, Graham, Short, Musgrave, Murphy, N. Young and Turner were appointed as the first committee, with Musgrave eventually being appointed permanent chairman and John Tanner as secretary.

### **The First Ballan Mechanics Institute & Free Library Building**

The first Ballan Mechanics Institute building was constructed on a piece of land at the north-western corner of Simpson and Cowie Streets in 1860-61.<sup>12</sup> However, the building of the Institute was not without its setbacks. By December 1860, the Institute Committee had had plans and specifications prepared, bricks made and tenders accepted – all in readiness for the commencement of construction. It was at this time when a flood destroyed all of the 25,000 bricks.<sup>13</sup> New bricks arrived in March 1861 and so work commenced. Due to difficulties with contractors and other delays, the building was not completed until the late 1861.<sup>14</sup> It was on 12 December 1861 when the Institute building was formally opened.<sup>15</sup>

The original brick building served the Ballan Mechanics Institute for the next 15 years. It consisted of a hall and stage 40 x 20 feet.<sup>16</sup> In 1869, the site was bound at the front by a six foot hardwood picket fence, and the grounds were laid out and planted with a supply of trees, plants and shrubs from the Melbourne Royal Botanical Gardens and from locals.<sup>17</sup>

### **Ballan Mechanics Institute & Free Library Building in Inglis Street**

#### **Initial Proposal**

By 1875, the Mechanics Institute Committee considered the desirability of constructing a new Institute and Free Library building in a more central position in Ballan.<sup>18</sup> The reason for a possible relocation was that a number of buildings were being erected eastward at the time, including the new Court House in Steiglitz Street (1873) and the Ballan State School in Duncan Street (1874).<sup>19</sup>

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10 J. Huggins, 'Ballan Mechanics' Institute and Free Library' in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol.5, no.1, March 1998.

11 *Ibid.*

12 *Ibid.*

13 *Ibid.*

14 *Ibid.*

15 *Ibid.*

16 *Ibid.*

17 *Ibid.*

18 *Ibid.*

19 *Ibid.*

In September 1875 the Committee invited offers from land owners in the town that would be suitable for the construction of a new Institute building. A Mr Walsh generously offered a site with a 30 feet frontage in Inglis Street as a gift to the Institute.<sup>20</sup> However, a new Institute building was not proceeded with and the original building was refurbished instead.<sup>21</sup>

### **New Building**

On Saturday 30 May 1885, the Ballan Mechanics Institute secured a piece of land for a new Mechanics Institute and Free Library in Inglis Street.<sup>22</sup> Situated on Crown Allotment 7, Section 7, in the Township of Ballan, the 2 roods of land<sup>23</sup> was purchased 'at the very reasonable price of £27/10/-'.<sup>24</sup> Rev. P. Madden had previously owned this allotment since 4 June 1858.<sup>25</sup> On 16 August 1887, the land was officially granted to the Institute, and specifically to the Trustees Marcus Mason Mogg and Michael Walsh, 'for charitable purposes in connection with an institution named the "Ballan Mechanics Institute and Free Library"'.<sup>26</sup>

By May 1886, drawings and specifications for the new Institute building had been completed by Alexander Davidson, eminent architect of Windsor, and exhibited at the Committee meeting<sup>27</sup> (Figures 2.01-04). A Mr Mehrens was awarded the contract for building works at a cost of £840.<sup>28</sup> The initial scheme was described in the *Bacchus Marsh Express* on 29 May 1886:

The drawings and specifications for the new Mechanics' Institute and Free Library, to be erected in Inglis street, opposite the Post and Telegraph Office, were exhibited on Tuesday evening at a committee meeting of the Mechanics' Institute and were highly approved of. The drawing show a handsome and commodious building, which will add greatly to the appearance of Inglis street, while the convenience to the public in having the building there, instead of in the present nearly in accessible site, will be incalculable. The following is a rough estimate of the dimensions &c., of the proposed structure:- The main hall will be 60 ft x 30 ft., with a platform or stage 12 ft. wide. At the entrance to the building there are two rooms, one on each side of the front door, to be used as a members' reading room and a committee room, each 15 ft. X 14 ft. At the further or south end of the hall, ladies and gentleman's dressing rooms, each 15 x 12, with doors leading from each room on to the stage, and at the extreme south end of the building a billiard room, 24 x 18. This will be a temporary structure, so that if it is found necessary at any time to extend the building, the billiard room can be shifted. There are, beside the front door, escape doors on each side of the hall, and outside doors to the ladies' and gentlemen's dressing rooms, also to the billiard room. There will be fireplaces in all rooms, except the hall. The building is to be of hardwood, with lath and plaster lining and pine flooring. The architect is Mr. Alexander Davidson, of Windsor.<sup>29</sup>

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20 *Ibid.*

21 *Ibid.*

22 *Ibid.*, p.5.

23 Trevor Ratcliffe, Senior Case Manager, Reserves & Tenures, Department of Natural Resources & Environment, to Marion Edwards, Secretary, Ballan Mechanics Institutes & Free Library Committee Incorporated, 15 October 2001. Ratcliffe cites the historical Lands Department files held with DNRE.

24 Huggins, op.cit.

25 Ratcliffe, op.cit.

26 *Ibid.*

27 *Ibid.*

28 *Ibid.*

29 *Bacchus Marsh Express*, 29 May 1886, p.3.

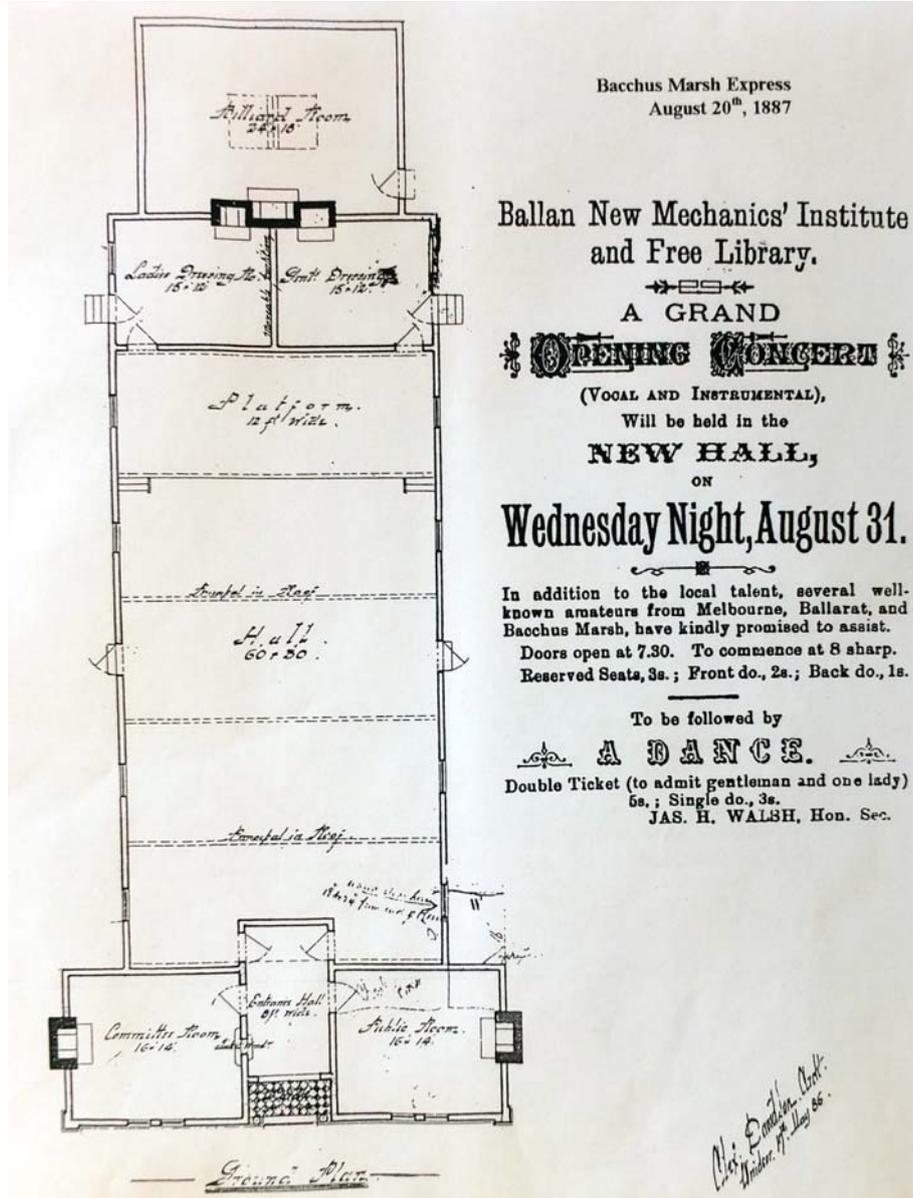


Figure 1: Floor Plan of the proposed Ballan Mechanics' Institute & Free Library, 1886 & advertisement in the *Bacchus Marsh Express* of the grand opening of the building in 1887. M Source: June Huggins, Ballan Shire Historical Society.



Figure 2 : A. Davidson, Front elevation drawing of proposed Ballan Mechanics' Institute, 1886.

Source: June Huggins, Ballan Shire Historical Society.

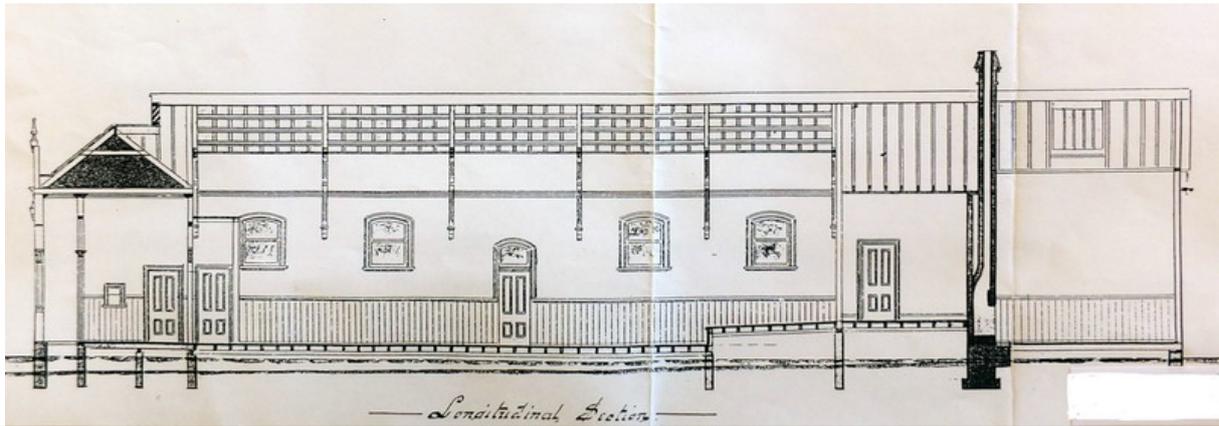


Figure 3: A. Davidson, Longitudinal section drawing of proposed Ballan Mechanics' Institute, 1886.

Source: June Huggins, Ballan Shire Historical Society.

Davidson designed the front of the Institute and Free Library building in a Victorian Gothic style (Figure 2.05), which was constructed in false timber ashlar. The single storey front rooms were given a hipped roof clad in galvanised corrugated iron. The symmetrical composition of the front façade was denoted by the central pointed arched entrance porch (adorned with columns in-antis), with flanking coupled pointed arched windows. A moulded stringcourse on the front of the façade formed arched drip moulds above the windows and porch opening, and were interrupted by projecting keystones. An elaborate parapet adorned the eaves line, which was crowned by a decorative title panel. Rendered urns and cast iron finials formed other decorative features of the design. Two unpainted brick chimneys with rendered caps were symmetrically arranged at the sides of the building.

Internally, the main hall was given an elaborate timber trussed roof (Figure 2.06). The trusses were supported by timber brackets. Further ornamentation was identified in the stage proscenium, with an elaborate cartouche above the proscenium arch and decorative rectilinear and triangular panels and murals painted on the walls. Throughout the interior, the walls were decorated with vertical boarded dados, and the door openings had four panelled timber doors, typical for the Victorian period.

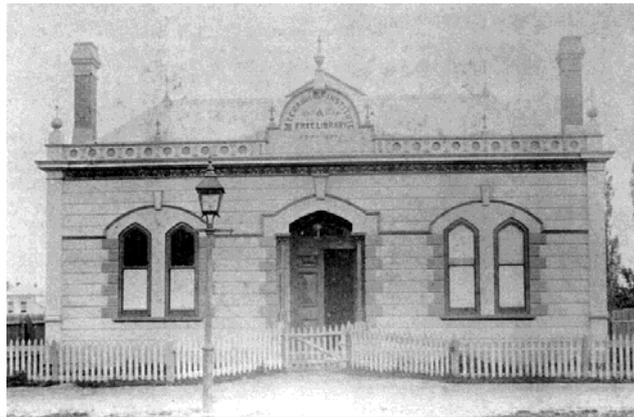
While the Mechanics' Institute committee were impressed with Davidson's design, there were delays in realising the concept. In December 1886, seven months after announcing the construction of a new building, the delay was noted in the *Bacchus Marsh Express*:

The fact Ballan having the Shire hall available for most Mechanics' Institute purposes rather weakens the claim of the latter building upon the enthusiasm of Ballan residents, but the Shire hall lacks many advantages which a properly appointed Mechanics' hall, with stage, would contain, and the latter would also be upon the main street. If the plan adopted in Bacchus Marsh of getting an over-draft guaranteed for the erection of such a building were adopted, and a bazaar were held in the new building to clear off the debt, there would be no difficulty whatever in putting up and paying for an immense building, which would be quite the pride of Ballan for ever after. Such institutions are now largely subsidised by the Government, so far as building grants are concerned, and no one can tell how soon this aid may cease, therefore Ballan should seize this opportunity now and get the building erected.<sup>30</sup>

<sup>30</sup> *Ibid.*, 18 December 1886, p.3.

By late February 1887, the *Bacchus Marsh Express* announced that the construction of the building was able to proceed, 'with very little further delay', blaming the lengthy commencement on 'a great many difficulties' the Institute Committee had to contend with, 'as well as a good deal of apathy.'<sup>31</sup> During the ensuing months, the Mechanics' Institute and Free Library building was erected, culminating in an opening concert on 30 August 1887:

The opening concert in the hall of the new Mechanics' Institute and Free Library, Ballan, was held on Wednesday night, and the committee have every cause to be satisfied with, and congratulated on, the measure of success which attended their efforts. The large hall, lit up by four double swinging lamps, which reflected the polish of the ceiling, looked most attractive, though it must be admitted that the strong contrast with the miserable old building that up to the present time, has done duty as a Mechanics' Institute, and which was apparent at every point, gave the new room an additional attraction. The building was well filled without being crowded, the number present being a little short of 400. The chair was taken by Mr. M. Walsh, who remarked that its proper occupant was Mr. R.H. Young, the President of the Institute who, though present to-night, was prevented by recent domestic bereavement from taking the chair. He (the chairman) then gave a brief account of the way in which the committee had worked in order to provide the Ballan public with an Institute worthy of the name, and one which was an ornament and a credit to the township. The cost had been in round number about £1,000, and he considered the architect, Mr. Davidson, and the contractor, Mr. Mehren's, deserved high praise, the one for the suitable design, and the other for the excellence of the workmanship, and the faithful and honest way in which the building had been erected. He concluded by declaring the new Mechanics' institute and Free Library open for all purposes for which it is intended.<sup>32</sup>



**Figure 4:** Ballan Mechanics' Institute & Free Library, n.d. [19<sup>th</sup> century]. Source: June Huggins, Ballan Shire Historical Society.

### Major Alterations (Present Building)

In 1921, Mr Morrow of the Melbourne and Ballarat architectural firm of Clegg and Morrow inspected the building to obtain ideas for alterations and additions.<sup>33</sup> Tenders for the work were called in February 1922, with the contract being awarded to A. Hatrick for £1,910.<sup>34</sup>

The Ballan Soldiers Club supported the major alterations. This group had been prepared to organize a sports meeting to raise funds for the building works if the Mechanics Institute favourably

31 *Ibid.*, 27 February 1887, p.3.

32 *Ibid.*, 3 September 1887, p.3.

33 Huggins, *op.cit.*

34 *Ibid.*

considered the erection of a clubroom that could be used exclusively by returned soldiers.<sup>35</sup> The Soldiers Club donated £125 and the Mechanics Institute accepted the offer.<sup>36</sup>

The entire front portion of Davidson's design was demolished and a new wing erected in brick, with the front elevation finished in cement render. According to June Huggins:

This portion contained the soldiers' club room 25 ft x 22 ft, main entrance 19 ft x 8 ft, library 22 ft x 17.6 ft, committee room 16 ft x 12 ft, ladies' dressing room 10 ft x 9 ft, gents' cloak room 9.6 ft x 6.8 ft, and bioscope cabin 8.6 ft x 8 ft. The main hall was lengthened by 8 ft and was 56.9 ft x 30 ft. The stage was 4 ft deeper being 30 ft x 16 ft, with two dressing rooms each 14.9 ft x 8 ft at the rear of the stage. Supper room 30 ft x 24 ft, porch between supper room and kitchen, 14.6 ft x 5.6 ft, kitchen, containing coppers and other conveniences 14 ft x 11 ft, seat storeroom 22 ft x 17.6 ft and a 30 light air gas machine was installed in place of the 20 light one previously used.<sup>37</sup>

Construction continued on the alterations throughout 1922 and the 'extensive improvements were noted in *The Argus* in June of that year.<sup>38</sup>

The new building was officially opened on Friday 8 September 1923.<sup>39</sup> While the new front portion of the building continued a similar symmetrical composition as the original design, the form and style of the new work was markedly different. The new design was styled in an interwar Free Classical mode, having an elaborate parapet, dentillated cornice, central recessed porch (again with columns in-antis, although with stylized geometric capitals) and flanking timber framed double hung windows arranged in threes (Figure 2.07). This portion of the building was also given a gable roof form that traversed the site, which was clad in galvanised corrugated iron.



**Figure 5:** Ballan Mechanics' institute & Free Library, 1929, showing new front wing.

Source: *A Pictorial History of the Shire of Ballan*.

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### Land Transfer

In July 1964, the Trustees of the Ballan Mechanics Institute, under instructions from the Institute Committee, applied to the Lands and Survey Department to surrender the land on which the Institute

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35 *Ibid.*

36 *Ibid.*

37 *Ibid.*

38 *The Argus*, 1 June 1922, p.10.

39 Huggins, *op.cit.*

building was situated.<sup>40</sup> This transfer was pursuant to the provisions of Government Legislation enacted in 1963, known as the Land (Surrender by Trustees) Act No. 7075.<sup>41</sup> This transfer was however to be a lengthy process, as it was not until 1968 when it finally occurred and a new Committee and constitution was established for the management of the Institute building and land.<sup>42</sup>

### **Later Alterations and Additions**

One of the first alterations to the Mechanics Institute building in the latter half of the 20<sup>th</sup> century was the refurbishment of the small meeting room in 1968.<sup>43</sup> Works included repainting, installation of an electric heater, and refurbishing.

In December 1968, the Mechanics Institute Committee sought to construct a new toilet block and ladies' cloak room on the west wall of the building.<sup>44</sup> An architect had been engaged and prepared a proposal that comprised a new toilet block and ladies' room on the eastern wall. The cost of the work was estimated at \$6,000, however the alterations were not carried out at this time.<sup>45</sup>

Further major alterations were carried out in the ensuing years partly as a result of a letter from the Department of Health in 1970 requiring improvements to the hall.<sup>46</sup> The main requirements were the repainting of the hall and reblocking a section of the west wall.

In July 1973, the Institute Committee had plans drawn for the addition of toilets and major refurbishment works to the hall and surrounding spaces.<sup>47</sup> These plans were accepted by the Ballan Shire Council and Department of Health.<sup>48</sup> The *Ballan Weekly News* provided a detailed outline of the proposed works:

The plans don't differ much from those originally proposed four years ago when the present Committee of Management was formed but owing to the cost of the building today only the essential work is being carried out.

The toilets will be constructed on each side of the hall and entry to them will be through the existing cloak rooms. Septic tanks will be placed on both sides of the hall and the effluent from them will be collected on the East side of the hall and then pumped up onto the vacant block behind the hall where it will be disposed of through abortion [sic.] drains. The east and west walls of the hall back to the stage will be renewed and sheeted with a concrete masonry veneer. The existing supper room, kitchen and storage space will be completely demolished and 16 squares of new building will be constructed of solid brick. The supper room will be capable of seating 100 people at a sit down supper. The kitchen will be able to be entered from a car park in the vacant block at the rear of the hall. A false ceiling will be built in the existing hall at a

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40 'In Town & Out: Surrender of Land' in the *Ballan News*, 24 July 1964, provided by June Huggins.

41 *Ibid.*

42 'Mechanics' Hall Site Transferred to Crown' in the *Ballan Weekly News*, 15 August 1968, typescript provided by June Huggins.

43 'Congenial Meeting for Mechanics' in the *Ballan Weekly News*, 7 November 1968, typescript provided by June Huggins.

44 'New Toilet Block for Mechanics' Institute?' in the *Ballan Weekly News*, 28 December 1968, typescript provided by June Huggins.

45 '\$6,000 for Stage One' in the *Ballan Weekly News*, 6 March 1969', typescript provided by June Huggins.

46 'Mechanics' Institute, Committee of Management Meet' in the *Ballan Weekly News*, 16 July 1970, typescript provided by June Huggins.

47 'Ballan Mechanics Institute' in the *Ballan Weekly News*, 5 July 1973, typescript provided by June Huggins.

48 *Ibid.*

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height of 14 feet. The stage and dressing rooms will be renovated as well as the doors leading into the hall.<sup>49</sup>

Two years later in 1975, the Ballan Shire Council accepted a tender of \$73,842 from J. & W. & K. Walsh of Ballarat for the work.<sup>50</sup> These works were funded by a \$20,000 Local Government Department subsidy, \$10,000 hall committee fund, and \$10,000 from Council's special reserve fund.<sup>51</sup> Council also sought permission to use \$4000 from its subdivision recreation fund and borrowed \$30,000 for the balance of the cost.<sup>52</sup> These alterations and additions were completed in 1976 and the building was officially re-opened on 13 May.<sup>53</sup>

### Recent Developments

In recent times, the Committee of Management of the Ballan Mechanics Institute and Free Library have prepared a Master Plan which provides objectives and development guidelines for a 10-year projection for the use of the building. Present and potential user groups are listed, as are maintenance issues. A Conservation Management Plan was prepared by Wendy Jacobs and David Rowe to provide guidance on the conservation issues.<sup>54</sup>

In 2001, a design was developed by the architect Richard Mabin for a redevelopment of the Mechanics Institute and Free Library building. Comprising rear and side alterations and additions, Mabin's design was subsequently carried out at a cost \$1.4 m.<sup>55</sup> The rear portion of the building now accommodates the Ballan Community House.

### Cultural & Social Development of the Ballan Mechanics Institute & Free Library

#### Ballan Free Library

The Ballan Mechanics Institute and Free Library was established in 1860 with the presentation of 26 volumes of works by Dr Capewell.<sup>56</sup> By May 1869 the Ballan Free Library boasted 700 books.<sup>57</sup> Twelve months later in 1870, two new book cases had been installed.<sup>58</sup> By 1874, the library boasted 800 volumes and it was open from 7 pm until 10 pm on Tuesdays, Thursdays and Saturdays.<sup>59</sup> The library had increased to 1,018 books by 1887.<sup>60</sup>

From mid 20<sup>th</sup> century, the Mechanics Institute Free Library appears to have been closed. By 1976, a new library service was established for Ballan. The Ballan Shire Council had made application for a Government subsidy to join the Central Highlands Regional Mobile Library service.<sup>61</sup>

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49 *Ibid.*

50 'Mechanics Institute' in the *Ballan Weekly News*, n.d., [c.1975], typescript provided by June Huggins.

51 *Ibid.*

52 *Ibid.*

53 'Mechanics Institute Re-Opened' in the *Ballan Weekly News*, 13 May 1976, typescript provided by June Huggins.

54 W. Jacobs & D. Rowe, 'Ballan Mechanics Institute and Free Library', Conservation Management Plan, prepared for the Ballan Mechanics Institute and Free Library Committee of Management, funded by the Department of Natural Resources and Environment, 2001.

55 '\$1/4 million shock at Mechanics hall redevelopment' in *The Ballan News*, 26 July 2001.

56 Huggins, 'Ballan Mechanics' Institute & Free Library', *op.cit.*, p.3.

57 *Ibid.*, p.4.

58 *Ibid.*

59 *Statistical Register of the Colony of Victoria for the year 1874, compiled from the Official Records in the Office of the Government Statist*, Parliament of Victoria.

60 *Ibid.*, 1887.

61 'Library Service for Ballan' in the *Ballan Weekly News*, 13 May 1976, typescript provided by June Huggins.

**Early Entertainments**

Throughout the 1860s, the Ballan Mechanics Institute was the venue for meetings and entertainment. "Popular Readings" were a particular feature, which involved evenings of music, song and recitation.<sup>62</sup> So popular were the "Popular Readings" that a piano was purchased in 1868.<sup>63</sup>

Travelling players provided another important form of entertainment at the Institute. In the 1860s, these performances included the Lancashire Bell Ringers, Abdul Indian juggler, Wizard of the West, and Barlow's Circus of dogs and monkeys, while in the late 1870s Madame Silby, phrenologist and mesmerist, and Signor Besomo, lecturer on phrenology, entertained the interested members.<sup>64</sup>

Fundraising activities such as bazaars were important activities that were combined with social events. In 1878, the Ballan Sewing Club sought to raise funds for building a new reading room for the ladies, and a 'very successful Bazaar and Promenade Concert' was held.<sup>65</sup> At the end of October 1887, the long awaited Bazaar and sale of gifts was organized by the Ballan ladies in aid of a new Mechanics Institute and Free Library building.<sup>66</sup> A more novel event was the staging of wrestling match in 1890, 'together with exhibitions of other athletic feats.' The *Bacchus Marsh Express* declared that a 'special prize' of £3 3s. was 'to be offered by Mr. Morris Edwins to any district man who can fairly tumble him in a quarter of an hour.'<sup>67</sup>

**Later Occupiers & Events at the Ballan Mechanics Institute**

In the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, the new Mechanics Institute building was used for a variety of activities. Societies such as the Ballan and Pentland Hills Agricultural and Pastoral Society, Caledonian Society and Friendly Society held annual balls and concerts.<sup>68</sup> The Institute building was also the venue for various church and school sales, promenade concerts, anniversary socials, tea meeting and lectures.<sup>69</sup> The local sporting clubs and theatrical clubs held regular dances, entertainments and performances.

Like the 1860s, traveling performances and lectures were also common. In 1904, the Ballan Quadrille Assembly conducted monthly dances, euchre parties and balls, and bioscope entertainment organized by the Edisonia Biograph Company became popular at this time also.<sup>70</sup>

In 1909, the Ballan Horticultural Society was established and for several years the Institute building was the venue of the annual horticultural shows for flowers, fancy work, vegetables and cookery<sup>71</sup> (Figure 2.06). Two years later in 1911, roller skating, a popular form of entertainment, operated in the building.

Throughout the war years, there was a big focus on fundraising activities by the local Red Cross Unit and Comforts Fund.<sup>72</sup> In 1916, moving pictures were presented, specifically of war films, but also drama and comic pictures and illustrated songs.<sup>73</sup>

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62 Huggins, *op.cit.*

63 *Ibid.*

64 *Ibid.*

65 *Ibid.*

66 *Ibid.*

67 *Bacchus Marsh Express*, 21 June 1890, p.7.

68 Huggins, *op.cit.*

69 *Ibid.*

70 *Ibid.*

71 *Ibid.*

72 *Ibid.*

The close of the First World War witnessed a picture show night at the Institute, as part of the Peace Celebrations in 1919.<sup>74</sup> During this time and for the next few years traveling picture shows were popular.

A long term occupier of the building was the Ballan Soldiers Club from the time of the completion of the major alterations in 1924 until the early 1950s.<sup>75</sup> The eastern meeting room (space 4) was the billiard room for the Soldiers Club. Later, this room was the home of the local branch of the Country Women's Association for over 50 years from the early 1950s until 2001.<sup>76</sup>

### **Alexander Davidson: Original Architect<sup>77</sup>**

Alexander Davidson was born in Edinburgh, Scotland, on 17 May 1839, the first son of Samuel and May Davidson. He was first articled to architect John Henderson, the father of George, with whom Alexander later formed the successful Geelong partnership. However Henderson Senior died on 27 June 1862 and David Cousin assumed the responsibility of Henderson's young pupil.

Once Davidson had completed his articles he decided to come to Australia, arriving in December 1864. He went to live at Rokewood in Victoria, probably because the Minister of the Rokewood Presbyterian Church, Mr John Cooper, had close connections with the Davidson family in Scotland. Consequently, one of Davidson's first works was the Rokewood Presbyterian Church, and apart from this design his work was stated as being 'extremely chaste.'

Davidson formed a partnership with George Henderson in 1867. By January 1869, Davidson and Henderson were advertising in the Geelong Advertiser that their practice's address was at 32 Malop Street, Geelong, as well as in Rokewood.

On 12 September 1877, the Geelong Advertiser carried the notice of dissolution by mutual consent of the architectural partnership of Davidson and Henderson. Davidson continued practicing in Geelong under the name Alexander Davidson and Company. Alexander Davidson continued to practice in Geelong. He later moved to Melbourne, and died at Albert Park on 2 January 1908.

## **COMPARATIVE**

### **Other Mechanics' Institutes in the Moorabool Shire**

#### **Contextual Background**

In 1869, the *Bacchus Marsh Express* listed the Mechanics' Institutes then operating in the Bacchus Marsh district. They included the Mechanics' institutes and Libraries at Bacchus Marsh, Ballan, Gisborne, Myrniong, Melton and Blackwood, which was 'in course of establishment.'<sup>78</sup> The proliferation of Mechanics' Institutes in the Shire emanated from Britain, where the industrial revolution brought about the creation of scientific and cultural societies to cater for a growing interest in modern technological developments.<sup>79</sup> In Britain as in Victoria, Mechanics' Institutes were

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73 *ibid.*

74 *ibid.*

75 June Huggins, personal comments, July 2001.

76 *ibid.*

77 Information in this section has been taken from D. Rowe, 'Architecture of Geelong 1860-1900' Bachelor of Architecture thesis, Deakin University, 1991, and A. Willingham, 'Two Scots in Victoria: The Architecture of Davidson and Henderson', Master of Architecture thesis, University of Melbourne, 1983.

78 *Bacchus Marsh Express*, 29 February 1869.

79 M. Askew, 'The Diffusion of Useful Knowledge: mechanic's institutes in nineteenth century Victoria', Master of Arts thesis, Monash University, Clayton, 1982, pp.1-3.

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** Ballan Mechanics' Institute & Free Library

Place No. BA041

**ADDRESS:** 143 Inglis Street, Ballan

Assessment Date: Feb 2016

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established to provide lectures and classes to promote proficiency in reading, writing, and arithmetic, and sometimes geography, chemistry, French, and history.<sup>80</sup> They also maintained reference libraries, with the limited aim of providing knowledge to help 'the Mechanic in the exercise of his art', (Mechanic referring not only to machine operatives but to manual workers and artisans).<sup>81</sup> Culturally, Mechanics' Institutes gave opportunities for intellectual advancement at a time when 'morality and knowledge' were viewed as inseparable.<sup>82</sup>

### Other Mechanic's Institutes

Other Mechanics' Institute and Free Libraries in the Moorabool Shire area included:

- Former Bacchus Marsh Mechanics' Institute:<sup>83</sup> Established in 1858, the present brick building was constructed in 1883. In the later 20<sup>th</sup> century, a new glazed façade replaced the original front façade. In 1887, the library held 2,050 volumes. The library operated until the 1970s. The building is now a public hall.
- Former Blackwood Mechanics' Institute & Free Library, Byres Road, Blackwood:<sup>84</sup> Established between 1867 and 1869, an elongated hipped roof timber Mechanics' Institute and Library building with a small front gabled porch, was constructed in 1869 by James Ferguson, pioneer gold miner of Blackwood. In 1874, the library held 568 volumes which had rapidly increased to 1,592 books by 1887. A number of alterations have been made to the building in the 20<sup>th</sup> century, the most substantial being in 1976 when a supper room and kitchen, toilet and a new front porch were erected and the exterior walls were bricked up. The library collection was dispersed to allow for the alterations and the changing use of the building which was to provide accommodation for the local Senior Citizens' Club as well as continuing as a public hall.
- Former Blakeville Free Library, 981 Blakeville Road, Blakeville:<sup>85</sup> Established in 1881 when the existing timber building appears to have been constructed. In 1887, the library held 1,083 books. The Library appears to have closed in the 20<sup>th</sup> century and the building is now derelict, having been used for agricultural purposes.
- Former Bungaree Mechanics' Institute, 221 Bungaree Wallace Road, Bungaree:<sup>86</sup> The first Mechanics Institute was built in 1894. The building was destroyed in a violent storm in 1927. It was replaced in the following year by the existing brick building at a cost of approximately £1,000, made possible by a loan of £500 from W. McLellan and a government grant of equal value. The Mechanics Institute and Free Library was officially opened on 4 September 1928 by Lady Millie Peacock, wife of the then Speaker of the Lower House of the Victorian Parliament, Sir Alexander Peacock, whose active interest in the needs of the people in the Allandale district appears to have spread to Bungaree.

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80 Ibid, p.2.

81 Cited in Ibid, p.6.

82 Ibid., p.100.

83 P. Baragwanath, *If the Walls Could Speak: A Social History of the Mechanics' Institutes of Victoria*, Mechanics Institute Inc., Windsor, 2000, ppp.55-56 & *Statistical Register, op.cit.*, 1887.

84 See 'Prayer Hill Heritage Precinct, Blackwood', for further details.

85 Gazettal date shown on the Plan of the Town of Blakeville, VPRS 16171, PROV & *Statistical Register, op.cit.*, 1887.

86 Baragwanath, *op.cit.*, p.92, *Bungaree & District Historical Society Newsletter*, vol. 37, November 2000, p.5, citing the Gordon Advertiser, 13 April 1894, oral information, Bungaree & District Historical Society community consultation, 17 November 2009, *The Argus*, 21 June 1927 & A. Gregory, 'Peacock - The Laughing Premier', *Victorian Historical Journal*, February 1981.

- Former Elaine Mechanics' Institute, Pearsons Road, Elaine:<sup>87</sup> Land was granted at Elaine for the establishment of a Mechanics' Institute in July 1910 and the existing gabled timber hall with a gabled porch was constructed in the following year, 1911. By the 1950s, the Mechanics' Institute appears to have disbanded. A committee of management was appointed to management what was then known as the Elaine Recreation Hall.
- Former Gordon Public Hall and Mechanics' Institute, 68 Main Street, Gordon:<sup>88</sup> The first Mechanics' Institute at Gordon was built in 1871 in Urquhart Street. It relocated to the former Wesleyan School site and building (erected in 1868 and now addressed as 45 Main Street) in 1882 at the corner of Main and Stanley Streets. In 1887 the Institute library held a collection of 490 books. In 1918, the Institute's finances were in credit but the Institute was in decline, with the *Gordon, Egerton and Ballan Advertiser* noting 'the paucity of entertainments, etc., now held.' By 1927, The Institute hall had been removed and a tennis court built. A new Mechanics' Institute was constructed in 1932 at 68 Main Street to a design by Clegg and Morrow, architects of Ballarat.
- Former Mt Egerton Mechanics' Institute, 69 Main Street, Mt Egerton:<sup>89</sup> A Mechanics Institute at Mt Egerton may have been established between c.1871 and c.1884. The rudimentary Victorian Carpenter Gothic styled Institute and Free Library building could have been built during this period or possibly earlier, as a Church. In 1887, the library held a collection of 590 volumes. The building was closed in 1902 due to its poor structural condition. Although some restoration works were carried out, they proved to be temporary. In 1908, the Mount Egerton Mechanics Institute and Free Library building was relocated to its existing site at 69 Main Street. The building was restored and placed on brick base walls, having brick piers. A skillion back stage wing was built (replacing the original dressing room with library and reading room underneath). Although a wing accommodating a central vestibule, cloak and reading rooms were proposed to embellish the front of the relocated hall, a lack of funds delayed the construction until 1912. All of the alterations initially proposed in 1906 (and built in 1908 and 1912) had been designed by J.N. Muntz, Engineer to the Shire of Ballan. In 1978, a flat roofed amenities wing, comprising a cloak and toilets, was constructed to a design by G.L. Anders, Engineer. By the late 20<sup>th</sup> century, the Mount Egerton Mechanics Institute had folded. Responsibility for the care and management of the building was given to the Mount Egerton Hall Management Committee which replaced the Institute Committee.

Overall, the Ballan Mechanics' Institute and Free Library represents one of six 19<sup>th</sup> or early 20<sup>th</sup> century surviving Mechanics' Institute buildings in the Moorabool Shire, all of which no longer function for their original purpose. These buildings are a physical legacy in the quest for self-improvement and education, and the building at Ballan continues to form a local architectural and social landmark in the town.

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<sup>87</sup> Elaine Mechanics' Institute Crown Land Reserve file, Rs 2800, Dept of the Environment & Primary Industries, Ballarat.

<sup>88</sup> See heritage citation for the Gordon Public Hall.

<sup>89</sup> D. Rowe & W. Jacobs, 'Former Mt Egerton Mechanics Institute', Conservation Management Plan, August 2004.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Ballan R.S.L. Clubrooms & Bakery

Place No. BA042

**ADDRESS:** 146 & 146A Inglis Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:****Theme 5.3:** Other Businesses**Theme 6.1:** Building Towns**Theme 8.4:** Community Organisations**Theme 8.5:** Commemoration**Condition:** Good**Integrity:** Moderate-High**Photograph Date:** 2009 & 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant fabric); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the building (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:**

**What is Significant?**

The Ballan R.S.L. Clubrooms and Bakery building, 146 & 146A Inglis Street, has significance as one of the few surviving interwar shop and dwelling developments in the town. Constructed in c.1925-26 as the Kookaburra Café and billiard room (and private dwelling) for Vivian Cullen, returned serviceman, the building was later to become the Fayrefield Hats Factory for the United Felt Hat Company Pty Ltd in the mid 1940s which employed several local female staff. It was later acquired by the Returned and Services League of Australia (Victorian Branch) in 1958 as its clubrooms (with the adjoining shop separately managed as a bakery). The former shop and dwelling has moderate-high integrity and the significant fabric includes: main hipped roof form with minor hipped and gabled wings that project towards the front; returned verandah under the front projecting hipped roof and side (west) verandah; turned timber verandah posts and decorative timber brackets; corrugated sheet metal roof cladding; modest eaves with exposed timber rafters; faceted bay window with timber framed casement windows and leadlighted highlights above (behind the front portion of the return verandah); vertically boarded timber door with upper glazed panel (as part of the front hipped wing); segmentally-arched timber framed window on the west elevation; timber framed double hung windows, red brick chimneys with corbelled tops and terra cotta pots; timber framed two-paned shopfront with ingo and timber framed shop door opening (east side); shopfront highlight windows; brick shopfront base walls; timber bargeboards to the gable end; remnant verandah (east elevation, now infilled); and the timber framed double hung windows on the east elevation.

**How is it significant?**

The Ballan R.S.L. Clubrooms and Bakery building at 146 & 146A Inglis Street, Ballan, is historically, aesthetically and socially significant at a LOCAL level.

**Why is it significant?**

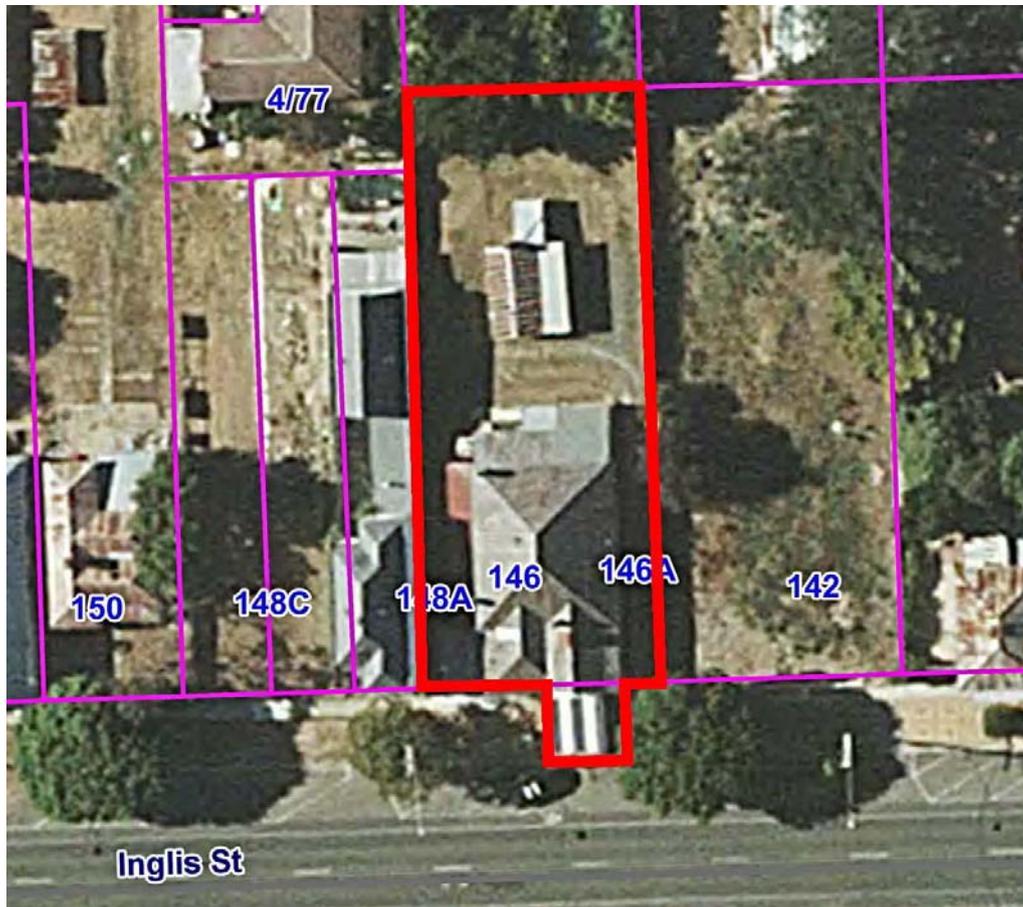
The Ballan R.S.L. Clubrooms and Bakery building at 146 & 146A Inglis Street has historical significance for its associations with commercial development in Ballan during the interwar period, and particularly with Vivian Cullen and his establishment of the Kookaburra café and billiard room in c.1925-26 (Criteria A & H). The building is also associated with the United Felt Hat Company Pty Ltd from 1945 as the Fayrefield Hats factory which employed several local women. From 1958, the property has been associated with the local branch of the Returned and Services League of Australia (Victoria) as its clubrooms.

The Ballan R.S.L. Clubrooms and Bakery building at 146 & 146A Inglis Street has architectural significance as a rare, surviving intact interwar era shop and dwelling development in Ballan (Criterion D). The single storey, timber weatherboard building exhibits several original design qualities, including the main hipped roof form and projecting minor hipped and gabled wings that reflect the different functions within. The outward appearance, composition and detailing of the building is more reflective of Edwardian design, with its turned timber verandah posts and timber brackets. The only other comparable building in Ballan at 22 Fiskin Street has a similar anachronistic appearance.

The Ballan R.S.L. Clubrooms and Bakery building at 146 & 146A Inglis street has social significance as it is valued by the Ballan community as the clubrooms of the Returned and Services League of Australia, an organization providing welfare, service and mateship to returned soldiers from war (Criterion G).

**Heritage Overlay Map**

It is recommended that the heritage overlay is applied to the site at 146 & 146A Inglis Street, and the front verandah outside the Title boundary as shown on the following map:



Source of Aerial Image: Moorabool Shire Council.

**DESCRIPTION: <sup>1</sup>**

The Ballan R.S.L. Clubrooms and bakery building, 146 & 146A Inglis Street, Ballan, is located on a modest rectangular allotment on the street boundary. There are side setbacks, with a gravelled and grassed driveway on the east side and a grassed area on the west side. The rear yard has an early gabled and skillion outbuilding with galvanised corrugated steel roof cladding. The yard is grassed and gravelled. The west setback at the front is a formal, paved area with a central flagpole. Affixed to the east wall of the neighbouring building at 148A Inglis Street and facing onto the paved area is a metal Roll of Honour.

The single storey, timber weatherboard, conservative interwar era building has a main hipped roof form, together with minor hipped and gabled wings that project towards the front. These roof forms are clad in corrugated sheet metal and there are modest eaves with exposed timber rafters. The hipped wing represents part of the R.S.L. building and extends to form a return verandah supported by turned timber posts with decorative timber brackets. This verandah detailing is more common on Edwardian dwellings and is therefore a very late example. There is a hipped roofed verandah (also supported by turned timber posts with decorative timber brackets) towards the rear on the west side (an early identical verandah on the east side has been infilled with timber weatherboards). Under

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<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** Ballan R.S.L. Clubrooms & Bakery

Place No. BA042

**ADDRESS:** 146 & 146A Inglis Street, Ballan

Assessment Date: Feb 2016

the return verandah of the front hipped wing is an early faceted bay window with timber framed casement windows and leadlight highlights above. There is an early vertically boarded timber door with upper glazed panel at the northern end of the verandah, beyond which is an early segmentally-arched timber framed window (with introduced frosted glazing) and other timber framed double hung windows. The external red brick chimneys are early and they have corbelled tops with terra cotta pots.

The front projecting gabled wing has an original timber framed two-paned shopfront with ingo to an original timber framed door opening. There are early highlights above the shopfront windows and base walls of brick construction (now overpainted). The early timber bargeboards to the gable end survive, as do the timber framed double hung windows on the east elevation. The projecting post-supported verandah has been introduced, having replaced an original cantilevered verandah.



**Photo 2:** Ballan R.S.L. Clubrooms, 2014.



**Photo 3:** Metal Roll of Honour attached to east wall of the neighbouring building at 148A Inglis Street, 2009.

## HISTORY:

### The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and

<sup>2</sup> T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>3</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

<sup>4</sup> *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Ballan R.S.L. Clubrooms & Bakery

Place No. BA042

ADDRESS: 146 & 146A Inglis Street, Ballan

Assessment Date: Feb 2016

agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### History of the Ballan R.S.L. Clubrooms & Bakery Building

The Ballan R.S.L. Clubrooms and Bakery building at 146 & 146A Inglis Street is situated on part of allotment 7 of Section 4 in the Township of Ballan first purchased by George Flack in the early 1850s.<sup>11</sup> Flack was a draper from England who, with his wife, Catherine, and children, emigrated to Melbourne in 1851 and established a drapery store in Collingwood.<sup>12</sup> In late 1854 he had established a store in Inglis Street and by 1860 he had opened the Ballan Hotel.<sup>13</sup> The site at 146 Inglis Street remained vacant land and after George Flack's death in 1900, the land had still not been sold in 1901.<sup>14</sup> It appears that the land was acquired by Mrs Minnie Windsor in 1915, at the time her husband, Edward, took up the lease of Flack's Ballan Hotel (Edward Windsor purchased the hotel in 1921).<sup>15</sup> The land remained unimproved in 1920-21 and again in 1925-26 when it had been sold in part to Vivian Cullen and Gilbert Cowan (and occupied by Cullen).<sup>16</sup>

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5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the *Weekly Times*, 17 June 1879.

11 Flack's name was hand-written on the original Town Plan Ballan dated February 1850 and lithographed on 24 August 1856, State Library of Victoria.

12 See heritage citation for the Ballan Hotel for further details.

13 *Ibid.*

14 Flack, George, Probate Administration files, 1900, includes further information of the Executors of Flack's Estate to the Master in Equity, 12 December 1901, declared that '3, ½ acre allotments of land in Inglis St., Ballan' 'have been offered for sale and still remain unsold', VPRS 28/PO Unit 964 PROV.

15 Mrs Minnie Windsor was listed as the owner of allotments 6 and 7 of Section 4, comprising 1 acre with a net annual value of £5 in the Ballan Shire Valuation Book, 1915, VPRS 5563/PO Unit 7 PROV (Ballarat). For details of Edward Windsor's occupation and ownership of the Ballan Hotel, see the heritage citation for the Ballan Hotel.

16 See Ballan Shire Rate Books, 1920-21, 1925-26, VPRS 5557/PO Unit 45 PROV (Ballarat). The Rate Books for 1920-21 listed Mrs Minnie Windsor as owner with a net annual value of £5. In 1925-26, Vivian Cullen was listed as occupier (and Gilbert Cowan owner) of land having a net annual value of £4, with Cullen owner of land having a net annual value of £1.

It would appear that the existing former dwelling and shop were constructed in 1925-26 for Vivian Cullen, and possibly financed by Gilbert Cowan.<sup>17</sup> Architecturally, the hipped roofed dwelling which formed a front return verandah supported on turned timber posts with decorative timber brackets and timber balustrades was a very late example of Edwardian (as opposed to interwar) design, which might suggest that the building was relocated from elsewhere (Figure 1). A front projecting gabled wing on the east side represented Cullen's Kookaburra Café and the building also accommodated a billiard room<sup>18</sup> and private dwelling. There was a projecting cantilevered verandah over the footpath.

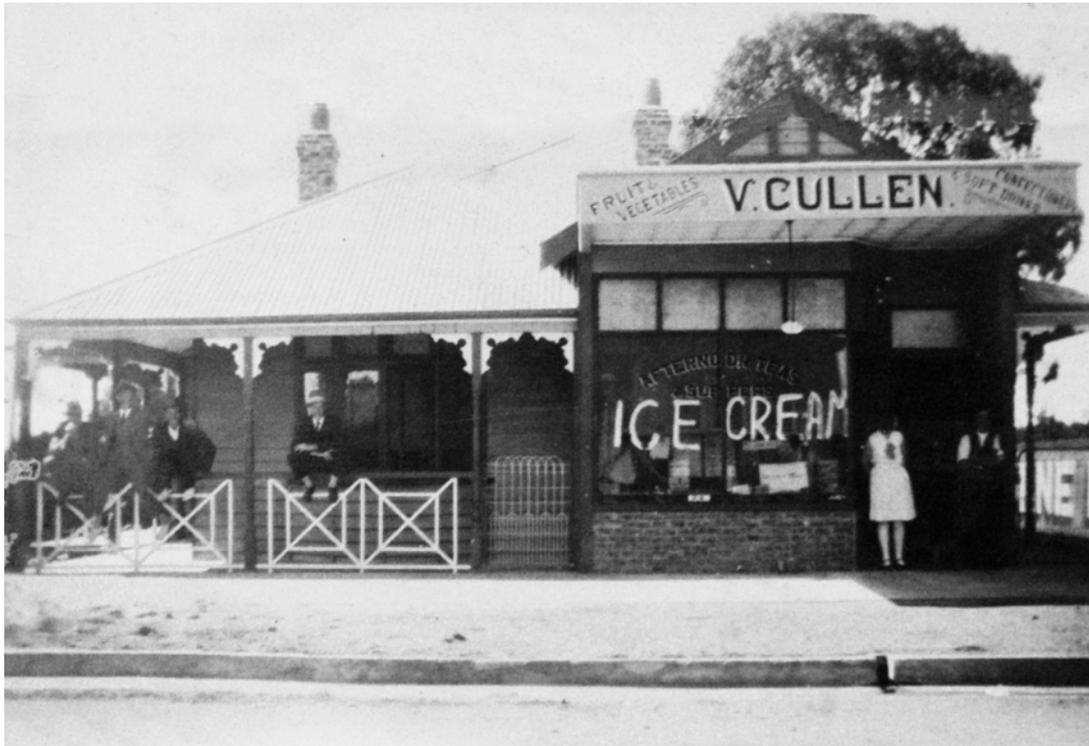


Figure 1: Cullen's Kookaburra Café, Billiard Room and Dwelling, n.d., c.1930s.

Source: Ballan Shire Historical Society.

In 1930-31, the dwelling and café had a net annual value of £70.<sup>19</sup> Cullen continued to operate the café in the ensuing years, although by 1940-41 Donald Arthur Cameron was the occupier.<sup>20</sup> In 1945, Cullen leased the property to the United Felt Hat Company Pty Ltd (known as Fayrefield Hats factory) and Thomas Bell.<sup>21</sup> The hat factory employed several local women (Figure 2).

17 Ibid. The information listed in the Rate Books suggests that the café and billiard room was under construction in 1925-26. The Rate Book for 1930-31 listed Vivian George Cullen as owner of a shop, house and land with a net annual value of £70, clearly indicating that the building had been constructed by this time.

18 Ibid. The Rate Book listed the café as Kookaburra Café.

19 Ibid.

20 Ibid., 1940-41.

21 *A Pictorial History, op.cit.*, p.127. See also Ballan Shire Rate Book, *op.cit.*, 1950-51.



Figure 2: Female employees outside the Fayrefield Hats factory, 1946.

Source: Ballan Shire Historical Society.

Vivian George Valentine Cullen was born at Ballan in 1889, the son of Charles and Elizabeth Cullen (nee Morgan).<sup>22</sup> By the early 1900s, Vivian Cullen was employed as a station manager at Ballan.<sup>23</sup> He married Daisy Myrtle Lillian Watson and they had two children: Charles Kitchener Cullen in 1915 and Vivian Jasper Anzac Cullen in 1916.<sup>24</sup> Cullen's second son, Vivian, was born months after Vivian senior embarked on the HMAT *Palermo* for enlistment in World War One.<sup>25</sup> It appears that Vivian and Daisy Cullen had a troubled marriage as on Vivian's return from the war he divorced Daisy in 1919 on account of having 'left her little ones and gone with the travelling Maori band.'<sup>26</sup> Cullen married Gilbertine May Naylor in 1926,<sup>27</sup> about the time the Kookaburra Café and billiard room was built at 146 & 146A Inglis Street. Tragically, Cullen's son, Vivian, took his own life at the age of 19 years in 1935.<sup>28</sup> By 1940, Vivian Cullen senior had 'branched out and became a carrier in the town.'<sup>29</sup> He died at Ballan in 1955 at the age of 66 years.<sup>30</sup>

Cullen's café and billiard room did not form part of his real estate at the time of his death.<sup>31</sup> It was acquired by the Returned and Services League of Australia (Victorian Branch) and converted into clubrooms that were officially opened on 11 November 1958.<sup>32</sup> The local branch of the R.S.L. had

22 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne. Vivian Cullen's father, Charles, had arrived in Ballan in the 1850s with his mother, where he resided for the remainder of his life. See the *Ballan Times*, 14 August 1919.

23 See 'Vivian George Valentine Cullen', embarkation details, The AIF Project at <https://www.aif.adfa.edu.au/showPerson?pid=69023>

24 Ibid. & Victorian Births, Deaths and Marriages Indexes, op.cit.

25 'Vivian George Cullen', op.cit.

26 Mrs G. Kirkby, Bendigo, to Army Records, 9 August 1919 in 'Vivian George Valentine Cullen', SERN 1446, series no. B2455, service record, National Archives of Australia online.

27 Victorian Births, Deaths and Marriages Indexes, op.cit.

28 *The Argus*, 5 December 1935, p.3.

29 *Ballan Times*, 5 March 1955.

30 *Ibid.*

31 There is no listing of the subject property in Cullen, Vivian George Valentine, Probate Administration files, 1955, VPRS 28/P4 Unit 973 PROV.

32 *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, September 2006 & Certificate of Title vol. 10823, fol. 876.

formed in 1919.<sup>33</sup> Later, on 25 April 1972, an Honour Board listing local R.S.L. Office Bearers was unveiled (Figure 3).<sup>34</sup> A metal honour board listing the members of the Australian Defence Forces who settled on the soldier settlement farmland of the Beremboke Estate (1949) and Ingliston Estate (1957) was unveiled in later years.



**Figure 3:** Mr Dudley Erwin, M.P., unveiling the Honour Board at the R.S.L. Clubrooms on Anzac Day, 1972. On the left is Mr R.G. Lindsell (President) and centre is Mr H.R. Chambers, who was the inaugural President in 1919.

Source: *A Pictorial History of the Shire of Ballan*, p.150.

### COMPARATIVE

In Ballan, there is only one interwar era shop and dwelling at 22 Fiskin Street, comparable to the R.S.L. Building and Bakery. Built between 1922 and 1925 for Ellen and Frederick Lewin (daughter and son in law of Gilbert Cowan who appears to have had an initial financial interest in Cullen's shop and dwelling),<sup>35</sup> the former shop and boarding house has a main hipped corrugated sheet metal roof form and projecting minor gabled wing and hipped post-supported verandah at the front. On the side (west) elevation is an early interwar era shopfront with highlights, glazed tile surrounds and an ingo with a panelled timber and glazed door with a two paned transom above. The projecting skillion-roofed post-supported verandah appears to be of later interwar era construction, having replaced an earlier verandah. This verandah formed part of alterations and additions at the rear of the dwelling in 1935-36. Like the R.S.L. building and bakery at 146 & 146A Inglis Street, the former shop and boarding house has experienced alterations to the shopfront verandah. The R.S.L. building and bakery would appear to be more intact.

<sup>33</sup> *A Pictorial History, op.cit.*, p.150

<sup>34</sup> *Ibid.*

<sup>35</sup> See the Fiskin Street Heritage Precinct citation for further details on the former boarding house and dwelling at 22 Fiskin Street.

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**Historic Themes:**

- Theme 3.5: Establishing & Maintaining Communications
- Theme 5.4: Commerce
- Theme 6.1: Building Towns
- Theme 6.2: Building Homes in the Shire

**Condition:** Good

**Integrity:** Moderate

**Photograph Date:** 2009 & 2014



Former Ballan Times Office, 2014



Former Ballan Times Dwelling, 2014

**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**

|                                      |    |
|--------------------------------------|----|
| <b>Victorian Heritage Register:</b>  | No |
| <b>Victorian Heritage Inventory:</b> | No |
| <b>Local Planning Scheme:</b>        | No |

**CURRENT HERITAGE STATUS ON OTHER REGISTERS:**

|                                            |    |
|--------------------------------------------|----|
| <b>National Trust (Victoria) Register:</b> | No |
|--------------------------------------------|----|

**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**

- Recommended for inclusion in the Victorian Heritage Register: **No**
- Recommended for inclusion in the Victorian Heritage Inventory: **No**
- Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes**

**Schedule to the Heritage Overlay**

|                                            |     |
|--------------------------------------------|-----|
| External Paint Controls Should Apply?      | No  |
| Internal Alteration Controls Should Apply? | No  |
| Tree Controls Should Apply?                | No  |
| Fences &/or Outbuildings of Note?          | No  |
| Prohibited Uses May be Permitted?          | Yes |
| Incorporated Document                      | Yes |

**Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project

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beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

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### **STATEMENT OF SIGNIFICANCE:**

#### **What is Significant?**

The former Ballan Times Printing Office and dwelling at 150 Inglis Street has significance as a rare and intact example of a combined Edwardian timber commercial and residential premises in Ballan. These buildings were constructed in 1901 for the new proprietor and editor of The Ballan Times newspaper, Phillip Spencer. While the former printing office building has been substantially restored, it reflects the original design in the: elongated gabled roof form that extends towards the rear and terminates with a rear hipped roof face; stepped and curved front parapet; face brick and corbelled chimney; corrugated sheet metal roof cladding; pair of timber framed eight paned, shopfront window opening; single door opening with a vertically boarded door and the timber weatherboard wall cladding. The painted "Ballan Times" signage is of interest as a contemporary interpretation of earlier similar painted signage.

Although the adjoining Edwardian styled dwelling has experienced some alteration (particularly in the introduction of the false brick wall cladding), the original Edwardian character and appearance is clearly discernible in the: asymmetrical single storey composition; double hipped roof forms that traverse the site and the elongated hipped wing that projects towards the front and rear; hipped, convex front verandah supported by stop-chamfered square timber post and adorned with decorative cast iron valances and brackets; timber verandah floor; timber framed double hung tripartite window in the front hipped wing and the other timber framed double hung windows; corbelled face red brick chimney, modest eaves, front door opening and the corrugated profile sheet metal roof cladding.

#### **How is it significant?**

The former Ballan Times Printing Office and dwelling, 150 Inglis Street, Ballan, are historically, aesthetically and socially significant at a LOCAL level.

#### **Why is it significant?**

The former Ballan Times Printing Office and dwelling, 150 Inglis Street, are historically significant for their associations with the enduring newspaper business owned and operated by Phillip Spencer from 1901 until 1948, and also as Spencer's printing business and place of residence until his death in 1959 (Criteria A & H). The printing office is a rare surviving timber building associated with the commercial progress of the town from the beginning of the 20<sup>th</sup> century.

The former Ballan Times Printing Office and dwelling, 150 Inglis Street, are aesthetically significant for demonstrating original and appropriate Edwardian design qualities, being a rare combination of commercial and residential buildings in the central township area (Criterion D). Although the former Printing Office has been substantially restored, it continues to reflect its original Edwardian design as especially identified in the distinctive stepped and curved parapet and shopfront, and elongated gabled roof form behind. The former Ballan Times dwelling has experienced some alterations but it still demonstrates original design qualities of the Edwardian dwelling (in the asymmetrical composition, hipped roof forms, front verandah, chimney and window openings) and it represents one of the more substantial and elaborate examples of its type in Ballan.

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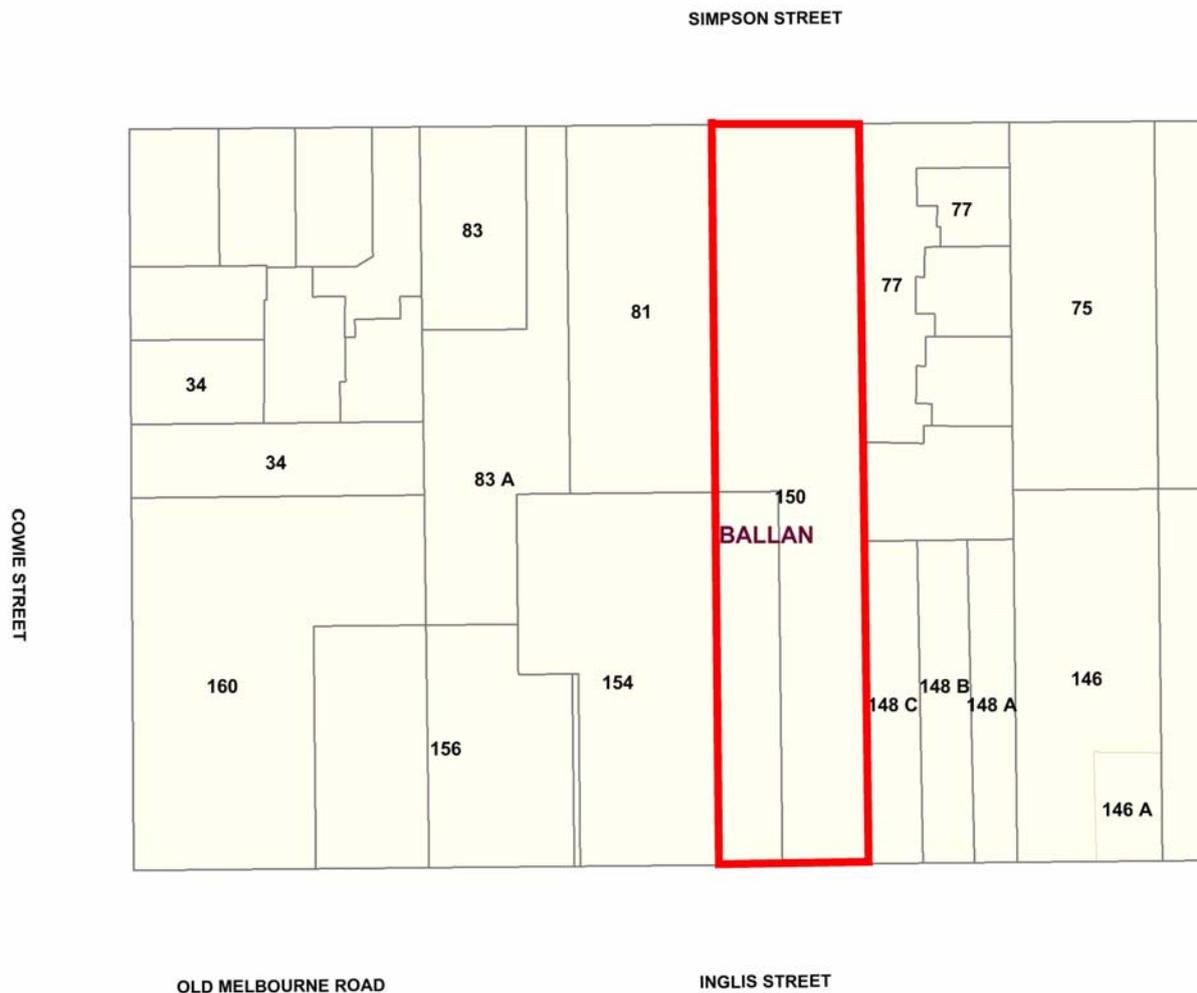
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The former Ballan Times Printing Office, 150 Inglis Street, is socially significant as it has been valued by the community for disseminating news, events, advertisements and other information in the first half of the 20<sup>th</sup> century (Criteria G).

### Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 150 Inglis Street, as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

### DESCRIPTION: <sup>1</sup>

The former Ballan Times newspaper office and dwelling at 150 Inglis Street, Ballan, are located on a contextually large, elongated rectangular site that extends to Simpson Street at the rear. There is a modest frontage width, the Ballan Times office building being situated on the front (southern) boundary on the west side (with a narrow western side setback), while the dwelling in the eastern portion of the block has a deeper setback from the front. The dwelling has an open grassed front setting with a central concrete pedestrian path, perimeter garden beds and a front timber picket fence and gate to a height of approximately 1300 mm (reflecting the design and construction of the

<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

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original fence). The expansive rear yard is open and grassed, with an informal driveway, outbuildings and mature exotic trees.

The elevated single storey, timber weatherboard, Edwardian styled elongated gabled former Ballan Times office building extends towards the rear and terminates with a rear hipped roof face. The roof is clad in corrugated sheet metal and there is a corbelled, face red brick chimney with cream bands near the front on the west side. The building is especially characterised by a stepped and curved front parapet, below which is recreated painted signage which reads "Estab. 1872 The Ballan News". The front façade is further identified by an early window opening with introduced pair of timber framed eight paned, fixed shopfront windows and an early single door opening with a vertically boarded door.

The former Ballan Times building is in good condition, having been substantially repaired in recent times. It has moderate-high integrity when considering the repairs has retained the early character of the building.



**Photo 3:** Former Ballan Times Printing Office, 2009.

The asymmetrical, single storey, Edwardian styled dwelling has double hipped roof forms that traverse the site, together with an elongated hipped wing that projects towards the front and rear. The front façade is further identified by an early hipped, convex verandah supported by early stop-chamfered square timber posts and adorned with decorative cast iron valances and brackets. The early timber capital moulds to the verandah posts are missing. Other early features include the timber verandah floor, timber framed double hung tripartite window in the front hipped wing, other timber framed double hung windows, corbelled face red brick chimney, modest eaves, the front door opening and the corrugated profile sheet metal roof cladding. The false brick wall cladding has been introduced.

The dwelling is in fair-poor condition, with rusting in the roof cladding, deterioration in the verandah roof, rotting in the window frames and sashes, rotting of the verandah floor boards, weatherboarding of the verandah posts and the boarding over the front door and the damaged sashes to the front tripartite window. Although the walls are clad in introduced false brickwork lining, the original design is clearly discernible and it has moderate integrity.



**Photo 4:** Former Ballan Dwelling, 2009.

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## **HISTORY:**

### **The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named “Ballan” after Robert von Stieglitz’s nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and ‘six good hotels.’<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268

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<sup>2</sup> T. O’Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>3</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

<sup>4</sup> *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

<sup>5</sup> *Ibid.*, pp.23-25.

<sup>6</sup> *Bacchus Marsh Express* newspaper, 18 May 1872.

<sup>7</sup> *Victorian Municipal Directory* 1890, p.237.

<sup>8</sup> *Ibid.*

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acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### History of the Ballan Times Office & Dwelling

On 6 July 1872, the *Bacchus Marsh Express* humorously and rather scornfully reported on the establishment of a local newspaper business at Ballan known as *The Reporter*.<sup>11</sup> Officially titled the *Ballan and Blackwood Reporter and Gordon, Egerton and Blakeville Advertiser*, the fledgling business's competitor gave the following account and opinion of the new newspaper:

The West Bourke and South Grant Guardian has ceased to exist as a separate newspaper – “unwept, unhonoured, and unsung.” It is “to phoenix,” however, as the Americans say, at Ballan, on Thursday next, we understand, under the title of *The Reporter*. So far as we can hear the people of Ballan are not overjoyed at the coming amongst them of this special reporter. But, taught by the past, the conductor of the new paper may make it worthy of public support. We trust he will. It is not pleasant to see any paper other than a credit to journalism. For our part we shall not cease to regard Ballan and Blackwood as parts of our constituency, and we only ask residents there to support us so long as this paper remains the best local organ for those places, although it is published a few miles away from them. We have always aimed at making this paper something more than a *Bacchus Marsh* one, and have received considerable support from many places far away from that township. We consider it is little short of a public calamity to any small township to have a papers published in it which devotes itself entirely to that township, for the inevitable result is that, in the dearth of local topics of a nature that a journalist should comment upon or record, resort has to be had to scandal and personalities. With the present issue the *Express* enters upon the seventh year of its existence; and, although the support accorded to it has scarcely been adequate to the efforts made to deserve it, yet, on the whole, we have managed to conquer many difficulties, and trust to be able to continue our career with increased usefulness to our supporters and greater profit to ourselves – not that the extinction of the *Guardian* has anything to do with it, for that paper has been dead to us for many months past.<sup>12</sup>

The opinion of the *Bacchus Marsh Express* was to be prophetic, as *The Reporter* – Ballan's first newspaper – closed in 1873.<sup>13</sup>

Seventeen years were to elapse before *The Ballan Times* newspaper was established by W.H. Bosanko. On 19 April 1890, he placed a public notice in the *Gordon Advertiser*, stating that the first issue of the *The Ballan Times and Gordon, Egerton, Wallace, Millbrook and Blackwood Advertiser* would be published on 3 May and that:

The new journal will be entirely devoted to the interests of your extensive shire, which has been neglected of late, and it will be our earnest endeavour to watch zealously all things appertaining to the development of the resources of the district.<sup>14</sup>

At the same time, Bosanko wrote to the Ballan Shire Council seeking ‘the printing and advertising of the Shire.’<sup>15</sup> This was agreed ‘and also to other newspapers when from time to time ordered.’<sup>16</sup>

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<sup>9</sup> *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

<sup>10</sup> *Ibid.*, p.81, citing A. Gunsser in the *Weekly Times*, 17 June 1879.

<sup>11</sup> *Bacchus Marsh Express*, 6 July 1872, pp.2-3.

<sup>12</sup> *Ibid.*

<sup>13</sup> *Newspapers in Australian Libraries, A Union List: Part 2 Australian Newspapers*, 4<sup>th</sup> edn., National Library of Australia, Canberra, 1985, p.124. See also catalogue at the State Library of Victoria.

<sup>14</sup> *Gordon Advertiser*, 19 April 1890.

According to June Huggins in *The Settler*, the first issue of the newspaper was released on Friday 1 May 1890, with the newspaper reporting that 'Ballan and district residents have been able to enjoy and appreciate a local weekly newspaper.'<sup>17</sup> The paper first comprised four pages, with pages one and four devoted to six columns of advertisements for local and district commercial enterprises, with pages two and three comprising seven columns dedicated to mainly local and district news, events and auctions 'with snippets of news of the wider world.'<sup>18</sup>

From 8 May 1891, the *Ballan Times* was printed and published in the old Mechanics' Institute building in Simpson Street, 'owing to the premises at present occupied by us and those next door in the occupation of Mr. W. Denholm being purchased by Messrs Wade & Co. Drapers, in order to extend their business.'<sup>19</sup>

In 1893 with the sale of the business to Thomas A. Colebrook, the printing office was relocated to Fitzgerald's buildings at the corner of Inglis and Cowie Streets.<sup>20</sup> Accompanying Colebrook to Ballan was the young compositor, Phillip Spencer. He was born in Buninyong in 1873 and he trained in the printing business at Gordon at The Gordon, Egerton Advertiser.<sup>21</sup> At the *Ballan Times*, business appears to have been successful because in 1895 the area for local news was extended to Gordon and Egerton.<sup>22</sup> The newspaper then became known as *The Ballan Times and Egerton, Gordon, Blackwood, Blakeville and Myrniong Standard*.<sup>23</sup> In 1898, Jack Cooper of Ballan joined the newspaper.<sup>24</sup>

Colebrook continued ownership and editorship of *The Ballan Times* until January 1901 when he announced:

To Advertisers, subscribers and all concerned: I have sold to Mr. Philip [sic.] Spencer of Ballan, the plant, stock, right, title and goodwill of the Ballan Times Newspaper. Possession will be given on Friday 1<sup>st</sup> February next, on and after which date the incoming proprietor will be entitled to and responsible for all profits and liabilities appertaining to the carrying on of the printing and publishing business, from which I will retire on the abovementioned date.

... By an advertisement appearing elsewhere it will be seen that after our next issue the ownership of this journal will change hands. The incoming proprietor is Mr. Philip [sic.] Spencer who for some years has been a member of staff. Mr. T.A. Colebrook the present proprietor is retiring from journalistic pursuits with a view to entering the ministry of the Church of England. Pending ordination to the diaconate, he has been appointed by the Bishop of Ballarat as stipendiary reader in charge of the parochial district of Sebastopol, a suburb of Ballarat.<sup>25</sup>

In early 1901, in anticipation of his take-over of *The Ballan Times* business, Spencer had built 'a new and commodious premises opposite the Commercial Hotel and next to Mr. M. Walsh's office' at 150 Inglis

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15 *Bacchus Marsh Express*, 19 April 1890, p.7.

16 *Ibid.*

17 J. Huggins, 'The Ballan Weekly News' in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol.7, no.7, September 2004, p.3.

18 *Ibid.*

19 *Ibid.*

20 *Ibid.*

21 *Ibid.*, p.4.

22 *Ibid.*

23 *Ibid.*

24 *Ibid.*

25 *Ibid.*

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Street.<sup>26</sup> Completed in April of that year,<sup>27</sup> the premises included a timber printing office with a distinctive stepped and curved front parapet, and an Edwardian styled timber dwelling with front verandah having decorative cast iron. A solid timber picket fence with visually permeable pedestrian gate formed the front boundary to the dwelling.



**Figure 1:** 'The Ballan Times Printing Office and Dwelling, n.d., with Phillip Spencer (left) and his assistant, Jack Cooper (right).

Source: Ballan Shire Historical Society.

Spencer continued to print a weekly issue of the *Ballan Times and Egerton, Gordon, Blackwood, Blakeville and Myrning Standard* for the next 47 years until 23 December 1948 when the final paper under his management was published.<sup>28</sup> J.T. Cooper had remained a loyal member of staff throughout Spencer's proprietorship.<sup>29</sup>

From 6 January 1949, the *Ballan Times* was published by Messrs. Crisp and Mackie. According to June Huggins:

Mr. F.M. Crisp was no stranger to Ballan and had been editor at the Bacchus Marsh Express for the past 16 years. Mr. Alan Mackie had equally long experience on country newspapers and had been a printer at Bacchus Marsh since his discharge from the R.A.A.F. The partners had given assurance that although "The Timers" would be produced with Bacchus Marsh machinery the aim would be to make it a truly Ballan and district newspaper.<sup>30</sup>

26 *Ibid.*

27 *Ibid.*

28 *Ibid.*

29 *Ibid.*

30 *Ibid.*, pp.4-5.

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Phillip Spencer continued his job printing business in the printing office<sup>31</sup> as well as occupancy in the dwelling at 150 Inglis Street as he retained ownership of the property. He established a partnership with Crisp whereby news items and advertisements would be lodged with him.<sup>32</sup> This partnership lasted 8 years until it was announced in the issue of 19 January 1957 that publication would cease immediately:

Owing to the non-success of our efforts to fill a staff vacancy, we are unable to continue publication of "The Ballan Times" today's being the last issue. To save working time, even this announcement must be brief. We thank readers, advertiser and contributors for their support over the past eight years with special thanks to Mr. P. Spencer.<sup>33</sup>

Concerned with the loss of a local paper, community meetings were held with local residents, advertisers, Phillip Spencer and Shire representatives in an effort to ensure the continuation of a local newspaper.<sup>34</sup> Eventually, Robert Hamilton Inglis, proprietor of Baxter and Stubbs, Ballarat, agreed to publish *The Ballan News*. The first issue was released on 21 February 1957.<sup>35</sup>

Although elderly, Phillip Spencer remained the Ballan agent for all news items, advertisements and other features for the paper<sup>36</sup> until his tragic death in 1959 at the age of 85 years. He died from injuries received on 9 October of that year when he was struck by a car in Inglis Street.<sup>37</sup> Spencer's property at 150 Inglis Street, valued at £1,586, was described at the time of his death as:

All that piece of land being Allotment 5 of Section 4 Town and Parish of Ballan ... The land has a frontage of 100 links to Inglis Street Ballan by a depth of 500 links though to Simpson Street and erected thereon are a dwelling house and detached shop and office – occupied by deceased at the date of his death.<sup>38</sup>

R.H. Inglis ceased publication of *The Ballan Times* on 13 August 1965.<sup>39</sup> It was revived temporarily in partnership with a Mr. Morris, newspaper proprietor of Ballarat until late January 1966.<sup>40</sup> Soon after in early February 1966, Ron Haddon, proprietor of the Food Market issued the first publication of *Haddon's Supermarket News*.<sup>41</sup> With increased readership, advertising and notices, the fledgling paper became the *Ballan Weekly News* which was published locally until 12 September 1985.<sup>42</sup> After this, the *Ballarat Courier* printed the newspaper and in 1992 printing was transferred to Rural Press, Ballarat.<sup>43</sup> Municipal amalgamations in 1995 resulted in the extension of coverage of the Moorabool Shire.<sup>44</sup> The last issue of the *Ballan Weekly News* was on 7 March 1996 under the editorship of Ron Haddon.<sup>45</sup> Brenda Davis of Lal Lal took over editorship and in May 1996 the name was changed to the *Ballan*,

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31 *Ibid.*

32 *Ibid.*, p.5.

33 *Ibid.*

34 *Ibid.*

35 *Ibid.*

36 *Ibid.*

37 'Road Death Accidental' in *The Age*, 22 March 1960, p.3.

38 Spencer, P., Probate Administration files, 1959, VPRS 28/P4 Unit 1990 PROV.

39 Huggins, *op.cit.*

40 *Ibid.*

41 *Ibid.*

42 *Ibid.*

43 *Ibid.*, p.6.

44 *Ibid.*

45 *Ibid.*

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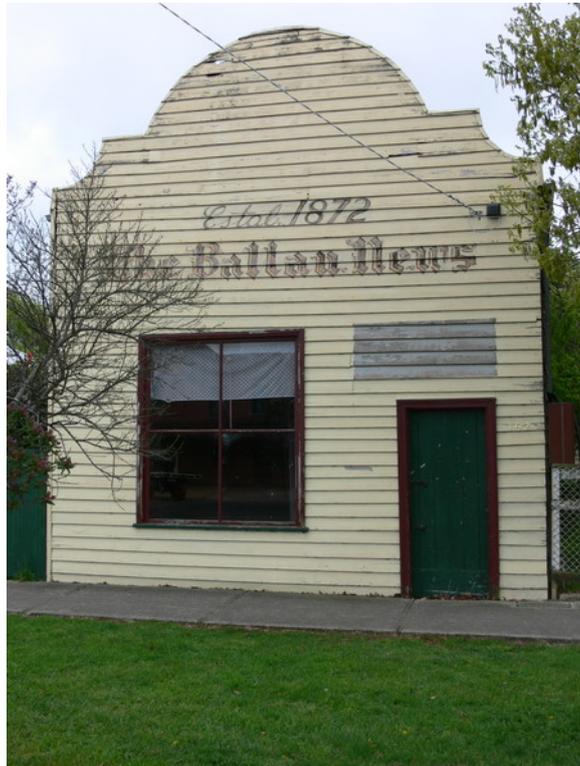
Place No. BA043 & 075

**ADDRESS:** 150 Inglis Street, Ballan

Assessment Date: Feb 2016

*Moorabool, Buninyong News*.<sup>46</sup> With the sale of the newspaper to the Provincial Newspaper Group published by Brian Robinson on 3 December 1998, the newspaper was able to continue until 2004.<sup>47</sup> Today, the traditional of the local newspaper is carried on by the Moorabool News.

At 150 Inglis Street, the former Ballan Times printing office was in a state of disrepair by the late 20<sup>th</sup> century. In recent years it has been restored. A timber picket fence was also constructed on the front boundary of the dwelling, replacing an interwar era timber post and cyclone wire fence.



**Figure 2:** Former Ballan Times Printing Office prior to restoration, n.d. Source: Ballan Shire Historical Society.

## COMPARATIVE

### Other Commercial Buildings in Inglis Street

The former Ballan Times Printing Office building, while substantially restored, is one of the most intact examples of the small number of Late Victorian and Federation era commercial buildings of timber construction in Ballan. The other surviving buildings include:

- Two shops, 117 Inglis Street, built in c.1894:<sup>48</sup> a single storey, double gabled building, it features a prominent parapet (that disguises the roof) and a projecting post-supported verandah with substantial fascia. There are two original timber framed, six paned shopfront windows and an off-centre ingo with panelled timber doors. There is also a timber and glazed door (which may have been introduced) at the west end. A fixed glazed attic window opening

46 *Ibid.*

47 *Ibid.*

48 A.W. Salter, draper, purchased the land in 1894 – see Certificate of Title, vol. 1048, folo. 422. It appears that Salter had the existing building constructed about this time. On 25 December 1897, p.3., the *Bacchus Marsh Express* reported that 'the west half of the commoi8dous building recently erected by Mr A.W. Salter in Inglis street next to his drapery establishment [subject building] is being transmogrified into a four-roomed dwelling ...'

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has also been introduced in the west gable end. The projecting parapeted, post-supported verandah has a similar appearance to 'The Red House', and both have similar integrity.

- Shop, 119 Inglis Street, built in c.1897 (adjoining western-most shop built c.1925-30:<sup>49</sup> Built as two separate entities, the earlier shop (east) has a gabled roof form that traverses the front boundary (with double gabled roofs at the rear), while the later shop (west) has a broad gable roof form. The buildings have a semi-unified appearance defined by the projecting post-supported verandah with a substantial parapet/signage hoarding, the shopfronts having broad ingoes with two paned windows and early surrounds. The east shopfront has early panelled timber doors and a fanlight above (the glazing in the upper panels may have been introduced). The west shopfront has double doors with timber and glazed panels and fanlights above (the glazing in the door panels possibly having been introduced). The projecting parapeted verandah and the composition of the traditional shopfronts with ingoes are those features directly comparable to 'The Red House'.
- Former Saddlery, 123 Inglis Street, built c.1874:<sup>50</sup> this modestly-scaled, single storey, gabled roofed building has an original timber frame and central door opening with panelled timber and glazed door (the glazing possibly having been introduced), an early four paned timber framed shopfront window on the west side, and an introduced triple-lighted timber framed window on the east side. The front timber cladding simulating ashlar blockwork is early, as is the timber weatherboard gable infill. The bracketed front verandah is early (or a reconstruction of the early verandah) and there is introduced vertical side wall cladding. While the building has experienced some alterations, it is one of the earliest-surviving timber commercial buildings in Ballan. Only the form is directly comparable to the former Ballan Times Printing Office.
- Former Chambers' Red House Drapery Store, 130, 130A & 130B Inglis Street, built 1913:<sup>51</sup> the most substantial and intact example of a timber commercial building in Ballan, the Red House store has a double gabled roof clad in corrugated sheet metal which terminates as hipped roof faces at the rear (similar to the former Ballan Times Printing Office). The front is characterised by a post-supported verandah with a prominent fascia hoarding, and the surviving eastern shopfront, with ingo, shopfront windows and frosted white and green transoms, and panelled timber stall boards. Although more substantial than the former Ballan Printing Office, the Red Chambers building lacks the refined parapet detailing as the former newspaper office.

### **Other Comparable Late Victorian & Edwardian Dwellings in Ballan**

The Edwardian styled dwelling associated with the former Ballan Times Printing Office is one of approximately seven surviving examples constructed of timber of moderate integrity in Ballan. The other dwellings are:

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<sup>49</sup> *Ibid*, 10 April 1897, p.3, stated that 'the latest addition to the business centre of Inglis street is a shop erected by Mr A.W. Salter ...' It is known that this refers to the subject building as the later article of 25 December 1897 referred to his existing drapery, as previously outlined. The existing western portion of the dwelling has a gabled form and chimney reflective of interwar design and construction.

<sup>50</sup> The original owner, Edmund Cowell, took out a mortgage with Cornelius Cunningham in 1874, which suggests that this shop was built at this time. See Alf Barnett & Son, Title Searchers, Search of Title for Part Crown Allotment Five, Section Eight, Town of Ballan, Parish of Ballan, mortgage conveyance from Edmund Cowell to Cornelius Cunningham, book 236, no. 601, 3 January 1874, Department of Sustainability & Environment, Melbourne.

<sup>51</sup> See the Bacchus Marsh Express, 11 October 1913, which stated that 'Mr. Geo. Chambers asked permission to remove a tree in front of his premises in Inglis Street. He was erecting a new shop, and the tree would be an obstruction.'

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- 31 Atkinson Street, built 1911:<sup>52</sup> This asymmetrical, single storey dwelling has a hipped roof form that traverses the site, and a projecting minor gabled wing and post-supported skillion verandah at the front. There is a face brick chimney with a multi-corbelled top. The front gable end has a timber framed tripartite window with window hood. This front window is similar to that at 150 Inglis Street, as is the asymmetrical composition although the dwelling at 31 Atkinson Street has a projecting gabled wing. While the dwelling at 31 Atkinson Street is a more intact example of the Edwardian type, the dwelling at 150 Inglis Street is a more substantial and elaborate example.
- 18 Duncan Street, built in 1902:<sup>53</sup> an unusual example of the Edwardian type, this dwelling has an asymmetrical composition defined by the main gambrel roof form and projecting minor gabled wing at the front. The dwelling has an encircling post supported verandah, face brick chimneys, narrow eaves and decorative timber bargeboards to the front gable end. It appears to be more intact than the dwelling at 150 Inglis Street (given that the former Ballan Times dwelling has introduced false brick wall cladding).
- 13 Fiskin Street, built in 1903-05:<sup>54</sup> the asymmetrical, single storey dwelling has an elongated hipped roof form and a minor gabled wing and front post-supported skillion verandah. There are face brick chimneys with corbelled tops similar to those at 150 Inglis Street. Overall, the dwelling at 150 Inglis Street is a more substantial and elaborate example.
- 20 Fiskin Street, built 1910:<sup>55</sup> the timber weatherboard, asymmetrical dwelling has a main gambrel roof form and a projecting minor gabled wing at the front. There is also a return post-supported verandah with a gabled portico emphasising the corner. There are early brick chimneys with rendered tops. It appears that the tiled roof cladding has been introduced. This dwelling has similar integrity as the dwelling at 150 Inglis Street, although they are not directly comparable given the differing compositions and detailing.
- 30 Fiskin Street, built c.1910 and relocated to site c.1921-25:<sup>56</sup> the timber weatherboard dwelling has an asymmetrical composition defined by a main gambrel roof form and a projecting minor gabled wing at the front. There is a hipped, post-supported front verandah formed as an extension of the main roof. The two chimneys, now stuccoed, have been altered. This dwelling has similar integrity as the dwelling at 150 Inglis Street, although they are not directly comparable given the differing compositions and detailing.
- 47 Inglis Street, built c.1900:<sup>57</sup> A single storey asymmetrically composed dwelling, it has a hipped roof form that traverses the site and a minor gabled wing to the front which features decorative timber bargeboards. The return verandah has been introduced in recent years, replacing the original front verandah. There are early chimneys with corbelled tops and

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52 Ballan Shire Rate Books, op.cit., 1910-11 & 1911-12.

53 Certificate of Title, vol. 2891 fol. 111 & Ballan Shire Rate Book, op.cit., 1902.

54 Ibid., 1905-06.

55 *Bacchus Marsh Express*, 10 November 1910.

56 In the early 20<sup>th</sup> century, this property was owned by Hubert Chambers and it included a stone bakery (which is still located at the rear of the site). He sold the property to Hector Norman Flack in 1921 (see Certificate of Title vol. 2083 fol. 486) and it appears that he had the dwelling relocated to this site. He was listed as the owner of two dwellings at Ballan in 1925-26 in the Ballan Shire Rate Book, op.cit.

57 This dwelling was owned by Dennis Wheelahan junior. He was not listed as owner in the Ballan Shire Rate Book, op.cit., for 1898, but he owned a tenement in 1901-02, suggesting that the dwelling was built in c.1900.

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introduced overpainting. This dwelling has similar integrity as the dwelling at 150 Inglis Street, although they are not directly comparable given the differing compositions and detailing.

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Place No. BA044

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**Historic Themes:****Theme 5.4:** Commerce**Theme 5.5:** Entertaining & Socialising**Theme 6.1:** Building Towns**Condition:** Good**Integrity:** Moderate-High**Photograph Date:** 2009 & 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:****RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **No****Other Recommendations**

Opportunities are available to reconstruct the early (1873) post-supported convex verandah, and ground floor window and door openings, as shown in Figure 3.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The Commercial Hotel, 151-153 Inglis Street, has significance as an early substantial landmark in Ballan, being one of only two surviving 19<sup>th</sup> century hotels still operating in the town. First constructed in 1867-68 by William Gosling, the building has experienced numerous alterations and additions and a succession of publicans, but the original and early character is clearly discernible from the front. The elevated two storey west wing represents the most substantial and significant change in the evolution and development of the building, having been constructed in 1873. The significant fabric includes: the central, two storey rendered brick, hipped roofed wing (constructed in 1867-68) with corrugated sheet metal roof cladding, narrow eaves, three first floor window openings with timber framed double hung windows and the blocked up ground floor openings and the rendered window sills; and the more elevated two storey, parapeted hipped roofed west wing (built in 1873) with red-painted galvanised corrugated steel roof cladding, rendered brick front wall construction, two front first floor window openings with timber framed double hung windows, rendered window

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sills, front ground floor window and door openings, and the early timber framed double hung ground and first floor windows and rectangular-oriented timber framed ground floor window (north end) of the west elevation.

### **How is it significant?**

The Commercial Hotel, 151-153 Inglis Street, Ballan, is historically and socially significant at a LOCAL level.

### **Why is it significant?**

The Commercial Hotel at 151-153 Inglis Street has historical significance for its associations with commercial progress in Ballan from 1868 as one of only two surviving 19<sup>th</sup> century hotels in the township. Built in 1867-68 for William Gosling, a local butcher, the hotel was the location of numerous meetings, public events, balls, inquests and other celebrations and social activities since that time (Criteria A & H). A succession of publicans has operated the hotel, during which time numerous alterations and additions were carried out. They included the two storey west wing in 1873, a front post-supported convex verandah in 1873 (now replaced with the existing verandah), internal improvements in 1880 and 1890, single storey additions in the late 1920s and external and internal upgrades in c.1956. Although all of the changes express the evolution of the hotel and the hotel business over a 90 year period, the historical significance is especially embodied in the existing, original central two storey hipped roofed building and the early more elevated and parapeted two storey hipped roofed wing on the west side.

The Commercial Hotel at 151-153 Inglis Street has social significance as it is recognised and valued for its enduring function as an important meeting place for civic, community and social functions and activities since 1868 (Criterion G).

### **SIGNIFICANCE OF COMPONENTS**

The fabric of significance to be recognised under the heritage overlay is the original (1867-68) central two storey hipped roofed building and the adjoining more elevated, parapeted, hipped roofed west wing (1873).

All other fabric, while reflecting the evolution and development of the hotel business, is not considered to reflect changes of sufficient importance to warrant heritage status.

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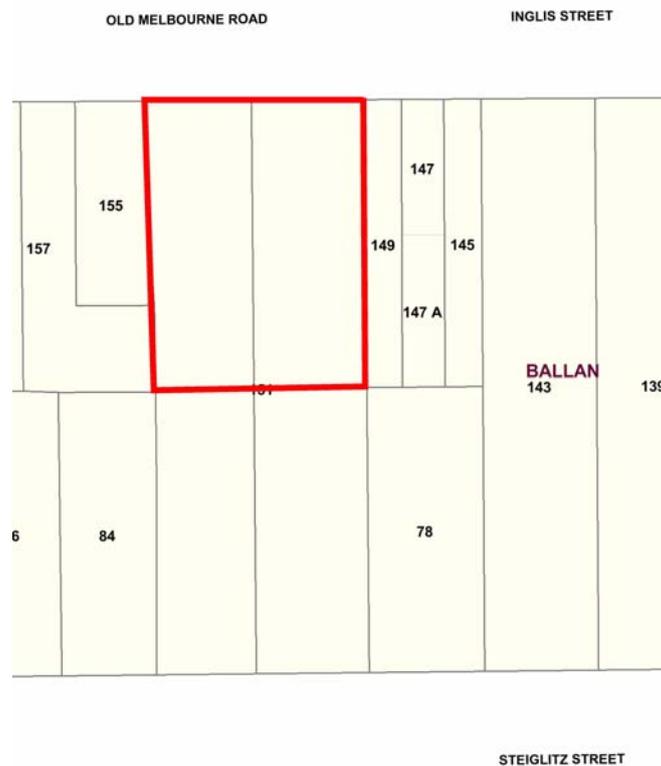
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### Heritage Overlay Map

It is recommended that the heritage overlay is applied to the northern portion site at 151-153 Inglis Street, as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

### DESCRIPTION: <sup>1</sup>

The Commercial Hotel, 151-153 Inglis Street, Ballan, is located on a contextually substantial double, rectangular allotment, the building being near the front (Inglis Street) boundary. On the east side is a concrete paved area that extends to form a U shaped driveway on the west side. There is minimal landscaping. At the rear is a very large open yard with a gravelled driveway and car park, expansive grassed area and some perimeter trees. There is an outbuilding with a corrugated sheet metal gabled roof adjacent to the rear of the hotel building, on the west boundary. It has a mix of timber weatherboard and horizontally and vertically aligned corrugated sheet metal wall cladding. The outbuilding has been altered.

<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.



**Photo 2:** Commercial Hotel, south elevations showing rear yard and gabled outbuilding (left), 2014.



**Photo 3:** Commercial Hotel, rear outbuilding, 2014.

The one and two storey, Victorian styled hotel building is reflective of the sequence of development of the hotel business from the 1860s until the 1950s. The earliest portion (built in 1868) appears to be the central, two storey rendered brick, hipped roofed wing slightly setback from the Inglis Street boundary. The roof is clad in deep red-coloured corrugated sheet metal. There are three original window openings on the first floor of the front façade, below which is a ground floor door opening with timber door that has been introduced, with an original window opening having been enlarged. Two other original ground floor openings on the front façade have been blocked up. The first floor timber framed double hung windows appear to be original, although the original twelve paned sashes have been replaced with two-lighted sashes. The rendered window sills are original. There is a missing chimney on the east side of this wing.

Adjoining the original wing on the west side is a slight more elevated, parapeted, hipped roofed two storey wing that appears to have been constructed in 1873. It has red-painted galvanised corrugated steel roof cladding, a rendered brick front wall and a lightweight rendered wall cladding on the west wall (having replaced timber weatherboard cladding after 1963). The symmetry of the design is emphasised in the two original first floor window openings with timber framed double hung windows (the original 12 paned sashes having been replaced with the existing two-lighted sashes) and rendered sills. On the ground floor is an original window opening (with introduced window) and original (but altered) door opening with a timber door. Both the front hipped roofed wings have a projecting post-supported bullnosed verandah that returns on the east side. This verandah appears to have replaced the early post-supported convex front verandah (added in 1873) in more recent times. The west end of the front verandah has introduced lightweight infill, forming an enclosed porch to the bar. On the west elevation are banks of early timber framed double hung ground and first floor windows.

Immediately behind the original central wing is a parapeted skillion addition that appears to connect the original building to rear wings by a stairwell. It has strapped lightweight parapeted wall cladding. At the rear of the more elevated two storey wing on the west side are skillion additions. Set back from the front is a large, single storey, parapeted hipped roofed addition is a large, recessed, single storey addition that traverses the site. It possibly represents the major additions carried out between 1926 and 1930 that were refurbished with the existing parapeted brick façade with banks of steel framed multi-paned windows in c.1956. There are altered and introduced entrance doors and a timber framed air lock on the front (north) elevation at the west end. The parapeted brick wall has recent light tan overpainting, as do the other wings of the building.



Photo 4: Commercial Hotel, north elevation, 2009.



Photo 5: Commercial Hotel, north elevation, 2014.

## HISTORY:

### The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268

<sup>2</sup> T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>3</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

<sup>4</sup> *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

<sup>5</sup> *Ibid.*, pp.23-25.

<sup>6</sup> *Bacchus Marsh Express* newspaper, 18 May 1872.

<sup>7</sup> *Victorian Municipal Directory* 1890, p.237.

<sup>8</sup> *Ibid.*

acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### **History of the Ballan Hotel**

The Commercial Hotel at 151-153 Inglis Street is located on allotments 4 and 5 comprising 1 acre of land first owned by S.P. Tarpin and J. O'Connor respectively from 4 June 1858.<sup>11</sup> Soon after, the land was acquired by Neville Butler Headland, a carpenter, and he had built a brick shop and dwelling on the site before 1862.<sup>12</sup> By this time, Headland had become insolvent.<sup>13</sup>

By 1867, Headland's property was acquired by William Gosling, a butcher. He immediately built a 'large bluestone house' that was altered soon after as a branch of the Commercial Bank of Melbourne (Figure 1).<sup>14</sup> Located on allotment 3 of Section 7, the building is situated at 157 Inglis Street.



**Figure 1:** Commercial Bank, 157 Inglis Street, built in 1867 for William Gosling. He also owned the butcher shop next door (left). Source: Ballan Shire Historical Society.

Soon after, Gosling constructed the first portion of the Commercial Hotel that was opened in July 1868 amid considerable celebrations:

The opening of Mr. Gosling's Commercial Hotel took place on Thursday evening, and was very largely attended. Dancing commenced at the hour appointed (9 o'clock) and was kept up with great spirit and animation during the night. The supper was laid in the new bar and billiard room, to which

<sup>9</sup> *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

<sup>10</sup> *Ibid.*, p.81, citing A. Gunsser in the *Weekly Times*, 17 June 1879.

<sup>11</sup> Township of Ballan Plan, VPRS 16171, PROV.

<sup>12</sup> Ballan Shire Rate Books, 1863, 1864, 1865, VPRS 5557/P0 Unit 45 PROV (Ballarat) & Ballan Times, 15 August 1918, p.3.

<sup>13</sup> *The Star* (Ballarat), 18 November 1862, p.2.

<sup>14</sup> *Bacchus Marsh Express*, 13 April 1867.

the company sat down at 12 o'clock. There must have been at least 150 persons present, and but for the extreme unpleasantness of the evening more might have been expected. The supper was one which the most fastidious epicure might have adored. The tables literally groaned, and laden so lavishly that nothing could be said to be wanting.<sup>15</sup>

Gosling advertised his new hotel business in early August 1868 (Figure 2).

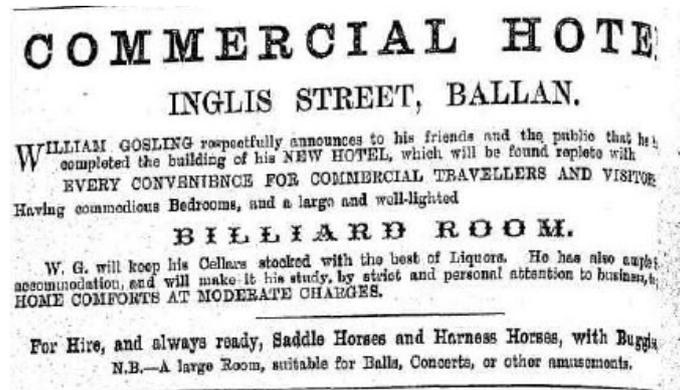


Figure 2: Advertisement for Gosling's Commercial Hotel. Source: *Bacchus Marsh Express*, 8 August 1868.

The Commercial Hotel soon became a venue for meetings (including the inaugural meeting of the Ballan Cricket Club<sup>16</sup> in 1869), coroner's inquests and celebratory balls. In 1869, the New Year's Eve ball attracted 200 people, the festivities continuing until around 3 am.<sup>17</sup> The rear yard of the hotel was also the scene of regular Boxing Day Sports events from 1869.<sup>18</sup> The event for Boxing Day 1872 was reported in the *Bacchus Marsh Express*:

A large number of people found their way to the rear of the Commercial Hotel, where horse races and other amusements were announced to take place. The horse racing, of course, was the principal attraction, and was of the usual style that is to be met with at all country meets. ... The other amusements, consisting of foot races, dancing on the green, and kissing in the ring, were entered into with great heart. Fun and good humour seemed to be the order of the day, nothing happening to mar the day's proceedings. In the evening a ball was held at the Commercial Hotel, which was well attended.<sup>19</sup>

In 1869, John Swannell acquired the licence to the Commercial Hotel, although the property remained under the ownership of Gosling.<sup>20</sup> Swannell continued until 1871 when a Mr McIntosh became the publican.<sup>21</sup> He was soon replaced by Thomas Kirkby and in 1873 'very extensive additions and improvements' were made to the hotel, including bedroom additions 'and a spacious and ornamental verandah in front' was erected, which gave 'the house a very nice appearance.'<sup>22</sup>

At this time, the building consisted of what appears to have been the original two storey hipped roofed wing on the east side, with three bays of first floor windows below which were two ground floor

15 *Ibid.*, 11 July 1868, p.3.

16 *Ibid.*, 13 November 1869, p.3.

17 *Ibid.*, 9 January 1868, p.3. See also articles on 24 July 1869, p.3, 4 January 1873, p.3, 13 December 1878, p.3, 6 December 1879, p.3, 16 June 1883, p.3.

18 *Ibid.*, 2 January 1869.

19 *Ibid.*, 4 January 1873, p.3.

20 *Ibid.*, 24 July 1869.

21 *Ibid.*, 7 January 1871. See also 8 July 1871.

22 *Ibid.*, 26 April 1873, p.3.

windows and a double door opening (Figure 3). There was a chimney on the east side. To the west was the more elevated addition that appears to have represented the 'extensive additions' recently carried out, which had a parapeted main façade with two first floor windows, a larger ground floor window and an adjacent door opening. The walls of the two wings were built of rendered brick, save for the side (and possibly rear) wall of the more elevated west wing that was clad in horizontal timber weatherboards. The 'ornamental verandah' described in the *Bacchus Marsh Express* consisted of a broad convex roof form supported by round cast iron columns with cast iron brackets.



Figure 3: Commercial Hotel, n.d. [c.1900]. Source: Ballan Shire Historical Society.

It appears that saleyards were also established at the rear of the hotel in the 1870s (Figure 4).<sup>23</sup> They represented one of three yards in the township and this led to difficulties, as outlined in the *Bacchus Marsh Express* in 1875:

A petition was presented asking the Council to establish saleyards in Ballan, as at present there were three separate sales at three separate hotels on the same day in each month, and this system sacrificed the interests of the buyers and sellers.<sup>24</sup>

<sup>23</sup> *Ibid.*, see for example, 26 May 1888, p.3.

<sup>24</sup> *Ibid.*, 18 December 1875, p.4. The yards behind the Commercial Hotel continued until at least the early 20<sup>th</sup> century. In 1906, the *Bacchus Marsh Express* reported: 'Mr A. Stewart proposed "Local bodies" and advised the Ballan Councillors to start Corporation saleyards at Ballan. Caledonian Park, Ballan, was a pet scheme of his, and as Cr. Gascard was a magnificent Chairman he expected to see him and his colleagues earn £100 grant next year.'- see *Bacchus Marsh Express*, 26 May 1906, p.4.



Figure 4: Saleyards at the rear of the Commercial Hotel, 23 February 1907.

Source: *A Pictorial History of the Shire of Ballan*, p.69.

William Gosling died in 1874 and the *Bacchus Marsh Express* gave the following report on his funeral:

I have to record the death of Mr. W. Gosling, butcher, which took place on Saturday last, after a long and painful illness. The deceased was a member of the Ancient Order of Foresters, and his remains were followed to their last resting place by that body, and a large concourse of friends and acquaintances.<sup>25</sup>

Gosling's hotel property was described as:

Allot 4 Sec 7 Parish of Ballan containing 2 acres on which is erected a [blank] roomed Hotel built of Brick and Wood occupied by Mr Kirkby – at a yearly rent of £90 – and stabling and outbuildings which including all improvements is valued at £600.0.0.<sup>26</sup>

Kirkby continued as hotel keeper until 1875, his departure being reported in the *Bacchus Marsh Express*:

Messrs. Crook and Son on Thursday and Friday week sold for Mr. T. Kirkby his furniture and effects, at the Commercial hotel, Ballan. Fair prices were realised all round, and the sale (which was advertised for Thursday) took the whole of Friday as well. The business of the hotel will in future be carried on by Mrs. Gosling, who has the good wishes of many in Ballan. Mr. Kirkby, who has been here (I think) about three years has proved himself a good landlord and fellow townsman, and his departure will be regretted by all, as he has always supported everything conducive to the welfare of Ballan, both with time and money.<sup>27</sup>

25 *Ibid.*, 21 February 1874, p.3.

26 Gosling, William, Probate Administration files, 1874, VPRS 28/P2 Unit 25 PROV.

27 *Bacchus Marsh Express*, 25 September 1875.

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Mrs Gosling's operation of the hotel was to be short-lived. On 1 January 1876 a lease for the business had been taken up by Mr G. Rust.<sup>28</sup> During Rust's occupation there a chimney caught alight, as reported in the *Bacchus Marsh Express*:

Some little excitement was caused on Friday evening last by Inglis street being illuminated from the police barracks to beyond Flack's hotel, and north and south to an equal distance. A great rush was made from the houses to see what was the matter, when it was found to be a chimney on fire at the Commercial hotel. Fortunately it was and had been raining from some time, or the consequences might have been serious, but as everything was so soddened it was allowed to burn out of its own accord.<sup>29</sup>

Rust remained until 1879 and in May 1880 W.R. Cooper of Steiglitz took over the lease of the hotel.<sup>30</sup> He immediately set about making improvements by 'renovating the inside of the house.'<sup>31</sup> In 1883, Cooper retired and the licence was taken up by Patrick Leahy.<sup>32</sup> By this time, Laurence Dugdale had acquired the property.<sup>33</sup> In 1888, Dugdale sold the hotel and in the following year Leahy relocated the licence to the Exchange Hotel, Egerton.<sup>34</sup> Mrs Margaret McCoppin took up the freehold and licence of the Commercial Hotel and set about 'thoroughly renovating it' to provide 'excellent accommodation for travellers and stock-drovers.'<sup>35</sup> Mrs McCoppin continued to operate the hotel until her death in 1909. At this time, the property was described as:

All that piece of land being Crown allotments four and five Section seven Town and Parish of Ballan County of Grant having a frontage of 132 feet to Inglis Street by a depth of about 220 feet to Steiglitz Street on which stands the Commercial Hotel and yards occupied by deceased." Valued at £1400.0.0.<sup>36</sup>

The *Bacchus March Express* gave the following obituary of the late Mrs Coppin:

The many friends of the late Mrs. McCoppin will regret to hear of her death on Monday afternoon, aged 61 years. The deceased, with her husband, were at one time at Ingliston, after which they leased the Shamrock hotel. Mrs. McCoppin then purchased the Commercial hotel opposite, where, for many years, with her family, she carried on a scrupulously kept, highly respectable, and comfortable hostelry. Mrs McCoppin leaves a grown-up family of two sons and four daughters. Of these, the eldest son, James, has been for many years in the Railway Department. The second eldest daughter is the wife of Mr Phil Spencer, proprietor and editor of the *Ballan Times*.<sup>37</sup>

The Commercial Hotel was continued on by the late Mrs McCoppin's daughter, Eliza.<sup>38</sup> In 1914, she advertised that the hotel had 'Good accommodation for visitors, boarders and travellers; close to Post office; terms moderate; best brands wines and spirits stocked.'<sup>39</sup>

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28 *Ibid.*, 24 December 1875.

29 *Ibid.*, 27 October 1877, p.3.

30 *Ibid.*, 8 May 1880, p.3.

31 *Ibid.*, 4 September 1880, p.2.

32 *Ibid.*, 16 June 1883, p.3.

33 Ballan Shire Rate Book, o.cit., 1881.

34 *Bacchus Marsh Express*, 1 June 1889, p.3.

35 *Ballan Times*, 20 June 1890.

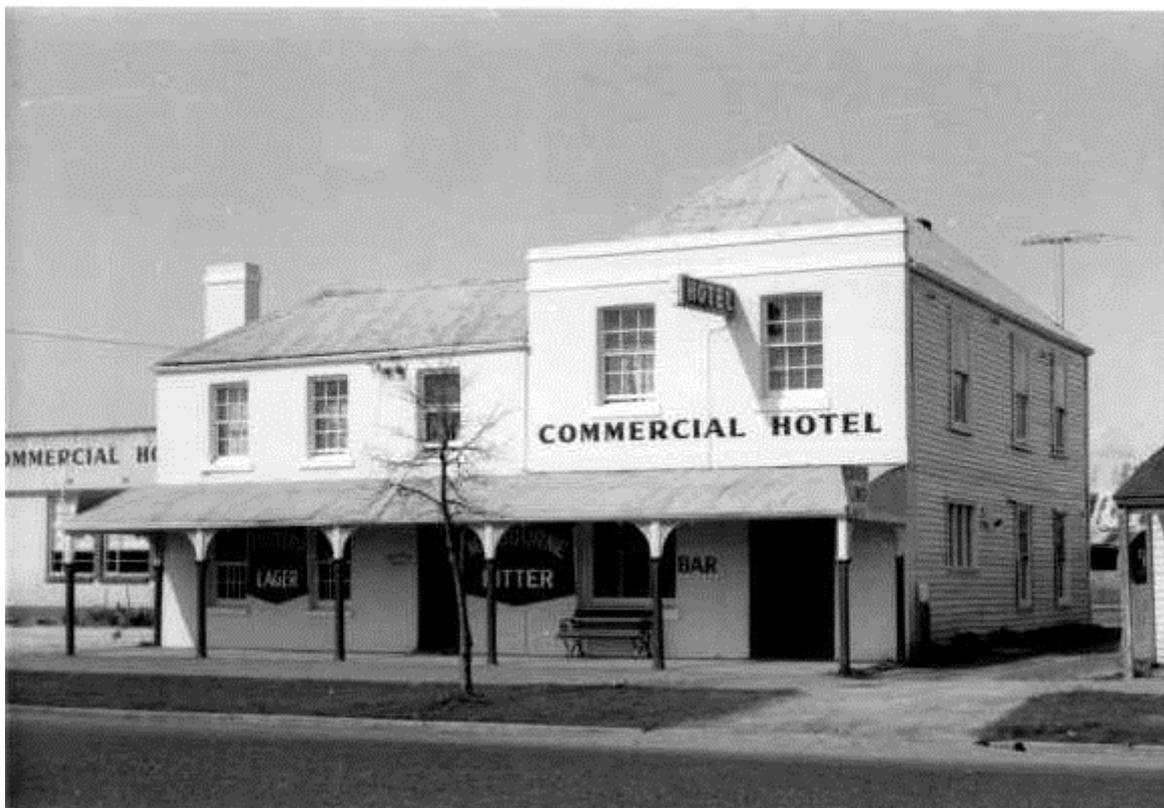
36 McCoppin, Margaret, Probate Administration files, 1909, VPRS 28/P3 Unit 13, PROV.

37 *Bacchus Marsh Express*, 13 February 1909.

38 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

39 *Bacchus Marsh Express*, 10 September 1914 & Wise's Directory, 1914.

Between 1925-26 and 1930-31, ownership and occupation of the Commercial Hotel was taken up by Harry S. Jackson.<sup>40</sup> It would appear that he carried out substantial single storey additions on the east side of the hotel building at this time.<sup>41</sup> By 1935-36, Victor McCormick, a victualler of Greendale acquired the hotel property. He leased the hotel to Sydney Cave.<sup>42</sup> Later publicans under McCormick's ownership included Leslie P. Mohr in the late 1930s, Ellen K. Lenaghan from 1939 until at least the early 1940s.<sup>43</sup> The hotel was continued by Robert Wilson McCormick on the death of Victor McCormick in 1947.<sup>44</sup> The property remained in the Estate of McCormick into the 1950s.<sup>45</sup> In 1955, the Licensing Court was told that the hotel was a fire hazard given that it 'had paper walls in some parts and guests could be trapped in narrow passages.'<sup>46</sup> Judge Fraser sought a plan for renovations and K. Coleman of T.E. Byrne and Co. (for McCormick's Estate) declared that 'the owners did not want any delay in making the renovations.'<sup>47</sup> It appears that the single storey interwar era addition on the east side was refurbished with a new parapet wall and windows, in addition to necessary internal alterations in c.1956. The remodelled single storey additions are partly shown in a photograph of the hotel in 1963 (Figure 5), which also revealed that the original and early two storey wings, including the projecting front verandah had remained unchanged at this time.



**Figure 5:** Commercial Hotel, 1963. Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image jc000670.

40 Ballan Shire Rate Book, op.cit., 1930-31.

41 Ibid., the net annual value increased from £120 in 1925-26 to £270 in 1930-31, indicating that improvements had been made to the hotel.

42 Ibid., 1935-36.

43 Ibid., 1939, 1940-41.

44 McCormick, Victor, Probate Administration files, 1947, VPRS 28/P3 Unit 4636 PROV.

45 Ibid.

46 *The Age*, 10 December 1955, p.3.

47 Ibid.

## COMPARATIVE

### Other Hotels in Ballan

At least nine hotels were established in Ballan in the 19<sup>th</sup> century, including the Ballan Hotel at 136 Inglis Street. The first was the Werribee Hunt Hotel, constructed in 1848.<sup>48</sup> It was soon followed in 1850 by Sharrat's Carriers Arms which initially operated as a coffee house and was licensed soon after. In 1853, the Travellers' Rest Hotel was constructed and operated by Harry Athorne, but it closed in 1863. In 1856, the Ingliston Arms and Royal Mail Hotels were established.<sup>49</sup> Other hotels included the Horses and Jockey (built 1865-67), Freemasons (closed 1892), Railway (built 1884), and the Orwell (closed 1892).<sup>50</sup>

The only other surviving and functioning 19<sup>th</sup> century hotel in Ballan is the Ballan Hotel at 136 Inglis Street.<sup>51</sup> It was constructed in 1859-60 as an imported iron building for George Flack, an English draper who established a drapery business in Collingwood. On the death of George Flack in 1900, the hotel was operated by Thomas Flack until his death in 1903. The property remained in the Estate of George Flack in the ensuing years. Major alterations and additions were carried out to the hotel in 1928-30, when owned by Henry S. Jackson (who also carried out additions to the Commercial Hotel about this time). Jackson's alterations greatly altered the original character of the once Victorian Georgian building, the parapeted facades being transformed with a gabled roof form and return, two storey balcony and verandah. While the original construction of the Ballan Hotel has greater heritage value than the Commercial Hotel, both hotel buildings have experienced a number of changes while remaining local landmarks in the centre of town.

At 1/169 and 2/169 Inglis Street, 'Mossfield' was possibly built in c.1859 by J.T. Foote, carpenter and storekeeper as a semi-detached terrace of two shops and a dwelling.<sup>52</sup> For a short period from 1870, it was the Courthouse Hotel owned and operated by Matthew Brown. Today, 'Mossfield' is two private dwellings. Historically and aesthetically, it is not directly comparable to the Commercial Hotel.

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48 Fraser & Ranken, *op.cit.*

49 *Ibid.*

50 *Ibid.*, p.49. The Railway Hotel was built in late 1884 – see *Bacchus Marsh Express*, 24 January 1885, p.3.

51 See heritage citation for the Ballan Hotel for further details.

52 *Ibid.*

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Ballan Health Care (formerly 'Annean')

Place No. BA048

**ADDRESS:** 164 Inglis Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns  
 Theme 6.2: Building Homes in the Shire  
 Theme 8.3: Health & Welfare

**Condition:** Good**Integrity:** Moderate**Photograph Date:** 1 April & 17 September 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant building); construction of a rear verandah or pergola not visible from Inglis and Cowie Streets; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of a dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of significant buildings. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The original Ballan Health Centre building, formerly known as 'Annean', 164 Inglis Street, was built in 1897 for Jules Gascard junior, a dealer who trained horses for Indian remounts. He contributed much to community life in Ballan from the 1890s until the early 20<sup>th</sup> century. The original Late Victorian Italianate styled dwelling has significance as one of only two of its type in Ballan, and one of few Late Victorian dwellings on contextually substantial allotments. While the dwelling has been altered and extended towards the rear on the east side, at the rear and on the west side, the original

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character and appearance and three dimensional integrity of the Late Victorian Italianate style has been retained to public view. The significant fabric includes the single storey and asymmetrical composition; hipped roof form that traverses the front of the site, together with a minor hipped wing with faceted bay and polygonal roof at the front, and the rear double hipped roofed wings; return bullnosed verandah supported by fluted cast iron columns with decorative capitals, decorative cast iron brackets and valances; timber wall cladding simulating ashlar blockwork, timber weatherboard wall cladding, corrugated profile sheet metal roof cladding, narrow eaves with decorative timber eaves brackets; six panelled front door with sidelights; timber framed double hung windows (including the front tripartite window under the verandah); and three rendered brick chimneys.

### How is it significant?

The Ballan Health Care dwelling, originally known as 'Annean', is historically and aesthetically significant at a LOCAL level.

### Why is it significant?

The Ballan Health Care dwelling, originally known as 'Annean' has historical significance for its associations with the more affluent residential developments in the central township area of Ballan in the late 19<sup>th</sup> century (Criterion A). In particular, the Late Victorian Italianate styled dwelling is associated with Jules Gascard junior, a dealer, who, with his brother, operated a horse training business for Indian remounts (Criterion H). He built the dwelling in 1897 and the property was soon highly regarded in the local community. In addition to his business interests, Gascard also contributed much to community life in Ballan. He was served as a local Councillor with the Ballan Shire Council, chairman of the school committee, trustee of Caledonian Park, Ballan Mechanics' Institute (and several times President) and Ballan racecourse, President of the Ballan Jockey Club, and a member of the St. Sidwell's Masonic Lodge.

The Ballan Health Care dwelling, originally known as 'Annean' has architectural significance as one of only two intact Late Victorian Italianate styled dwellings in Ballan, and as one of few notable Late Victorian dwellings on contextually substantial allotments in the town. While the dwelling has been altered and extended towards the rear of the east side, at the rear and on the west side, the significant fabric comprising the Late Victorian Italianate design is clearly discernible to public view, and as a three dimensional entity. The design reflects the affluence of the original owner.

## SIGNIFICANCE OF COMPONENTS

### Local Significance

- Original Late Victorian Italianate styled 'Annean' dwelling.

### Non Contributory

- Cuboid additions on the east side of the original dwelling.
- Cuboid additions at the rear (north) of the original dwelling.
- Skillion and cuboid additions on the west side of the original dwelling.
- Fencing (although the front timber picket fence is sympathetic to the era and design of the dwelling).

### Heritage Overlay Map

It is recommended that the heritage overlay is applied site, as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

### DESCRIPTION:

The dwelling originally known as 'Annean', 164 Inglis Street, Ballan, is set on a contextually large corner allotment, having a generous front setback to Inglis Street and side setback to Cowie Street. The original garden setting of the property has been altered as part of the conversion and additions to the dwelling to Ballan Health Care. Recent gravelled paths, grassed areas and flanking garden beds now provide a sympathetic setting to the parts of the property visible to the public. The street boundaries are defined by introduced pointed timber picket fencing to a height of approximately 1300 mm.

The asymmetrical, single storey, Late Victorian Italianate styled dwelling has a hipped roof form that traverses the front of the site, together with a minor hipped window with faceted bay and polygonal roof at the front, and rear double hipped roofed wings. A return bullnosed verandah completes the composition. The verandah is supported by fluted cast iron columns with decorative capitals above which are decorative cast iron brackets and valances. Other early features of the design include the timber wall cladding simulating ashlar blockwork, timber weatherboard wall cladding, narrow eaves with decorative timber eaves brackets, six panelled front door with sidelights, timber framed double hung windows (including the front tripartite window under the verandah) and three rendered brick chimneys. The existing corrugated Colorbond roof cladding has replaced original galvanised corrugated steel roof cladding.

At the rear of the return verandah on the east side, a recent (2009) single storey cuboid medical centre addition projects towards the Cowie Street boundary. This addition extends behind the rear (north) portion of the original dwelling. It is clad in zincalume roof cladding, steel framed and glazed entrance with a cantilevered porch (on the south side) and lightweight matrix wall cladding.

Adjoining the original dwelling on the west side is a recently-constructed single storey medical centre addition. It has a similar front setback as the original dwelling and like the addition on the east side, it has a highly contemporary appearance, being composed of skillion and flat-roofed forms, cantilevered entrance with aluminium framed and glazed windows and doors, a bank of aluminium

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framed narrow windows on the projecting west wing and lightweight wall cladding. The new work is connected to the original building by a narrow, flat-roofed and recessive link (when viewed from Inglis Street).



**Photo 2:** Ballan Health Care, showing original 'Annean' dwelling flanked by recent additions, 2014.



**Photo 3:** Ballan Health Care, showing original 'Annean' dwelling and east additions, 2014.



**Photo 4:** Ballan Health Care, showing original 'Annean' dwelling and recently-completed west additions, 2014.

## HISTORY:

### The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>1</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>2</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>3</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

<sup>1</sup> T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>2</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

<sup>3</sup> *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

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The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>4</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>5</sup>

By 1890, the population of Ballan had reached 400.<sup>6</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>7</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>8</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>9</sup>

### History of 'Annean'

Prior to the surveying of the streets and laying out of the allotments at Ballan, the site at 164 Inglis Street was used as a stock yard associated with the Werribee Hunt Inn (established in 1848<sup>10</sup>).<sup>11</sup> It was used for yarding the cattle of drovers passing through the settlement.<sup>12</sup> In 1851 after the surveying of the Ballan Township, A.C. Turner purchased allotments 6, 7 and 8 of Section 5, comprising 1.5 acres.<sup>13</sup>

On 4 December 1897, the *Bacchus Marsh Express* reported that 'At Messrs. R.J. Fairbairn & Co.'s sale on Saturday, the following blocks of township and suburban land were sold: - One and half acre at the corner of Inglis and Cowie streets, adjoining Mr. Foote's, was sold to Mr. Jules Gascard, jun., for £150.'<sup>14</sup> At this time, Gascard, occupied a dwelling owned by A.W. Salter,<sup>15</sup> although he owned property on the opposite side of Inglis Street where he operated a horse training business, with horses supplied to India.<sup>16</sup>

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4 *Ibid.*, pp.23-25.

5 *Bacchus Marsh Express* newspaper, 18 May 1872.

6 *Victorian Municipal Directory* 1890, p.237.

7 *Ibid.*

8 *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

9 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

10 D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, 1962, p.20.

11 'Early Ballan No. 30' in the *Ballan Times*, 16 August 1917.

12 *Ibid.*

13 See Town of Ballan plan, 1954, VPRS 16171 PROV.

14 *Bacchus Marsh Express*, 4 December 1897, p.3.

15 Shire of Ballan Rate Book, 1897, VPRS 5557/P0 Unit 1, PROV (Ballarat).

16 *Bacchus Marsh Express*, 30 November 1895, p.3.

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It would appear that Gascard built the existing timber dwelling as well as stables (now demolished) at 164 Inglis Street between 1898 and 1899, which was named 'Annean' after his father's station in Western Australia.<sup>17</sup> In 1905, the *Bacchus Marsh Express* gave a flattering description of Gascard's property:

In our discursive remarks of last week respecting Ballan, we unfortunately omitted to mention Mr. Jules Gascard's handsome villa, and beautiful garden, situated at the corner of the main street, and of another street running down to what we have heard called Bull town. Mr. Gascard's property is a great ornament to Ballan. It is what lecturers call "an object lesson," and it will set a standard for Caledonian Park. Not that there are no other gardens in Ballan, but they are not in such a prominent position. Gascard's corner is a great contrast to another very prominent corner, which it would not be polite to name, but everybody knows it. "Would it were not so."<sup>18</sup>

Born at Gordon in 1861, Jules Gascard junior was the fourth child of Jules Samuel Gascard (1836-1899) and Janet Gascard (nee Barr).<sup>19</sup> He married Margaret (Maggie) Cousens in 1889 and they had three children: Marguerita (born 1889), Charles (born 1892) and Augustine (born 1894).<sup>20</sup> Before 1891, Jules Gascard was a farmer at Ballan,<sup>21</sup> before following on from his father in training horses for Indian remounts. With his brother, Samuel, he established a horse dealing business in Inglis Street by 1894.<sup>22</sup> Gascard also contributed much to community life, serving as a local Councillor; chairman of the school committee; trustee of Caledonian Park, Ballan Mechanics' Institute (and several times President), Ballan Fire Brigade and Ballan racecourse; President of the Ballan Jockey Club; and a member of the St. Sidwell's Masonic Lodge.<sup>23</sup> His life, business and community involvements were outlined in an obituary on his death in 1934:

The death of Mr. Jules Gascard removes a citizen who, in his younger days, was the leader of many public movements, and a very generous supporter of every public activity in the district. For a considerable time past his health had not been good, and he passed quietly away at his home on Monday last, aged 72 years. He was born at Gordon, and spent his boyhood days on the farm now owned by Messrs. W.A. Dehnert & Son, Bradshaw. His father handled large numbers of horses for export to India, and later the deceased and his brother, the late Mr. Samuel Gascard, became well known figures in the Indian horse trade. Mr. Jules Gascard handled the Australian side of the business, and his brother, domiciled in India, looked after matters there. In the course of his buying operations the deceased visited many parts of Australia, and could tell many interesting stories of his travels. He made several trips to India. It was not an unusual sight in those days to see 100 light horses in the commodious stables and yards which then occupied the present site of the Gippsland and Northern saleyards, Ballan. Several first class rough riders were always in attendance, and a real buckjumping exhibition was a common occurrence. Residents of today have no idea how quickly young horses were handled in those days. He built that handsome residence, "Annean", with its picturesque grounds. He purchased portion of the Tregothnan estate, and established a Shorthorn cattle stud, paying high prices for stock, but did not persevere with this. It is safe to say that in those

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17 Gascard was not listed in the Ballan Shire Rate Book for 1898, op.cit. See also J. Huggins, 'Jules Samuel Gascard 1836-1899', in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 3, no. 10, June 1995.

18 *Bacchus Marsh Express*, 20 May 1905, p.4.

19 Huggins, op.cit.

20 Ibid. Marguerita married Jonathan Guy in 1927. Guy was the engineer in charge of the Beam Wireless Receiving Stations at Fiskville and Rockbank. Charles Gascard married Florrie Taylor in 1917 and Augustine married Harry Burbidge.

21 Gascard was described as leasing Edward Atkinson's property 'fronting Inglis and Steiglitz Streets, Ballan', in 1891 – see *Bacchus Marsh Express* 12 December 1891, p.2. He also gave his occupation as a farmer, Ballan in Cousens, M., Probate Administration files, 1893, VPRS 28/P0 Unit 664 PROV.

22 Ballan Shire Rate Book, op.cit., 1894, had the earliest listing of Gascard as owner.

23 Huggins, op.cit. & *Bacchus Marsh Express*, 27 March 1909.

days he was a generous supporter of every movement. In fact, no citizen ever did more in his town and district than the late Mr. Gascard. Nothing was a trouble to him, and he would provide money, men, horses and vehicles to assist any improvement to the town. As a chairman of the school committee and of the Caledonia park, he, with others, organised the annual Arbor day, when the school grounds and Caledonian park were planted with trees. Many residents will remember and look back on those times with pleasant feelings – mixed with some regret that such days are not still in vogue. It meant work in collecting funds, for this was the annual treat looked forward to by the children, and the deceased was, happy when a crowd of smiling, healthy children surrounded him – their joyful faces was his reward. This work is a living memorial to his energy and generosity. Right up to his death he was a trustee of the Caledonian park and although ill was keenly interested in work of erecting the bank across the Werribee early this year. When the work of transforming the old showgrounds was in progress Mr. Gascard was past hard toil, but was present at the working bees, and assisted by advice and in many other ways in carrying through a task that many thought was impossible. For a number of years he was the township representative of the ratepayers for the central riding of the Ballan shire, and his keenness brought about many municipal improvements. He was a justice of the peace for many years, and filled other positions with credit. He was a trustee of the Ballan racecourse, and president of the Ballan Jockey Club on several occasions, and saw many improvements carried out on that reserve. Although he did not take an active part in actual racing, he owned the champion hurdler, Grand Prize, also Iseult, who won a race at Ballan.<sup>24</sup>

In January 1926, Mrs Margaret Gascard operated a boarding house in Inglis Street, presumably at the family home, 'Annean'.<sup>25</sup> The following year in 1927, the property was sold to Miss Eliza McCoppin who opened the 'Annean' Guest House in 1928.<sup>26</sup> An advertisement of McCoppin's 'Annean' Guest House in 1932 was as follows:

**BALLAN "ANNEAN" GUEST HOUSE**

MISS E. MCCOPPIN (late of the Commercial Hotel, Ballan) has opened a Modern Guest House at "Annean," Inglis Street, Ballan, and offers every Comfort and Convenience.

Board and Residence. Hot and Cold Water.

Meals. Afternoon Tea. Electric Light. Terms on Application. Garage.

Fishing – Shooting, Mineral Springs.<sup>27</sup>

McCoppin continued to operate the guest house until August 1945 when it was purchased by Dr B. Ryan as his private residence. Dr Ryan had acquired the practice that had been carried on for many years by Dr. Percy Clarke.<sup>28</sup> In the following October, 1946, 'Annean' was sold to Dr Fitzpatrick. In 1951, he offered his home to be converted into a hospital given the funding shortfall to build a new hospital at Ballan.<sup>29</sup> According to *The Settler*:

[On 25 November 1955,] Dr Fitzpatrick intimated that he was prepared to sell his house 'Annean' to be a private hospital. An architect from the Hospital and Charities Board inspected the premises as a suitable site providing certain alterations were made and additional staff room erected. Dr Fitzpatrick's option to purchase was only for 6 months.

It was suggested the hospital be a Soldiers' memorial Hospital so the transfer of monies had to go through the Supreme Court – a slow and frustrating time.<sup>30</sup>

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24 *Ballan Times*, 12 July 1934.

25 Shire of Ballan Boarding Houses Register, 23 January 1926, VPRS 5578/P0 Unit 1 PROV.

26 Huggins, op.cit. & 'A Heritage Walk Through Ballan', notes, Ballan Shire Historical Society, 1996.

27 Advertisement on ebay at [www.ebay.com.au](http://www.ebay.com.au), 23 September 2014.

28 J. Huggins, *The Settler*, September 2006, sourcing the *Ballan Times*, *Ballan News* and *Ballan Weekly News* 1944-1966.

29 *Ibid.*

30 *Ibid.*

In 1958, Dr Fitzpatrick sold his practice to Dr. A.O. Barkley of Tasmania. His former property, 'Annean', was later incorporated into the Ballan Medical Centre after the opening of the purpose-built Ballan and District Soldiers' Memorial Bush Nursing Hospital nearby at 33 Cowie Street in 1966.<sup>31</sup> In 2009, additions were made to the dwelling on the east side as part of the Ballan Health Centre, replacing an early minor hipped wing. Further additions on the west side being completed in 2014.



**Figure 1:** 'Annean', 1995. Source: Ballan Shire Historical Society.



**Figure 2:** 'Annean', 2009.



**Figure 3:** 'Annean', 2009, showing east additions under construction.

31 *Ibid.* & *A Pictorial History*, *op.cit.*, p.166.



Figure 4: 'Annean', April 2014, showing completed east additions.



Figure 5: 'Annean', April 2014, showing west addition (including link to original dwelling) under construction.

## COMPARATIVE

### Other Late Victorian Italianate Dwellings in Ballan

The dwelling formerly known as 'Annean' at 164 Inglis Street is one of few surviving intact Late Victorian Italianate styled dwellings in Ballan. The other dwellings are:

- Dwelling at 36 Inglis Street:(built c.1895-97).<sup>32</sup> This dwelling has a picturesque, asymmetrical composition of steeply-pitched, gabled roof forms, including a projecting minor gable wing at the front with a faceted bay window, and a front verandah. It has also experienced alterations and additions.
- The dwelling at 79 Inglis Street: (built in 1894 for Dr G.H. Salter as a substantial addition to his Late Victorian styled residence).<sup>33</sup> It has a hipped roof form at the front and a projecting minor hipped roofed gable, elaborate front verandah with cast iron valances and brackets, side verandah and rear double hipped roof forms. It is moderately intact and like 'Annean', it has experienced some alterations and additions.
- Dwelling at 150 Inglis Street (built in c.1900-01 as the residence of Phillip Spencer, owner of the Ballan Times newspaper).<sup>34</sup> This dwelling has a hipped roof form that traverse the site, a minor hipped wing at the front, and a post-supported front verandah with decorative cast iron valances and brackets. The front wing has a timber framed double hung tripartite window. The dwelling at 150 Inglis Street has been clad in false brick wall sheeting but overall it is largely intact but showing signs of deterioration. It is a more modest example of the type than 'Annean'.

### Other Victorian Styled Dwelling on Substantial Allotments in Ballan

The dwelling formerly known as 'Annean' at 164 Inglis Street is one of approximately 7 Victorian styled dwellings on contextually substantial allotments in the Ballan township. The other dwellings include:

- 'Everleigh', 77 Inglis Street:<sup>35</sup> built in 1896 for I. Venables, Headmaster of the Ballan State School. The symmetrical, timber weatherboard dwelling has a hipped roof form at the front and a projecting front convex verandah supported by cast iron columns with decorative cast

<sup>32</sup> See heritage citation for 36 Inglis Street.

<sup>33</sup> *Bacchus Marsh Express*, 11 August 1894.

<sup>34</sup> *Ibid.*, 25 April 1901.

<sup>35</sup> *Bacchus Marsh Express*, 16 May 1896, p.3, 5 December 1896, p.3, 18 February 1901, p.1.

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iron bracket and balances. The symmetry is emphasised by the red brick chimneys and the central front door opening with flanking timber framed tripartite double hung windows. The dwelling has high integrity when viewed from the front, and has a timber picket front fence.

- Dwelling, 81 Inglis Street:<sup>36</sup> built in c.1890, the symmetrical timber weatherboard Victorian styled dwelling has a hipped roof form and a front hipped verandah. The verandah is supported by turned timber posts with cast iron brackets and valances. There are original rendered brick chimneys with multi-corbelled tops and terra cotta pots, and a central doorway flanked by timber framed double hung windows. The front boundary is defined by a timber picket fence. The dwelling appears to be predominantly intact.
- 'Invergowie', 101 Inglis Street:<sup>37</sup> built c.1895, the single storey, hipped roofed, weatherboard dwelling has a return convex verandah supported by timber posts (which may have replaced the original posts). There are paired timber eaves brackets and a rendered chimney. The main doorway is flanked by timber framed double hung windows facing onto the eastern portion of the site. The dwelling appears to be predominantly intact.
- 'Mayfield', 39 Steiglitz Street: built 1886-87:<sup>38</sup> the symmetrical, single storey, weatherboard, Victorian Picturesque styled dwelling has a double hipped roof form that traverses the site and a central projecting minor gable and return verandah with a central gabled portico. The composition and detailing is unusual which is continued in the projecting faceted bay window to the west of the front door, elaborate remnant timber bargeboard in the gable end of the verandah portico, elongated timber verandah brackets and in the detailing of the surviving brick chimney. Overall, 'Mayfield' has a different composition and character than 'Annean, and it is still situated on its entire original allotment. 'Mayfield' is of moderate integrity and in fair condition.
- 'Ramsgate', 59 Steiglitz Street, built in c.1891:<sup>39</sup> this hipped roofed building has a projecting hipped roofed return verandah supported by stop chamfered timber posts with decorative cast iron brackets and valances. The verandah treatment is similar to 'Annean', although the latter dwelling has a different composition.
- 'Longley', 63 Steiglitz Street:<sup>40</sup> built in 1895 for Harry Blake. It is an asymmetrical single storey, weatherboard, hipped roofed dwelling with a return verandah supported by timber posts. There are prominent red brick chimneys with multi-corbelled tops. On the front façade is a central front doorway flanked by timber framed double hung windows. The dwelling appears to be of moderate integrity, having been substantially repaired.

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36 *Ibid.*, 30 May 1891 & 6 June 1891, p.7.

37 See McQualter, Robert, Probate Administration files, 1894, VPRS 7591/P2 Unit 233 PROV, which stated that the subject site, owned by Robert McQualter and gifted to his daughter, Annie, was unimproved in 1894, and the Ballan Shire Rate Book, op.cit. 1895, which listed the widow of McQualter, Elizabeth, as owner of a tenement.

38 The unimproved land at 39 Steiglitz Street had been purchased by R.F. Marshall in 1886 – see Certificate of Title, vol. 928 fol. 505. The dwelling had been built by May 1887, as it was partially damaged by fire at this time – see *Bacchus Marsh Express*, 21 May 1887, p.3.

39 See Certificate of Title, 29 April 1885, vol. 858 fol. 586, when ownership was acquired by Edward Blake. A mortgage was taken out with the Commercial Bank in 1891, suggesting that 'Ramsgate' was built at this time.

40 *Bacchus Marsh Express*, 6 April 1895, p.3.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** 'Mossfield' (2 semi-detached dwellings)

Place No. BA050

**ADDRESS:** 1/169 & 2/169 Inglis Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 5.4: Commerce

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Moderate-High**Photograph Date:** 1 April 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

'Mossfield' at 1/169 and 2/169 Inglis Street, has significance as the only surviving semi-detached timber building in Ballan combining dwelling and shops built in the mid 19<sup>th</sup> century. Possibly built in c.1859 by J.T. Foote, carpenter and early storekeeper, it was the property of Matthew Brown from 1860. He operated the Courthouse Hotel from this location in the early 1870s. Although functioning solely as dwellings today, the design continues to reflect the original combined residential and

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commercial purpose. The significant fabric includes: elongated, steeply-pitched, single storey gabled roof form, front post-supported concave verandah, corrugated profile to the sheet metal roof cladding, timber weatherboard wall cladding, narrow eaves, decorative timber bargeboards and turned timber finials in the gable ends, face brick chimney, four panelled timber doors, large 12 paned timber framed double hung shopfront window at the east end, 12 paned timber framed double hung windows flanking the door opening to the west dwelling, timber construction and square stop-chamfered profile to the verandah posts, curved solid timber verandah valances, and the rear gabled wing.

### How is it significant?

'Mossfield' at 1/169 and 2/169 Inglis Street, Ballan, is historically and aesthetically significant at a LOCAL level.

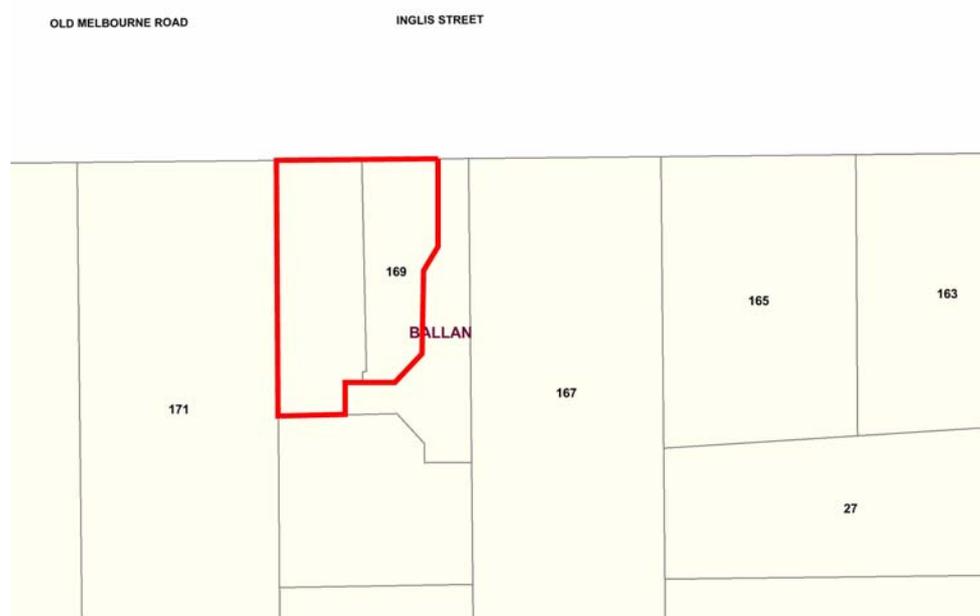
### Why is it significant?

'Mossfield' at 1/169 and 2/169 Inglis Street has historical significance for its associations with the early commercial progress in Ballan from the mid 19<sup>th</sup> century, being one of the earliest surviving combined residential and commercial buildings in the central township area (Criterion A). Possibly built in c.1859 by J.T. Foote, carpenter and pioneer shopkeeper, it was sold to Matthew Brown in 1860. For a short period from 1870, he operated the Courthouse Hotel from this location. In the 1880s, the building served as two shops (a butcher shop and grain store) and dwelling. From 1908 until 1951, 'Mossfield' was the location of John Joseph Day's rabbit dealing and fishmongery business and dwelling (Criterion H).

'Mossfield' at 1/169 and 2/169 Inglis Street has aesthetic significance as it is the only surviving, modestly-scaled, timber terrace that continues to outwardly express its original purpose as a dwelling and two shops through the Victorian styled design and detail (Criteria D & E). 'Mossfield' is also one of the most intact examples of a mid 19<sup>th</sup> century timber building in central Ballan.

### Heritage Overlay Map

It is recommended that the heritage overlay is only applied to the sites at 1/169 and 2/169 Inglis Street containing the dwelling as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:<sup>1</sup>**

The two semi-detached dwellings known as 'Mossfield', 1/169 and 2/169 Inglis Street, Ballan, are situated on a contextually small allotment. The dwelling is set on the front and side (west) boundaries, and there is a gravelled driveway on the east side. The original, large rectangular allotment has been subdivided into four lots with the early semi-detached dwellings on lots 1 and 2, with common property on the east side and at the rear.

The single storey, timber weatherboard, Victorian styled, semi-detached dwellings are characterised by an elongated, steeply-pitched, gabled roof form clad in introduced corrugated Colorbond, together with a projecting post-supported concave verandah at the front. The front verandah also has introduced corrugated Colorbond roof cladding. At the front, the eastern-most dwelling has two original timber framed door openings with four panelled timber doors, and one original timber framed, 12 paned, double hung shopfront window at the east end. The pair of timber framed double hung windows on the western half of the dwelling have replaced an original, 12 paned double hung shopfront window in more recent times. Other fabric reflective of the original design includes the face brick chimney with a corbelled top, narrow eaves, decorative timber bargeboards and the turned timber finials in the gable ends, and the curved solid timber valances in the front verandah. The stop-chamfered timber verandah posts appear to have replaced the original posts of the same construction and profile although the original moulded timber capitals are missing. The capped timber balustrade to the east dwelling and the capped corrugated Colorbond balustrade to the west dwelling have been introduced.

At the rear, the east dwelling has a modest early skillion wing. Minor double gabled and skillion wings project from the rear of the west dwelling. The outbuildings appear to have been introduced.



**Photo 2:** 'Mossfield', north & east elevations from east end, 2014



**Photo 3:** 'Mossfield', east elevation, 2014.

**HISTORY:**

**The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street,

<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

<sup>2</sup> T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>3</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

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given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### History of 'Mossfield'

The two semi-detached dwellings known as 'Mossfield' at 1/169 and 2/169 Inglis Street, are located on original allotment 7 of Section 6 in the Township of Ballan.<sup>11</sup> The land was first purchased by James Thomas Foote on 4 June 1858.<sup>12</sup> A carpenter and early shopkeeper at Ballan,<sup>13</sup> it appears that Foote may have built the building as a dwelling with two shops on the east side. By 1860, the property was jointly owned by Foote and Alexander Graham, a farmer.<sup>14</sup> It was sold to Matthew Brown,<sup>15</sup> farmer for

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4 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

11 Township of Ballan Plan, 1954, VPRS 16171, PROV.

12 *Ibid.*

13 J.H. Walsh in 'Early Ballan No. 50', *Ballan Times*, 11 July 1918, p.3 states that Foote was a carpenter at Bungeeltap Homestead, which would have been in the 1860s. Foote was described as a storekeeper in the *Bacchus Marsh Express*, 7 August 1869, p.3.

14 Land Application no. 27374, Land Information Centre, Laverton. It is possible that Graham helped fund the construction of the building.

15 The spelling of Brown's name has been given as "Brown" and "Browne" in different sources.

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£80 at this time.<sup>16</sup> In April 1862, Brown took out a mortgage with John Atkinson, farmer.<sup>17</sup> Three years later in 1865 the property was owned by four parties: Matthew Brown; Grace Brown; Sarah, Grace, Catherine Shaw, Laura Brownlow, John Shaw and Matthew James Brown (children of Matthew Brown senior) and John Cottam, farmer and John Atkinson, farmer. Brown was listed in the Ballan Shire Rate Book for 1865 as the owner of a shop and cottage with the net annual value of £27.<sup>18</sup> A further encumbrance for Brown's property at 169 Inglis Street was registered with Edward Atkinson in 1867.<sup>19</sup>

By January 1870, Brown's property was the Courthouse Hotel, as it was at this time when he advertised for the transfer of a beer licence:

I, MATTHEW BROWNE, the holder of a Beer License for the House and Premises known as the Foresters' Arms, situate in Inglis-street, Ballan, do hereby give notice that it is my intention to apply to the Justices sitting at the Petty Sessions to be holden at Ballan on the 25<sup>th</sup> day of January, 1870, to remove the license to the Courthouse Hotel, Inglis-street, Ballan, known to be my own property.<sup>20</sup>

It appears that the name of the hotel was due to its close proximity to Ballan's first court house, a timber building that was built in 1859 and situated at 174 Inglis Street, diagonally opposite Brown's property.<sup>21</sup> In 1870, Brown was listed in the *Victorian Official Post Office Directory* as a 'hotelkeeper, Inglis Street'. However, his hotel business was troubled and apparently short-lived. In 1871, his hotel licence was refused 'for want of reasonable accommodation.'<sup>22</sup> It would appear that the size of Brown's dwelling and hotel were not sufficiently large enough. Brown then seems to have continued his hotel as a sly-grog business in 1872.<sup>23</sup> By 1878, Brown had given up his hotel business and had gone into business as a carter.<sup>24</sup> He was listed as the owner of a tenement with a net annual value of £10.<sup>25</sup> He continued this occupation in the 1880s and in 1884 he was also listed as a farmer.<sup>26</sup>

Brown died in 1894. The *Bacchus Marsh Express* gave the following obituary:

The death of Mr. Matthew Browne removes from our midst another of the old identities, of this neighbourhood. Coming here when the township was in its infancy, he lived to see it in its present though slow but sure advancement. He was of good family, and well educated. A kindly and generous heart always seemed to make him oblivious of the true value of money. Good-natured to a fault, of gentlemanly outspoken mind, Farmer Browne (as he was familiarly known) endeared himself to many steadfast friends. His memory will undoubtedly long live, not only among the earlier residents but likewise with the locally born youth, to whom he had ever a kindly word. The deceased leaves an only

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16 Of the two conveyance records for Land Application no. 27374, op.cit., one documents £20 paid by Graham to Foote, £10 paid by Brown to Foote and £70 paid by Brown to Graham. The second application listed £20 being paid to Foote and £70 to Graham, presumably by Brown.

17 Ibid.

18 Ballan Shire Rate Book, 1865, VPRS 5557/P0- Unit 45 PROV (Ballarat).

19 Land Application no. 27374, op.cit.

20 *Bacchus Marsh Express*, 22 January 1870, p.2.

21 See heritage citation for the former police residence, 172 Inglis Street.

22 *Bacchus Marsh Express*, 30 December 1871, p.3.

23 Ibid., 27 April 1872, p.2. A.W. Miller was accused of 'selling grog without a license' by 'delivering bottles at houses which had a license, and to other late beer houses not licensed.' William Martin, Revenue Officer, gave evidence that 'there were bottles to Cooper at Blakeville, also for Matthew Brown.'

24 Ballan Shire Rate Book, op.cit., 1878.

25 Ibid.

26 Ibid., 1886 & *Victoria Directory* for 1884.

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son, who is attached to the Railway Department; a married daughter (Mrs. McCrae, of this township); and Miss Agnes, for all of whom much sympathy is felt in their bereavement.<sup>27</sup>

Brown had agreed to sell his former hotel and residence at 169 Inglis Street in 1888 for £70 to Edward Atkinson, grazier then recently relocated to Merrendoe, New South Wales.<sup>28</sup> Atkinson leased the dwelling to Mrs Kate Arkle and the former hotel portion (comprising two shops again) to Henry Baker, butcher, and Charles Lay, produce merchant.<sup>29</sup> Twelve months later in 1889, Atkinson advertised for sale by tender the property in the *Bacchus Marsh Express*:

Row of buildings containing Butcher's shop, Grain store, and Cottage, all occupied by tenants. The above properties are situate in Inglis street, Ballan and belong to Mr. E. Atkinson.<sup>30</sup>

The property did not sell and the premises continued to be occupied by Arkle, Baker and Lay. In January 1890, Atkinson again advertised the property for sale without success.<sup>31</sup> On 13 April 1891, Atkinson was named as the sole proprietor as until this time, he was one of four parties to the property.<sup>32</sup> This may have caused the lack of success in the sale the property. A third attempt to sell was made in May 1891 as advertised in the *Bacchus Marsh Express*:

SATURDAY, 30<sup>th</sup> MAY.

At 2.30 p.m.

SALE OF Township Property, Ballan.

By order of Edward Atkinson, Esq.

L.A. FAIRBAIRN has received instructions from EDWARD ATKINSON, Esq., to sell by Public Auction, at the Commercial Hotel, Ballan, on SATURDAY, 30<sup>th</sup> May, at half-past 2 p.m.

That valuable property, consisting of three tenements now occupied by Messrs. Wilkins and Barker, Mr. Chas. Lay, and Mrs. Arkle, respectively, being allotment 7, of section 6, parish and township of Ballan ...<sup>33</sup>

On 4 June 1892, the property was purchased by Lachlan Alexander Fairbairn, auctioneer.<sup>34</sup> He in turn sold it to John Johnston, retired farmer.<sup>35</sup> He lived there until his death in 1902. At this time, the property (then valued at £175) was described as:

All that piece of land being Crown Allotment 7 Section 6 Ballan Parish of Ballan Country of Grant having a frontage of 100 links to Inglis Street by a depth of 502 links to Steiglitz Street with seven-roomed house thereon and one detached room – weatherboard.<sup>36</sup>

Johnston's wife, Mary, continued to occupy the property until her death in 1905.<sup>37</sup> Valued at £100, it was sold to George Bull.<sup>38</sup> He in turn sold the property to John Joseph Day, a rabbit buyer, dealer and

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27 *Bacchus Marsh Express*, 3 November 1894, p.3.

28 See Certificate of Title, vol. 23450 fol. 930 & Land Application no. 27374, op.cit.

29 This is inferred given that these people occupied the premises in 1889. See Ballan Shire Rate Book, op.cit., for that year.

30 *Bacchus Marsh Express*, 21 December 1889, p.2.

31 *Ibid.*, 11 January 1890, p.2.

32 Certificate of Title, op.cit.

33 *Bacchus Marsh Express*, 30 May 1891, p.2.

34 Certificate of Title, op.cit.

35 *Ibid.*

36 Johnston, John Joseph, Probate Administration files, 1902, VPRS 28/P2 Unit 612 PROV.

37 Johnston, Mary, Probate Administration files, 1905, VPRS 28/P0 Unit 1206 PROV.

38 Certificate of Title, op.cit. & vol. 3041, fol. 198.

agent, in 1908.<sup>39</sup> He had a large cool store for the export of rabbits overseas, with his produce transported by train to Melbourne each day.<sup>40</sup> Also a fishmonger, Day is shown in an historical photograph outside his property in the early 20<sup>th</sup> century (Figure 1). The building had an elongated gabled roof form clad in corrugated galvanised steel, with projecting concave front verandah supported square, stop-chambered timber posts with moulded timber capitals. There were curved, solid timber verandah valances. Under the verandah the western portion of the building represented his dwelling, having a central four panelled timber door and flanking timber framed double hung 12 paned windows. The eastern portion of the building appears to have accommodated his business (and presumably the cool store), with two four panelled timber doors and two larger timber framed double hung 12 paned shopfront windows reflecting the original construction as two shops. Day continued to live there until his death in 1951.



**Figure 1:** J.J. Day outside his fishmongery premises & dwelling, 169 Inglis Street, n.d. [early 20<sup>th</sup> century].

Source: Ballan Shire Historical Society.

Known as 'Mossfield', little change had been made to the building by the later 20<sup>th</sup> century, with only a temporary balustrade of timber railing and wire constructed along the front verandah (Figure 2). The building was in need of repair at this time.

<sup>39</sup> Ibid. & Ballan Shire Historical Society notes.

<sup>40</sup> Ibid.



Figure 2: 'Mossfield', n.d. [c.1980s]. Source: Ballan Shire Historical Society.

In more recent times, the building has been repaired, with one of the shopfront windows replaced with two timber framed double hung windows. Verandah balustrades have been introduced. The original property was also subdivided.

## COMPARATIVE

### Other Commercial Buildings in Ballan

'Mossfield' at 169 Inglis Street is one six original commercial buildings constructed in the 19<sup>th</sup> century in Ballan. These buildings do not form a semi-detached terrace as 'Mossfield'. These buildings include:

- 'Former Saddlery, 123 Inglis Street, built c.1874:<sup>41</sup> this modestly-scaled, single storey, gabled building has an original timber framed and centred door opening with panelled timber and glazed door (the glazing possibly having been introduced), an early four paned timber framed shopfront window on the west side, and an introduced triple-lighted timber framed window on the east side. The front timber cladding simulating ashlar blockwork is early, as is the timber weatherboard gable infill. The bracketed front verandah is early (or a reconstruction of the early verandah) and there is introduced side vertical wall cladding. While the building has experienced some alterations, it is one of the earliest-surviving timber commercial buildings in Ballan. The building is not directly comparable to 'Mossfield'.
- Ballan Hotel, 136 Inglis Street, built 1856:<sup>42</sup> this rendered building was originally constructed of corrugated galvanised steel wall cladding that extended to form a parapet on the principal facades (the building appears to have been imported). Major alterations were carried out in 1928-30, with a gable roof added and the original corrugated steel wall cladding replaced with

41 See heritage citation for 123 Inglis Street.

42 See heritage citation for 136 Inglis Street.

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a rendered finish. The scale, construction and hotel function of the Ballan Hotel is not directly comparable to 'Mossfield' (although 'Mossfield' functioned for a short period as the Courthouse Hotel).

- Former Post and Telegraph Office, 140 Inglis Street, built 1874:<sup>43</sup> this rendered two storey building is not directly comparable to 'Mossfield'.
- Commercial Hotel, 153 Inglis Street, built in the early 1860s with major additions in 1868:<sup>44</sup> the parapeted, two storey, hipped roofed, rendered brick building is one of the most substantial in central Ballan. There are additions of the late 1920s recessively located on the east side, as well as other introduced features. The front post-supported verandah appears to have replaced an early convex verandah. The scale and construction the Commercial Hotel are not directly comparable to 'Mossfield'.
- Former Commercial Bank, 157 Inglis Street, built 1867:<sup>45</sup> this Victorian Georgian styled two storey building has a parapeted basalt front façade augmented by sandstone quoinwork, stringcoursing and a battlemented parapet. The design, construction and function of this building are not directly comparable to the former saddlery shop.

In considering its original partial commercial purpose, 'Mossfield' is one of only six commercial buildings in central Ballan constructed of timber in the 19<sup>th</sup> and very early 20<sup>th</sup> centuries. The other shops include:

- Two shops, 117 Inglis Street, built in c.1894:<sup>46</sup> a single storey, double gabled building, it features a prominent parapet (that disguises the roof) and a projecting post-supported verandah with substantial fascia. There are two original timber framed, six paned shopfront windows and an off-centre ingo with panelled timber doors. There is also a timber and glazed door (which may have been introduced) at the west end. A fixed glazed attic window opening has also been introduced in the west gable end. This building is not directly comparable to 'Mossfield' and it continues to function as a commercial building.
- Shop, 119 Inglis Street, built in c.1897 (adjoining western-most shop built c.1925-30:<sup>47</sup> Built as two separate entities, the earlier shop (east) has a gabled roof form that traverses the front boundary (with double gabled roofs at the rear), while the later shop (west) has a broad gable roof form. The buildings have a semi-unified appearance defined by the projecting post-supported verandah with a substantial parapet/signage hoarding, the shopfronts having broad ingoes with two paned windows and early surrounds. The east shopfront has early panelled timber doors and a fanlight above (the glazing in the upper panels may have been introduced).

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43 *A Pictorial History of the Shire of Ballan, op.cit., p.4* & 'A Heritage Walk Through Ballan., Ballan Shire Historical Society, 1996.

44 See heritage citation for 145 Inglis Street.

45 Victorian Heritage Database online, Australian Heritage Database online & *A Pictorial History of the Shire of Ballan, op.cit., p.45.*

46 A.W. Salter, draper, purchased the land in 1894 – see Certificate of Title, vol. 1048, folo. 422. It appears that Salter had the existing building constructed about this time. On 25 December 1897, p.3., the *Bacchus Marsh Express* reported that 'the west half of the commoi8dous building recently erected by Mr A.W. Salter in Inglis street next to his drapery establishment [subject building] is being transmogrified into a four-roomed dwelling ...'

47 *Ibid*, 10 April 1897, p.3, stated that 'the latest addition to the business centre of Inglis street is a shop erected by Mr A.W. Salter ...' It is known that this refers to the subject building as the later article of 25 December 1897 referred to his existing drapery, as previously outlined. The existing western portion of the dwelling has a gabled form and chimney reflective of interwar design and construction.

The west shopfront has double doors with timber and glazed panels and fanlights above (the glazing in the door panels possibly having been introduced). The shop is not directly comparable to 'Mossfield' and it continues to function as a commercial building.

- Former Chambers' Red House Drapery Store, 130, 130A & 130B Inglis Street, built 1913:<sup>48</sup> the most substantial and intact example of a timber commercial building in Ballan, the Red House store has a double gabled roof clad in corrugated sheet metal which terminates as hipped roof faces at the rear (similar to the former Ballan Times Printing Office). The front is characterised by a post-supported verandah with a prominent fascia hoarding, and the surviving eastern shopfront, with ingo, shopfront windows and frosted white and green transoms, and panelled timber stall boards. The former Chambers' Red House store is a much later building and the design is not directly comparable to 'Mossfield'. The Red House continues to function as a commercial premises.
- The Ballan News Office building, 152 Inglis Street, built 1901:<sup>49</sup> this timber weatherboard building has a gabled roof form disguised by a prominent arched and stepped parapet to the front façade. The building is rudimentary in appearance, the front elevation being defined only by the parapet, timber framed multi-paned windows and a vertically boarded door. There is an original face brick chimneys with cream brick banding and a multi-corbelled top on the west side. The building is in good condition, having been substantially repaired. It is not directly comparable to 'Mossfield'.

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48 See heritage citation for 130 Inglis Street.

49 See heritage citation for 152 Inglis Street.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** Fmr Police Residence, Stables & Lock Ups

Place No. BA051

**ADDRESS:** 172 & 174-176 Inglis Street, Ballan

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**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

Theme 7.2: Law &amp; Order

**Condition:** Good & Fair**Integrity:** Moderate-High**Photograph Date:** 1 April 2014 & 26 June 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **Yes – Stables and Lock Ups**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: demolition of the contemporary police station and shed at 174-176 Inglis Street; construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant building); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the former police residence (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the former police residence. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:**

**What is Significant?**

The former police residence, stables and lock ups at 172 and 174-176 Inglis St are significance as a rare surviving complex of rural police buildings in Victoria dating from the late 1850s and early 1860s, and an important historical legacy of 19<sup>th</sup> century law and order in Ballan. At 172 Inglis Street, the earliest building is the bluestone lock up constructed in 1857 and located at the rear of the site. It has a steeply-pitched, gabled roof form clad in galvanized corrugated steel and door opening with a timber door. Near the front boundary at 172 Inglis Street is the former police residence. The significant fabric includes the double gabled roof forms, rear gabled wing, front skillion verandah, face brick wall construction, brick chimneys, wide eaves to the gable ends, central front doorway with a timber framed transom above, and the flanking timber framed double hung windows, and the bluestone window sills. The original portion of the dwelling constructed in 1861 is the rear gabled roof form that traverses the site, the gabled wing perpendicular to it extending to the rear (both identified by the lighter face brick construction). The early addition of 1880 is reflected in the front gabled wing (of darker brick construction) and front verandah. At 174-176, the significant fabric of the altered stables building (first constructed in 1861) includes the gabled roof form, brick wall construction and window and door openings. At the rear of the stables is the portable timber lock up of 19<sup>th</sup> century construction that had been relocated to the present site before 1930. The significant fabric includes the gabled roof form constructed in corrugated sheet metal, horizontal timber weatherboard wall cladding with expressed stop chamfered timber posts, timber ventilators in the gable ends, narrow window openings with wire mesh and vertical metal security bars, vertically boarded timber door with iron hinges, bolt latch and lock, and the modest eaves.

**How is it significant?**

The former police residence, stables and lock ups at 172 and 174-176 Inglis Street are historically, aesthetically and socially significant at a LOCAL level.

**Why is it significant?**

The former police residence, stables and lock ups are historically significant for their associations with law enforcement at Ballan from the 1850s (with the construction of the bluestone lock up in 1857) and particularly from the early 1860s onwards (with the building of the original portion of the brick residence and stables in 1861 and the front gabled additions to the residence in 1880) (Criterion A). All of the buildings reflect the standard design types established by the Victorian Public Works Department in the 19<sup>th</sup> century. The historical significance of these buildings is embodied in the surviving original and early building fabric.

The former police residence is architecturally significant as one of only four known surviving, comparable, rural brick and gabled police buildings of its type in Victoria (Criteria D & E). The dwelling has original and early design qualities following a standard Public Works Department design and is largely intact when considering its evolution of development (being its original construction in 1861 and addition of the front gable and verandah in 1880). The dwelling represents one of the earlier examples of its type. It has moderate-high integrity when considering that the original and early building fabric is associated with the police residential function of the dwelling.

The bluestone lock at the rear of the police residence at 172 Inglis Street also has architectural significance as an early, representative and now rare example of a single-celled, gabled, bluestone lock up building in Victoria constructed in the 1850s (Criterion D).

The portable timber lock at the rear of 174-176 Inglis Street has architectural significance for its demonstration of original design qualities of a standard, Public Works Department design for portable lock ups in Victoria. Constructed in the 19<sup>th</sup> century, the design is reflective of a number of

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other identical designs possibly constructed before and after the Ballan lock up, and it closely reflects the design drawings for the Casterton lock up of 1907. The portable timber design is especially expressed in the gabled roof form and the expressed stop chamfered timber posts with timber weatherboard wall cladding.

The former police residence, stables and lock ups are socially significant as they are recognised by the Ballan community as an historical legacy of the town's early development and associated police and law enforcement infrastructure (Criterion G).

### SIGNIFICANCE OF COMPONENTS

#### Local Significance

- Former police residence, 172 Inglis Street.
- Former bluestone lock up, 172 Inglis Street.
- Former portable timber lock up, 174-176 Inglis Street.

#### Contributory Significance

- Former brick police stables, 174-176 Inglis Street.

#### Non Contributory

- Contemporary police station, 174-176 Inglis Street.
- Contemporary shed, 174-176 Inglis Street.

#### Heritage Overlay Map

It is recommended that the heritage overlay is applied to the properties at 172 and 174-176 Inglis Street as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

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### DESCRIPTION:

The former police residence, stables and lock-ups are situated on two separate sites at 172 and 174-176 Inglis Street, previously one allotment.

#### Property at 172 Inglis Street

The eastern allotment has the former police residence (now the Ballan Veterinary Clinic) and former blue stone lock up. A contextually small, rectangular allotment, the dwelling is located close to the front (southern) boundary, with a narrow side setback on the west side, wide setback on the east side and a small rear yard. The rear yard is largely characterised by an open grassed area with some trees and the former bluestone lock up on the rear boundary. There is a car park in the front portion of the eastern setback. The front is characterised by an introduced timber picket fence (approximately 1100 mm high) with shrubbery behind.

The symmetrical, single storey, face red brick Victorian styled dwelling is characterised by double gabled roof forms that traverse the site, and a front post-supported skillion verandah. The dark brick front portion of the dwelling represents the addition of 1880, while the rear gable and a projecting rear gabled wing (as defined by the lighter brick wall construction and possibly representing the original kitchen wing) defines the original police residence of 1861. Connected to the rear of the original dwelling is a recent hipped roofed addition of dark brick wall construction. All of these roof forms are clad in introduced corrugated sheet metal. Other original and early features of the dwelling include the two face brick chimneys with multi-corbelled tops at the front, rear brick chimney, wide eaves to the gable ends, timber framed double hung windows, bluestone window sills, and the central main doorway with transom above. The stop chamfered timber verandah posts appear to have replaced the original fabric. The dwelling is in good condition and of moderate-high integrity.

The modestly-scaled former lock up in the rear yard is of Victorian vernacular design having a steeply-pitched gabled roof form clad in galvanised corrugated steel, bluestone wall construction, early door opening with a timber door. The structure shows signs of weathering and is in fair condition. It is of high integrity.



**Photo 2:** Former Police residence, west elevation, 2014.



**Photo 3:** Former Bluestone Lock Up, 2009.

#### Property at 174-176 Inglis Street

A triangular allotment once the location of Ballan's courthouse, the site is now dominated by an early 21<sup>st</sup> century single storey police station with open grassed surrounds. On the east side is a concrete driveway that leads to a car park and the former brick police stables, introduced colorbond garage, and a former portable timber lock at the rear of the stables.

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The former Victorian vernacular styled brick police stables has a gabled roof form clad in slate. The gable ends have timber weatherboard wall cladding with louvred timber ventilators. It appears that this gabled roof replaced the original roof in the early 20<sup>th</sup> century, given the concrete band above the brick walls and the lower eaves heights compared to other similar brick police stables. On the north elevation is an original segmentally-arched door opening having brick voussoirs and a vertically boarded timber door, while the large vehicular door opening on the south elevation has been introduced. On the east elevation are two bays of timber framed, louvred timber windows with bluestone sills. The building is in fair condition and of low-moderate integrity given the apparent alterations.

The portable lock-up is at the rear of the stables and it has a gabled roof form clad in corrugated sheet metal. The walls feature stop chamfered exposed timber posts with horizontal timber weatherboard wall cladding. The gable ends have timber ventilators and there are narrow window openings with wire mesh and vertical metal security bars. There are modest eaves while on the north elevation is an original vertically boarded timber door with substantial iron hinges extending across the entire door width and iron bolt latch and lock.



**Photo 4:** Former brick stables & portable lock up, 2009.



**Photo 5:** Former brick stables & portable lock up, 2009.



**Photo 4:** Former brick stable, south elevation, 2014.



**Photo 5:** Former portable lock up, north elevation, 2009.

**HISTORY:**

**The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>1</sup> Comprising a grid layout to the south of the Werribee River, the township was named “Ballan” after Robert von Stieglitz’s nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>2</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>3</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>4</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>5</sup>

By 1890, the population of Ballan had reached 400.<sup>6</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and ‘six good hotels.’<sup>7</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>8</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>9</sup>

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1 T. O’Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

2 L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

3 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

4 *Ibid.*, pp.23-25.

5 *Bacchus Marsh Express* newspaper, 18 May 1872.

6 *Victorian Municipal Directory* 1890, p.237.

7 *Ibid.*

8 *A Pictorial History*, *op.cit.*, p.49, citing the Australian Handbook, 1894.

9 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

## **History of Policing at Ballan**

### **Initial Years**

As early as 1852, police cadets were quartered at T.H. Pyke's homestead on the 'Upper Weiraby' to patrol the district and provide some protection to settlers against horse stealing, bush ranging and other crimes.<sup>10</sup> In 1854 on his departure for England, Pyke advised the Police Department that he was no longer prepared to accommodate the cadets in the cottage known as 'The Barrack's on his property.<sup>11</sup> Arrangements were made for Cook's blacksmiths shop and dwelling to be leased, with the dwelling becoming the first police station at Ballan, and the rear forge the first lock up.<sup>12</sup> The property accommodated the town's first sergeant, Bolton, and two mounted constables, Hodge and Hanrahan.<sup>13</sup> Twelve months later, the police took up Horne's 'Blue Station' (corner of Simpson and Cowie Streets), which, for the next three years constituted the police station, court house and lock up.<sup>14</sup> At this time, the local police force comprised 1 mounted non-commissioned officer, two mounted constables, 1 foot constable, three troop horses and 1 draught horse.<sup>15</sup>

Before August 1856, a police paddock was selected in the northern portion of the Ballan township, with the Werribee River flowing through it.<sup>16</sup> Although it was first planned to construct police barracks and a lock up on the site, it was found to be unsuitable given the inundation of flooding, and the only site for a station on the hill was considered too distant from the town.<sup>17</sup>

### **Development of the Police Site: 1857-1930**

By August 1856, allotments 1, 2 and 3 of Section 5 fronting Inglis Street at the western end of Ballan was selected for police purposes.<sup>18</sup> A contract for fencing the new police paddock (being triangular in layout) was approved on 26 January 1857 and the work was carried out by M. Shannon.<sup>19</sup> In 1857, a bluestone lock up was built on the then open ground of the police paddock (Figure 1).<sup>20</sup> The police quarters were temporarily situated in a building owned by a Mr Henry Rose.<sup>21</sup>

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10 J.L. Walsh in 'Early Ballan No. 44' in the *Ballan Times*, 24 January 1918, p.3 & J. Huggins, 'Law and Order – Ballan', in *The Settler, Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 4, no. 9, September 1997.

11 *Ibid.*

12 *Ibid.*

13 Walsh, *op.cit.* & Walsh, 'Early Ballan No. 50' in the *Ballan Times*, 11 July 1918, p.3.

14 *Ibid.* & Huggins, *op.cit.*

15 Huggins, *op.cit.*

16 *Ibid.*

17 *Ibid.*

18 See Township of Ballan Plan, 1954, VPRS 16171 PROV.

19 *Victoria Government Gazette*, 27 January 1857, p.180.

20 'Early Ballan No. 44', *op.cit.*

21 William Locke, Ballan, to Superintendent of Police, 5 August 1857, VPRS 937, Unit 1, PROV.



**Figure 1:** Bluestone lock up, 1982. Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image jc000669.

In 1859, a court house of timber construction was built on the western portion of the police paddock. This building served the Ballan community until a more substantial court building was constructed in Steiglitz Street in 1873.<sup>22</sup> The old timber building was relocated to Trentham in the following year.<sup>23</sup> The relocation of court house and the previous uses of this part of the police paddock were outlined by Senior Constable Kilfeddle in 1874:

the ground alongside the station upon which the old courthouse stood is now vacant the courthouse having been removed to Trentham. This allotment has been always used by the police sometimes as vegetable garden and at other times it was used for the purpose of letting the troop horse have a run in it. It has been fenced in by the government and there are two gates on it connecting it with the station. There is also a brick water closest on it that has been always used for the prisoners confined in the watchhouse, and is still required for that purpose.<sup>24</sup>

In 1860, it was recommended that new permanent police buildings be erected as the existing structures were 'deplorable, in a most dilapidated condition and almost uninhabitable.'<sup>25</sup> The lock up was also considered to be 'too far removed from the station.'<sup>26</sup> A three-roomed stone cottage with a four-stalled stone stable was sought.

The following year in 1861 witnessed the building of both the police residence and the stables building. A contract for the building of the brick, four-roomed police quarters was awarded to a Mr Snare and the works were completed in November 1861.<sup>27</sup> J.C. Edington and Co. were listed in *The Argus* as

<sup>22</sup> Huggins, *op.cit.*

<sup>23</sup> Kilfeddle to Superintendent of Police, Ballan, 9 April 1874, in 'Ballan Police Station' Crown Reserve file, Rs 6660, Department of Environment and Primary Industries, Ballarat.

<sup>24</sup> *Ibid.*

<sup>25</sup> Huggins, *op.cit.*

<sup>26</sup> *Ibid.*

<sup>27</sup> Victoria Police Contract Book, VPRS 977, Book 1, PROV.

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gaining the contract for erecting the brick, four stall stable and forage store building on 8 July 1861, but it appears that the works were carried out by Wington and Co. for £300.2.6 and completed in August 1861.<sup>28</sup> The completed police residence featured a gabled roof form that traversed the site, with a hipped wing at the rear. There was possibly a post-supported verandah at the front.

In 1866, only 11 years since it was constructed, repairs were carried out to the lock up by Fraser and Munroe at a cost of £10.6.6.<sup>29</sup> Four years later in 1874, a portable timber police office measuring 15 feet by 12 feet was relocated to the Ballan police reserve,<sup>30</sup> the same year when allotments 1, 2 and 3 of Section 5 comprising the police site were reserved for police purposes.<sup>31</sup>

In August 1880, tenders were called for alterations, repairs and additions to the police residence.<sup>32</sup> The proposed works were delayed for two months and they were reported in the *Bacchus Marsh Express*:

Retrenchment being the order of the day on the part of the present Government, it was generally supposed that the contract let some month or two ago for repairs and additions to our local police camp had been rescinded. However, such is not the case, as the contractor put in an appearance last week, and has commenced operations. The whole of the police quarters, with lock-up and stable, are to undergo a thorough repair, and not before it is needed. There is also to be an addition of two rooms in front, which will make the barracks more habitable than at present.<sup>33</sup>

The additions to the dwelling had been completed by February 1881 (Figures 2-3).<sup>34</sup> The refurbished residence was characterised by a new gabled roof form (that traversed the site) at the front, having brick chimneys at each end, and a projecting post-supported front verandah. The dwelling comprised four rooms each measuring 14 feet by 11 feet 6 inches.<sup>35</sup>

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28 Ibid. & *The Argus*, 8 July 1861, p.2, 3.

29 Victoria Police Contract Book, op.cit.

30 'Application for Repairs at Ballan Station', 22 July 1884, VPRS 937/P0, Unit 117, PROV.

31 *Victoria Government Gazette*, 25 May 1895, p.1271. See also 'Ballan Police Station' Crown Reserve file, op.cit.

32 *Bacchus Marsh Express*, 14 August 1880, p.2 & *The Argus*, 20 August 1880.

33 *Bacchus Marsh Express*, 30 October 1880, p.3.

34 Huggins, op.cit.

35 'Application for Repairs at Ballan Station', op.cit.

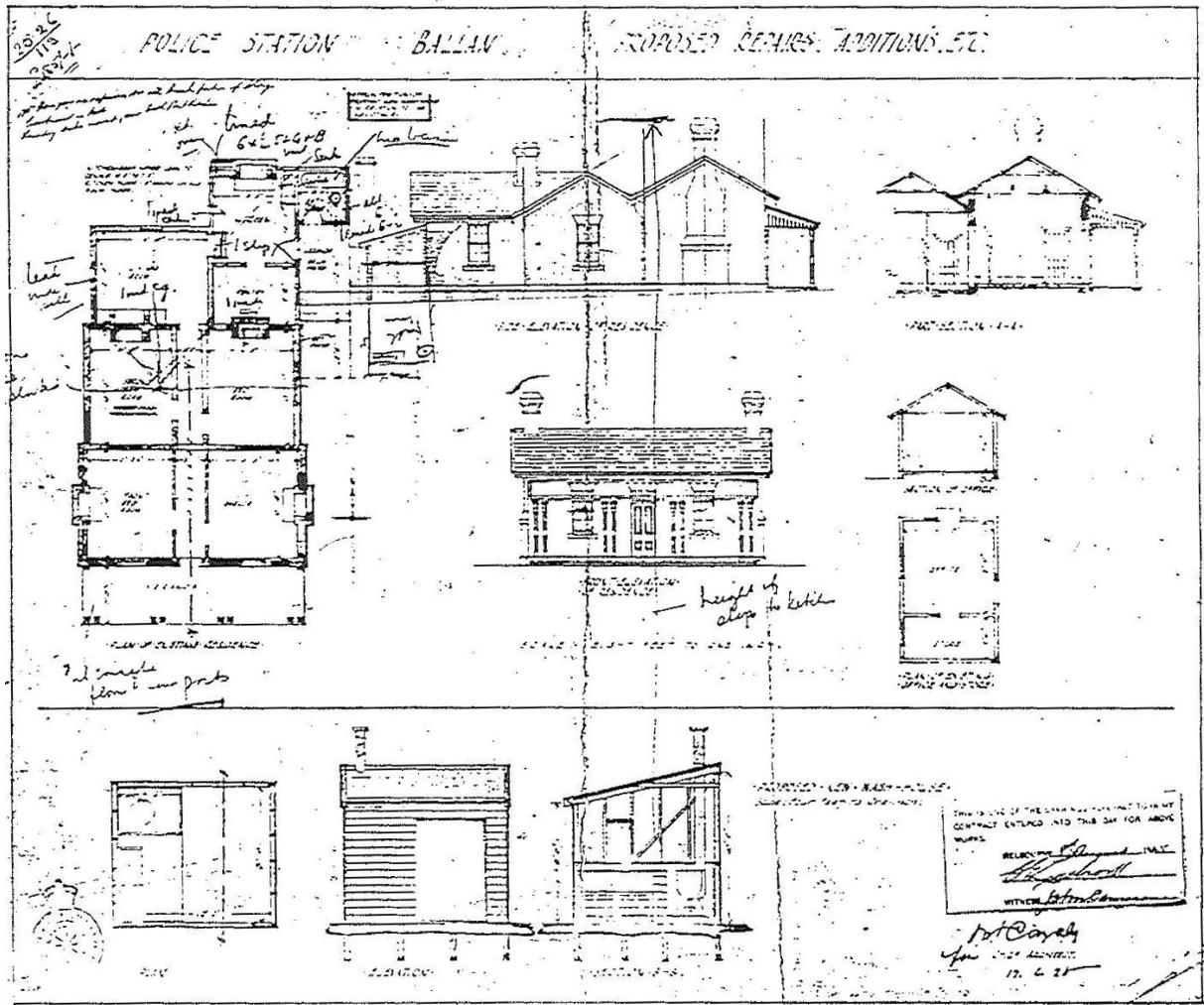


Figure 2: Drawing of the former Ballan Police residence with front additions, 17 June 1925.

Source: Janette Hodgson, Department of Environment and Primary Industries, Melbourne.

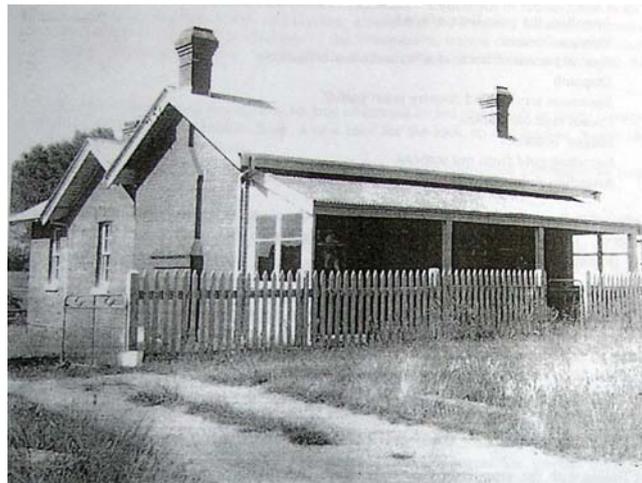


Figure 3: Former Police Residence, 1957.

Source: J. Huggins, *The Settler*, September 1997.

It would appear that not all the repairs sought by the Senior Constable Murphy stationed at Ballan, formed part of the initial contract. In 1884, he prepared a specification for repairs to the police buildings:

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### Two Front Rooms –

Whitewash ceilings. Size and paper walls with paper of approved patterns. Each piece to be worth two shillings (2/-) having a suitable border round ceilings.

### Front Passage –

Whitewash ceilings, clean size and paper walls, with the Sec [sic.]: marble, having paper border round ceiling to get (2) two coats of size and one coat of best varnish.

### Back passage –

Distemper ceiling. Clean down walls.

### Windows & Doors –

Two windows and frames and three doors and frames to get one coat of paint of approved color.

### Dining Room –

Distemper ceiling. Wedge the door frame tightly with soft wood. Repair plaster with cement and paint same to match walls.

### Office –

Paper walls and ceilings of both rooms of approved patterns. Each piece to be value for one shilling having paper border round ceiling. The two windows to have weatherboards fixed outside to keep out rain water. Secure and solder any defects that may be in the roof iron and spouting.

### Kitchen -

Remove the bad or defective bricks from the back and hearth of fireplace and fill in the same with Col. Fire bricks.<sup>36</sup>

A contract for the works at a cost of £12.16.0 was let to George William Shimmers.<sup>37</sup> In 1890, a further tender was advertised for repairs to the police station.<sup>38</sup> Hipped roofed additions were constructed at the rear of the dwelling in more recent times, and the roof cladding has been replaced and a range of other repairs carried out.

By 1930, a portable timber lock up had been relocated to the police site at Ballan as an additional cell.<sup>39</sup>

### Later Developments

In 1943, a new timber police station was erected on the police reserve, to the west of the police residence.<sup>40</sup> This modestly-scaled gabled building with a projecting skillion porch replaced the earlier portable timber office building relocated to the site in 1874. Fourteen years later in 1958, the police residence was sold to Sam Bray and the reservation of the property for police purposes was revoked. At this time, First Constable Pringle was stationed at Ballan.<sup>41</sup> A new weatherboard dwelling was built to the west of the station. In May 1959, he was replaced with First Constable L.M. Murphy from

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<sup>36</sup> Snr Const. Murphy, 'Specification of Repairs required to the Police Buildings', 1884, VPRS 937/P0, Unit 117, PROV.

<sup>37</sup> Huggins, *op.cit.*

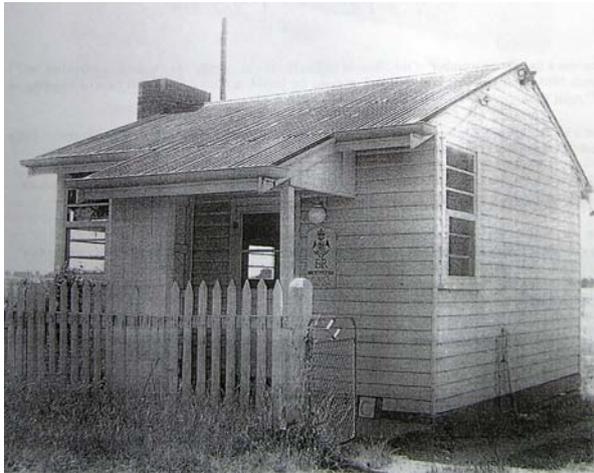
<sup>38</sup> *The Argus*, 12 December 1890.

<sup>39</sup> Huggins, *op.cit.*, mentions that there was a two cell lock up, which suggests that the exiting portable timber lock up had been relocated by this time, given that the original bluestone lock up was single-celled.

<sup>40</sup> *Ibid.*

<sup>41</sup> *Ibid.*

Golden.<sup>42</sup> Additions were made to the station building in 1975 to include a Sergeant's office and a staff kitchen.<sup>43</sup>



**Figure 4:** Weatherboard police station, 174-176 Inglis Street, 1957. Source: J. Huggins, *The Settler*, September 1997.



**Figure 5:** Former extended police station with timber dwelling in background (left), c.1993. Source: Ballan Police Station' Crown Reserve file, Rs 6660, DEPI, Ballarat.

By 1995, the police presence at Ballan included a sergeant, two senior constables and one constable.<sup>44</sup> In July 1996, the Police Minister, Bill McGrath, announced that a new police station (comprising a reception area, office, interview room, amenities and holding cell) was to be built in the western-most portion of the police reserve at a cost of \$400,000.<sup>45</sup>

## COMPARATIVE

### Other Comparable Police Buildings

#### Historical Context

In 1856 with the formation of the Public Works Department, police accommodation became a central government responsibility.<sup>46</sup> A large number of small police stations were erected throughout the remote areas of Victoria, moving away from the barracks accommodation that had previously predominated.<sup>47</sup> These buildings reflected the conventional domestic designs for the period, and were usually located on reserved sites which also included a gaol, lock up, court house and stabling (as mounted policing was the convention until the 1920s).<sup>48</sup> Further details on the permanent police dwellings constructed at the time of the Ballan Police residence are given by Frances O'Neill in 'Survey of Police Buildings':

... the residences of the 1860s were simple three or four roomed structures with outbuildings for cooking and washing. A separate kitchen was a common feature of colonial homes, particularly in rural areas, as a means of guarding against fire engulfing the whole building and endangering sleeping residents. Separate cooking from other household tasks and activities also was a concession to the climate since it kept the main house cooler.

42 *Ibid.*

43 *Ibid.*

44 *Ibid.*

45 *Ibid.*

46 F. O'Neill, 'Survey of Police Buildings', prepared for the Historic Buildings Branch, Housing & Construction Victoria, Ministry of Planning & Housing, 1990, kindly provided by Janette Hodgson, Department of Environment and Primary Industries, Melbourne.

47 *Ibid.*

48 *Ibid.*

By 1858 there were no fewer than two hundred police, who, in addition to their normal duties, were engaged as clerks of petty sessions, goldfields bailiffs, treasury guards, inspectors of distilleries, crown land rangers, inspectors of slaughteryards, searchers of customs, inspectors of weights and measures, registrars of births, deaths and marriages, curators of intestate estates and court house cleaners. Such extra responsibilities mostly required office space in which to perform them, but this was not provided in the early police residences. At Bridgewater in 1891, a separate timber office was constructed beside the residence which had been built without one in 1883.<sup>49</sup>

### **Other Surviving Police Residences in the Moorabool Shire**

A number of 19<sup>th</sup> century police residences survive in the Moorabool Shire. They include:

- Bacchus Marsh, 123 Main St:<sup>50</sup> The single storey, asymmetrical, hipped and gabled Late Victorian brick dwelling was built in 1890-93 to a design by the Public Works Architects, S.E. Bindley and H.R. Bastow. A new police station opened in 1930. The residence is substantially intact. It is not directly comparable to the police residence at Ballan. The dwelling is included as a heritage overlay in the Moorabool Planning Scheme.
- Blackwood, 14 Clarendon St:<sup>51</sup> The single storey, gabled, prefabricated timber Victorian vernacular police quarters were first constructed in the early 1850s and relocated to the present site at Golden Point, Blackwood, in 1859. In 1871, the original steeply-pitched hipped roofed former court house was relocated and added to the police quarters as additional accommodation. The building complex appears to be in good condition and moderate-high integrity (when considering the relocated court house as an important addition to the quarters). The former police residence at Blackwood is not directly comparable to the dwelling at Ballan. A heritage overlay has been recommended for this site.
- Myrniong, Main Street:<sup>52</sup> The symmetrical, single storey, steeply pitched hipped roofed Victorian vernacular styled bluestone dwelling has a skillion verandah at the front, including bluestone end walls. The dwelling appears to be substantially intact, with original front timber framed 12 paned double hung windows and central door panelled timber door, and quoinwork to the openings. It was built in c.1870 by John Swannel and it functioned as the local policed station until 1919, when it was sold to private tender. The building appears to be in good condition and is substantially intact. It is not directly comparable to the dwelling at Ballan. There is also an early brick gaol at the rear. The dwelling and goal are included as a heritage overlay in the Moorabool Planning Scheme.
- Gordon, 88 Main Street:<sup>53</sup> The altered, asymmetrical, single storey, hipped roofed timber weatherboard Federation era former police residence and office has a main hipped roof form with projecting minor hipped wings at the front. There are three prominent face brick chimneys with rendered tops. This building was constructed in 1910.

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49 Ibid.

50 R. Peterson, 'Bacchus Marsh Heritage Study', prepared for the Bacchus Marsh Shire, 1995.

51 See heritage citation in this study for further details.

52 Peterson, *op.cit.*

53 O'Neill, *op.cit.* See also Huggins, *op.cit.*

**Other Comparable Police Residences in Victoria**

In 'Police Buildings in Victoria: Survey of Building Types', Frances O'Neill has defined the former Ballan police residence as a 'type A.2.1.2', being 'Domestic Style 1858-1950, Victorian, Double Fronted with Verandah'.<sup>54</sup> In addition to the police dwelling at Ballan, seven similarly-designed houses were built throughout Victoria. Those at Daylesford, Rosebank, St. Andrews and Tylden have been demolished.<sup>55</sup>

Surviving examples include:

- Avenel, 23 Queen Street:<sup>56</sup> Built in c.1876, the symmetrical, rendered brick, single storey, Victorian styled dwelling has a hipped roof form clad in slate, two symmetrical rendered brick chimneys, projecting post-supported front verandah, central front doorway and flanking timber framed double hung windows. There is a rear skillion wing constructed in timber weatherboards. The dwelling is not immediately comparable to the residence at Ballan given its hipped form.
- Learmonth, 329 High Street:<sup>57</sup> Constructed in 1861 as a gabled brick dwelling with a rear gabled wing and a projecting post-supported front verandah that faced onto the east side of the site, substantial Federation styled red brick and tiled additions were carried out at the front in 1904-05, obscuring the original fabric. The initial dwelling was directly comparable with the residence at Ballan. At the rear of the site at Learmonth are early gabled brick gaol and stables outbuildings. The gaol was built in 1863 and the stables in 1861.
- Redbank, 68 Navarre Street:<sup>58</sup> Possibly built in 1866 on an earlier site, the existing gabled brick dwelling was either constructed or re-erected on the present site in 1879-80. The symmetrical, face brick, gabled dwelling has a projecting front post-supported verandah, central doorway and flanking timber framed double hung windows. The main roof is clad in slate and the verandah roof in corrugated sheet metal. The characteristic wide eaves to the gable ends have been altered on the west elevation. The design and construction of the former police dwelling at Redbank is directly comparable to the dwelling at Ballan. Although identified as having local significance, no heritage overlay applies to the dwelling at Redbank.

Stylistically, possibly one of the more comparable police dwellings with the original (1861) design of the police quarters at Ballan was the police residence at St. Arnaud (now demolished). Built in 1862, the brick dwelling had a gable roof form that traversed the site and a projecting front hipped roof verandah supported by timber posts with curved timber brackets.<sup>59</sup> There were wide eaves to the gable ends, prominent brick chimney at one end, central four panelled timber door and flanking timber framed double hung windows at the rear. All of these features are characteristic of the existing dwelling at Ballan. Extant on the former police site at St. Arnaud is a gabled brick lock up (also built in 1862) in fair condition and moderate-high integrity.<sup>60</sup> A brick stables (built in 1862) has been demolished.

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54 O'Neill, op.cit.

55 Emailed information from Janette Hodgson, op.cit., 29 September 2014.

56 O'Neill, op.cit.

57 Ibid. & emailed information from Wendy Jacobs, Architect & Heritage Consultant, Ballarat, 30 September 2014.

58 W. Jacobs & K. Twigg, 'The Pyrenees Shire: Avoca Shire Heritage Study 1864-1994' commissioned by the National Estate Committee (Victoria) and Shire of Avoca, vol. 3, 1995.

59 Description based on an early photograph by the National Trust of Australia (Victoria) in the Victorian Heritage Database online, 29 September 2014.

60 W. Jacobs, V. Johnson, D. Rowe & P. Taylor, 'Northern Grampians Shire Heritage Study Stage 2', prepared for the Northern Grampians Shire, 2004.

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** Fmr Police Residence, Stables & Lock Ups

Place No. BA051

**ADDRESS:** 172 & 174-176 Inglis Street, Ballan

Assessment Date: Feb 2016

Another more comparable surviving example of the type is the former police residence at 12 Blutchter Street, Strathfieldsaye. Built in 1862, the face red brick dwelling has a gabled roof form that traverses the site, with a hipped wing at the rear and a front skillion verandah.<sup>61</sup> The roof forms are clad in slate. The verandah is supported by paired timber posts. There are the characteristic wide eaves to the gable ends, rendered chimneys, central front doorway and flanking timber framed double hung windows. The dwelling has local significance and is identified as a heritage overlay in the Greater Bendigo Planning Scheme.

The former police residence at Ballan is therefore one of only four known comparable police dwellings of its type (gabled with front verandah and brick construction) built in the 1860s and 1870s in Victoria. The dwelling at Ballan represents one of the earlier examples, albeit with the early front gabled addition.

### Other Comparable Brick Police Stables

The necessity for stabling is also outlined by Frances O'Neill:

The provision of stabling for their [the police] horses was an early priority. Each station required an area to graze horses which was known as the Police paddock.<sup>62</sup>

The original gabled four-stall stable and forage store building constructed of brick formed a standard design by the Victorian Public Works Department from the late 1850s. At least 22 brick police stables (described by Frances O'Neill as the '1.2' type) were built in Victoria between 1859 and 1913.<sup>63</sup> Those surviving include those at:<sup>64</sup>

- Carisbrook (built 1863).
- Talbot (built 1872-73).
- Smythesdale (built 1859).
- Casterton (built 1907-08).
- Dandenong (built 1859).
- Euroa (construction date not known).
- Eltham (built 1859).
- Dunolly (built 1862).
- Gisborne (built 1861).
- Strathfieldsaye (built c.1863).
- Beechworth (built 1871).
- Stawell West (built 1872-73).
- Learmonth (built 1861).

The building at Ballan is therefore one of a notable number of surviving brick police stables buildings in Victoria. There are more intact examples than the stables at Ballan.

### Other Comparable Stone Lock Ups

A key building that formed part of the function of the police reserve was the lock up as outlined by O'Neill:

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<sup>61</sup> Context Pty Ltd, 'Former Shires of Shires of McIvor and Strathfieldsaye Heritage Study', prepared for the City of Greater Bendigo, 2009.

<sup>62</sup> O'Neill, op.cit.

<sup>63</sup> A list prepared from the DSE Police Buildings Heritage Inventory was supplied by Janette Hodgson in 2009 & O'Neill, op.cit.

<sup>64</sup> Ibid.

The essential adjunct to every police station was a lock up to confine those arrested by the police until they could be transferred to the nearest gaol. ... The building materials for lock ups varied according to local availability. Stone lock ups were built in such locations as Camperdown, Balmoral Cavendish and Dunkeld, using Western District volcanic bluestone.<sup>65</sup>

The modest, gabled, bluestone lockup at Ballan has been identified as a 'G.2' type. At least 37 stone lock ups were constructed in Victoria in the 19<sup>th</sup> century.<sup>66</sup> The earliest are those at Portland (built in 1850), Port Fairy and Brighton (built in 1851). Those of similar age to the Ballan structure include the lock ups at Flemington and Hamilton ( built in c.1850s), Aitken's Gap (built in 1857 and relocated to Sunbury in 1991), Bacchus Marsh (early lock up built in 1858), Broadmeadows, (built in 1858), and Richmond, Broadmeadows, Creswick, Port Albert and St. Kilda (possibly built before 1859).<sup>67</sup> From the available evidence, it would appear that the lock up in Ballan is one of the smaller (single-celled) examples.

### **Other Comparable Portable Lock Ups**

The former portable lock up at the rear of the police stables at 174-176 Inglis Street was part of a standard design approach by the Public Works Department. From the 19<sup>th</sup> century, the timber lockups were built close to the police station. They were often designed to accommodate only one prisoner at a time, 'being influenced by contemporary thinking on criminal reform: that solitary confinement would aid reform.'<sup>68</sup>

The portable lock up buildings of the 19<sup>th</sup> and very early 20<sup>th</sup> centuries have been identified by Helen Doyle in *Dispensing Justice: Historic Survey of the Theme of Justice in Victoria* as being significant as a type. She states that 'while in several cases surviving lock ups have been relocated from their original site, the typical position of the lock up at the police reserve reflects the important association of the lock up in early policing in Victoria. For the tourist public, lock ups are valued as a vernacular novelty and for their association with the social history of punishment.'<sup>69</sup>

The design of the former police lock up at Ballan closely relates to the standard Public Works Department drawings for 19<sup>th</sup> and early 20<sup>th</sup> century police lockups in Victoria. In particular, the design of the former lock up Ballan closely reflects the drawings of the Casterton Lockup, dated 16 April 1907.<sup>70</sup> Other known surviving comparable examples are at Alexandra, Bacchus Marsh and Lorne.<sup>71</sup>

Overall, the former police residence, stables, stone lock and portable timber lock up represent a rare grouping of a surviving police complex in rural Victoria. While the stables and portable lock up have been excised from the police dwelling allotment, the buildings are visually connected to each other. Such a complex of the early 1860s still survives at Learmonth, while the stables are also extent on the site of the former police residence at Strathfieldsaye.

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65 Ibid.

66 Ibid., from a list supplied by Janette Hodgson in 2014.

67 Ibid.

68 H. Doyle, *Dispensing Justice: History Survey of the Theme of Justice in Victoria – A Cultural Network Study*, Department of Sustainability & Environmental, May 2000.

69 *Ibid.*

70 D. Rowe & W. Jacobs, 'Surf Coast Shire Heritage Study Stage 2B', prepared for the Surf Coast Shire, 2008, sourcing information supplied by Janette Hodgson, 2007.

71 *Ibid.*

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** 'Westcott'

Place No. BA054

**ADDRESS:** 188 Inglis Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns  
 Theme 6.2: Building Homes in the Shire  
 Theme 7.2: Law and Order  
 Theme 8.3: Health and Welfare

**Condition:** Good**Integrity:** Moderate-Low**Photograph Date:** 2014 & 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**

|                                      |    |
|--------------------------------------|----|
| <b>Victorian Heritage Register:</b>  | No |
| <b>Victorian Heritage Inventory:</b> | No |
| <b>Local Planning Scheme:</b>        | No |

**CURRENT HERITAGE STATUS ON OTHER REGISTERS:**

|                                            |    |
|--------------------------------------------|----|
| <b>National Trust (Victoria) Register:</b> | No |
|--------------------------------------------|----|

**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**

Recommended for inclusion in the Victorian Heritage Register: **No**  
 Recommended for inclusion in the Victorian Heritage Inventory: **No**  
 Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes**

**Schedule to the Heritage Overlay**

|                                            |                                 |
|--------------------------------------------|---------------------------------|
| External Paint Controls Should Apply?      | Yes ('Westcott' dwelling only). |
| Internal Alteration Controls Should Apply? | No                              |
| Tree Controls Should Apply?                | No                              |
| Fences &/or Outbuildings of Note?          | Yes - stables                   |
| Prohibited Uses May be Permitted?          | No                              |
| Incorporated Document                      | Yes                             |

**Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

'Westcott' at 188 Inglis Street, has significance of one of the few surviving masonry townhouses constructed near the centre of town for Richard Ocock, a highly esteemed and pioneer solicitor of Victoria and father in-law of the eminent grazier and local Ballan Shire Councillor, Dugald Macpherson, of 'Bungeeltap' homestead. Built by David Pearpoint, stonemason, in c.1864-65, 'Westcott' was retained under the ownership of Richard and his wife, Rebecca, and the Macpherson

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** 'Westcott'

Place No. BA054

**ADDRESS:** 188 Inglis Street, Ballan

Assessment Date: Feb 2016

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family until 1938. Throughout the early 20<sup>th</sup> century, the dwelling served as a private hospital. Although altered and extended, the significant fabric includes: an asymmetrical, single storey, Victorian Picturesque vernacular styled composition defined by the steeply-pitched, gabled roof forms that traverse the site and project towards the front that are built of random bluestone and brick; parapeted front gable end; face brick voussoirs and quoinwork about the window opening on the west side of the front gable; central rectangular niche and the rendered coping to the front gable end; rendered chimneys with hexagonal pots; narrow eaves; rear, slightly elevated and hipped roofed rear wing with corrugated sheet metal roof cladding, timber weatherboard wall cladding, rendered chimneys with hexagonal pots, timber framed windows and skillion verandah (east side, albeit infilled); small gabled wing on the west side (north end) clad in corrugated sheet metal roofing and timber weatherboard wall cladding; and the skillion form and rendered south wall and chimneys of projecting from the west side of the main front parapeted gable end.

### How is it significant?

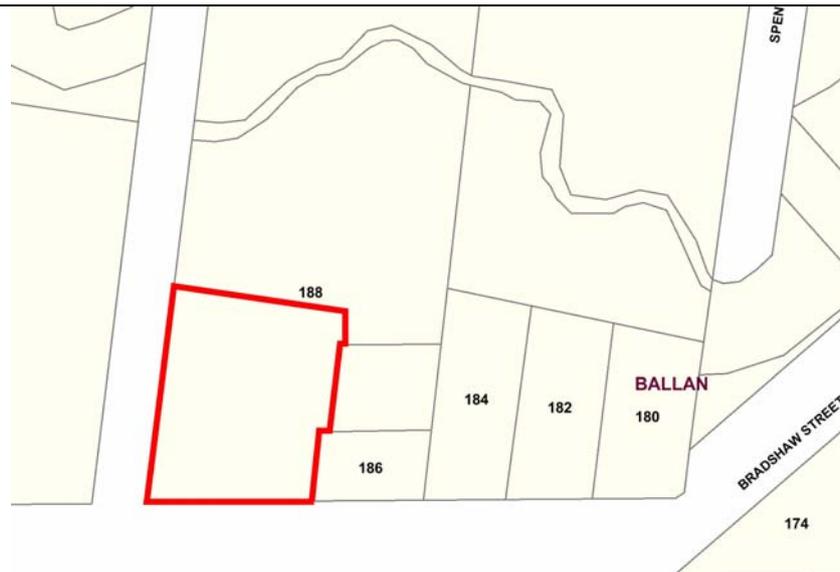
'Westcott' at 188 Inglis Street, Ballan, is historically significant at a LOCAL level.

### Why is it significant?

'Westcott' at 188 Inglis Street as one of the earliest and more affluent townhouses near the central township of Ballan is associated with Richard Ocock, an eminent original occupier whose contribution to the legal profession stretched from Sydney, Melbourne and Ballarat to Ballan in the early-mid 19<sup>th</sup> century (Criteria A & H). Built in c.1864-65 by David Pearpoint, stonemason, Richard Ocock and his wife, Mary, resided at 'Westcott' until the early 1880s. During this time Richard Ocock contributed much to local community life in addition to his professional role as a solicitor. The father-in-law of Dugald Macpherson, prominent grazier of nearby 'Bungeeltap' and long-serving Ballan Shire Councillor, ownership of 'Westcott' was retained by Macpherson family members until 1938. 'Westcott' was a private hospital from 1914 until the early 1930s when owned by three of Macpherson's daughters: Mrs Alice Jane Webb; Mrs Mary Adelaide Mackenzie; and Miss Margaret Macpherson, all of whom were either trained in or involved in nursing. Margaret Macpherson died at 'Westcott' in 1924. By c.1934, Alice Webb occupied 'Westcott' until her death in 1938, the last of the Macpherson family to live at the property. While the dwelling has experienced a number of alterations and additions, the historical significance of the place is embodied in the discernible, Victorian Picturesque vernacular design that continues as a legacy of the more affluent lifestyle of one of Ballan's eminent residents from the early 1860s.

### Heritage Overlay Map

It is recommended that the heritage overlay is applied to the southern, fenced portion of the site at 188 Inglis Street, Ballan, as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

#### DESCRIPTION: <sup>1</sup>

'Westcott' at 188 Inglis Street, Ballan, is located on a large allotment that extends to the southern banks of the Werribee River. Much of the land is open, grassed paddocks. A smaller (and yet still contextually substantial) allotment comprises the 'home' paddock, with mature trees in the rear, north-west corner. Other mature exotic trees are located on the west side and at the front, along with more recent garden beds and hedging. The front of the property has an introduced, visually permeable, timber post and horizontal timber paling fence approximately 1400 mm high, together with timber framed gates.

The asymmetrical, single storey, Victorian Picturesque vernacular styled dwelling has a steeply-pitched gable roof form that traverses the east side of the site, together with a steeply-pitched and parapeted gabled wing that projects towards the front. These roof forms are clad in corrugated sheet metal. This front gabled wing is constructed of random bluestone and brick, with face brick voussoirs and quoinwork about the window opening on the west side. There is a central rectangular niche and the parapet has a rendered coping, with ends of the parapet coping being flat. Surmounting the apex of the front gabled wing is a rendered brick chimney with hexagonal pots. The traversing gabled wing is also constructed of random bluestone wall construction, and it has been extended at the east end with a gabled addition clad in corrugated sheet metal. There are narrow eaves. The front of the east wing is a parapeted skillion addition constructed in rendered blockwork. It appears to date from the interwar period (c.1920s-30s) and has a timber framed 12 paned double hung window at the front (which may have been recycled from elsewhere).

Entry to the dwelling from Inglis Street is by a door opening in a recessed porch from the skillion addition, or from an introduced gabled porch through to a parapeted, rendered masonry skillion wing on the west side. The west elevation of this wing has introduced concrete block wall construction a bank of timber framed windows (a large fixed light is flanked by timber framed double hung windows). The wall and window infill may date from the late interwar period. At each of end of this skillion wing are rendered brick chimneys. A small, introduced skillion wing projects from the west wing which extends to the rear to connect with an early timber weatherboard skillion addition and an early gabled timber weatherboard wing with a chimney at the north end.

<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

At the rear of the main parapeted front gabled wing are a rendered brick chimney and a slightly elevated and early hipped roofed wing with a rendered chimney surmounted by hexagonal posts. This wing has timber corrugated sheet metal roof cladding and timber weatherboard wall cladding, and a skillion verandah on the east side which appears to have been infilled and extended with another skillion addition. There also appear to be timber framed double hung windows, although a bank of timber framed windows at the north end of the rear hipped wing may have been introduced. There is also a skillion addition that projects from the main traversing gabled wing on the east side.

Near the south-west corner of the site is an early elevated, gabled stables outbuilding with gabled attic. It is constructed of corrugated sheet metal wall cladding, timber weatherboard wall cladding and vertically boarded doors. Window openings have been boarded over. The building is in poor condition but it appears to be of high integrity when viewed from Inglis Street.



**Photo 2:** 'Westcott', south elevation (from the south-west), 2014.



**Photo 3:** 'Westcott', west elevation (from outside the property in Inglis Street), 2009.



**Photo 4:** 'Westcott', distant view of east elevation (background), 2009.



**Photo 5:** 'Westcott' stables, south and east elevations, viewed from Inglis Street, 2014.

## **HISTORY:**

### **The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street,

<sup>2</sup> T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>3</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### History of 'Westcott'

'Westcott' at 188 Inglis Street is located on original allotment 5 of Section 1 in the Parish of Gorong.<sup>11</sup> Along with adjoining allotment 6, it was first purchased by Michael Shannon, possibly in 1850.<sup>12</sup> By 1864, it appears that Shannon had sold allotment 5 to either Richard Ocock, solicitor, or his son in-law, Dugald Macpherson.<sup>13</sup> Initially, Ocock lived at 'Tyne Cottage', Simpson Street, until 'Wescott' was constructed by David Pearpoint, stonemason, in c.1864-65, as Ocock was in residence in 1865.<sup>14</sup>

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4 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History*, *op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

11 See Parish of Gorong Plan, 1877, VPRS 16171, PROV.

12 *Ibid.* The plan did not list the date when Shannon acquired the land, but the adjoining land had sold on 4 February 1850.

13 The Ballan Shire Rate Book, 1864, VPRS 5557/P0 Unit 45 PROV (Ballarat) listed Richard Ocock as owner of land in the Parish of Gorong with a net annual value of £35. According to details on the letters and notebook of Richard Ocock, 1863-1868, State Library of Victoria, accession no. H16748, Ocock was in Ballan by 1864. Yet, according to J.H. Walsh in 'Early Ballan No. 52' in the *Ballan Times*, 15 August 1918, p.3, 'Wescott' was built for Dugald Macpherson of 'Bungeeltap'.

14 See J.H. Walsh, 'Early Ballan No. 50', *Ballan Times*, 11 July 1918, p.3 & 'Early Ballan No. 52', *Ballan Times*, 15 August 1918, p.3. Ocock was listed as occupier and Macpherson as owner in the Ballan Shire Rate Book, *op.cit.*, for 1865. The property had a net annual value of £30, which might suggest that the dwelling was under

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: 'Westcott'

Place No. BA054

ADDRESS: 188 Inglis Street, Ballan

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A timber stables outbuilding also appears to have been built at this time. With his wife, Mary Rebecca (nee Musgrave), Ocock lived at 'Wescott' until his retirement in 1882 when he went to live with his daughter, Mary Elizabeth Macpherson at 'Bungeeltap' homestead.<sup>15</sup> Ocock had a clearing sale at 'Westcott' of drawing room, dining room and bedroom furniture on 19 September 1882, a month after the death of this wife.<sup>16</sup> The life of Mrs Mary Rebecca Ocock was commemorated with the unveiling of a stained glass window by Ferguson and Urie at St. John's Anglican Church, Ballan, in March 1883.<sup>17</sup> Richard Ocock died at 'Bungeeltap' four months later on 10 July 1883.<sup>18</sup>

Born on 29 September 1804 at Crediton, Devon, England, to Richard senior and Elizabeth (nee Pring), Richard Ocock junior married Mary Musgrave on 1 July 1833.<sup>19</sup> He trained in the law and in 1831 he was an Attorney in the Court of Kings Bench, Westminster.<sup>20</sup> Emigrating to Sydney in 1839, he practised law between 1842 and 1848, his clients including John Pascoe Fawkner, the Were brothers, and the estate of John Batman.<sup>21</sup> In September 1852, Ocock joined A. Lynn's law practise in Ballarat, travelling to work from Ballan.<sup>22</sup> Ocock practiced alone in the ensuing years and in 1854 he became the first Master in the Chair of the Ballarat Freemason's Victoria Lodge.<sup>23</sup> He later relocated to Melbourne where he frequently appeared at the County and Supreme Courts.<sup>24</sup>

By 1864, Ocock had returned to Ballan where he was one of two solicitors in the town, the other being his brother in-law, Arthur Musgrave.<sup>25</sup> In addition to his work, Ocock also made a significant contribution to the local community. He was a Trustee of the old Ballan Cemetery, an active member of the Mechanics' Institute (being Vice-President in 1868) and Chairman and Correspondent of the State School Board of Advice in the late 1870s.<sup>26</sup> On his death in 1883, the high esteem held by Ocock was reported in the *Bacchus Marsh Express*:

Many of your readers will hear with regret of the death of Mr. Ocock, who was for many years so well known as a solicitor, and resident of Ballan. His death took place on Tuesday at Bungeeltap, where he had been living for the last eleven months. He will be buried in the new cemetery, this (Thursday) afternoon. The deceased gentleman was so well and so widely known that any details from me would be superfluous. His kind heart and genial manner made him a general favourite, and he was equally well known as an ardent sportsman and admirable horseman. He was nearly 80 years of age.<sup>27</sup>

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construction in 1864 given that Ocock was listed as owner of "land" with a net annual value of £35 in the Rate Book.

15 See 'Richard Ocock' at Eurekaedia at [http://eurekaedia.org/Richard\\_Ocock](http://eurekaedia.org/Richard_Ocock). The last listing of Ocock at 'Westcott' was in the Ballan Shire Rate Book, op.cit., for 1880.

16 *Bacchus Marsh Express*, 16 September 1882, p.2 & 10 March 1883, p.3.

17 *Ibid.*, 19 March 1883.

18 *Ibid.*, 14 July 1883, p.2.

19 'Richard Ocock', op.cit.

20 *Ibid.*

21 *Ibid.*

22 *Ibid.* It appears that Ocock may have lived at 'Tyne Cottage'.

23 'Richard Ocock', op.cit.

24 *Ibid.*

25 Family connections between Musgrave, Ocock and Macpherson are given in Richard Ocock, [http://eurekaedia.org/Richard\\_Ocock](http://eurekaedia.org/Richard_Ocock). See also J. Davis, 'Musgrave's of Devon, England', <http://genforum.genealogy.com/musgrave/messages/746.html>

26 See for example, the *Bacchus Marsh Express* for 25 January 1868, p.3, 9 January 1869, p.3 & 28 June 1879, p.3.

27 *Ibid.*, 14 July 1888, p.3.

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Ocock's son in-law, Dugald Macpherson, was born at Ashens, Argyllshire, Scotland on 9 September 1820.<sup>28</sup> Educated at Glasgow University, he emigrated to Australia in 1840, arriving in Victoria on 13 August of that year.<sup>29</sup> He entered into partnership with William Taylor and took up unoccupied country on the Moorabool River near Geelong.<sup>30</sup> In 1843, Macpherson moved inland to explore the country on the Wimmera River and took up Ashens and Longerenong homesteads in 1844.<sup>31</sup> In May 1851, he purchased Western Strathdownie Station on the Glenelg River.<sup>32</sup> The following year in 1852, he married Mary Elizabeth Ocock in Melbourne.<sup>33</sup> In March 1854, Macpherson purchased Bungeeltap and in 1861 he commissioned David Pearpoint to construct a substantial two storey homestead.<sup>34</sup> In c.1876, he bought the adjoining property, Emly Park.<sup>35</sup> He contributed much to community life as a Life Governor of the Ballarat Orphanage and Hospital, member of the Ballan Shire Council for 18 years (serving as President for three terms), Justice of the Peace, and a founding member of the Ballan Presbyterian Church.<sup>36</sup>

It is unclear whether Macpherson had a financial interest in 'Wescott'.<sup>37</sup> After Ocock's removal to 'Bungeeltap' in 1881-82, 'Westcott' was leased to John Richmond, a draper.<sup>38</sup> He continued occupation until at least 1886 and in 1891 Dr Frederick Day was the occupier.<sup>39</sup> A succession of occupants were listed as residing at 'Wescott' in the following years, including Shaftesbury Cooper, electoral registrar in 1895; George Shimmen, painter, in 1901-02; Thomas McGillivray, grazier, in 1903; J. Nelson in 1905-06 and John Anthony Atkinson, grazier in 1910-12.<sup>40</sup> Two years later in 1914, Elizabeth Knight, a member of the Australian Trained Nurses' Association, sought permission for 'Westcott' to be registered as a private hospital.<sup>41</sup>

Ownership of 'Westcott' throughout the early 20<sup>th</sup> century was retained by Mrs Mary Macpherson.<sup>42</sup> It has not been ascertained whether the property had been bequeathed to her by her father, Richard Ocock, or whether she or Dugald Macpherson had been the original owner. On her death in 1916, 'Westcott' was described as a 'brick cottage' with a value of £250.<sup>43</sup> It was bequeathed to three of her four daughters: Mrs Alice Jane Webb; Mrs Mary Adelaide Mackenzie; and Miss Margaret Macpherson,

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28 A. Henderson (ed.), *Early Pioneer Families of Victoria and Riverina: A Genealogical and Biographical Record*, facs. edn., The Genealogical Society of Victoria Inc., 2004, first edn McCarron Bird and Co., Melbourne, March 1936, pp.283.

29 *Ibid.*

30 *Ibid.*

31 *Ibid.*, pp.283-284.

32 *Ibid.*

33 *Ibid.*, p.284.

34 *Ibid.*

35 *Ibid.*

36 *Ibid.*

37 According to the Probate Administration files in the Estate of Dugald Macpherson in 1901, he did not own any Real Estate (see VPRS 28/P0 Unit 608 PROV). Yet he was listed as owner of 'Westcott' between 1867 and 1868, and then Ocock was listed as owner between 1878 and 1880 in the Ballan Shire Rate Books, op.cit.

38 Ballan Shire Rate Books, op.cit., 1881.

39 *Ibid.*, 1891.

40 *Ibid.*, 1895, 1901-02, 1903, 1905-06, 1910-11 & 1911-12.

41 *Bacchus Marsh Express*, 6 June 1914, p.4.

42 See Ballan Rate Books 1905-06, 1910-11, 1911-12 & Macpherson, Mary Elizabeth, Probate Administration files, 1916, VPRS 28/P3 Unit 650 PROV.

43 *Ibid.*

all of whom were either trained in or involved in nursing.<sup>44</sup> The following obituary was given for Mrs Mary Macpherson in the *Gordon, Egerton and Ballan Advertiser*:

The late Mrs Macpherson, of Bangeeltap, whose death was reported in last week's Advertiser, was a native of Exeter, England, and a daughter of the late Mr Richard Ocock, solicitor, Ballan. She was married at St Kilda in 1852, and spent the first two years of her married life in the Wimmera, and was the first white woman to go to that part of Victoria, which was then inhabited by aboriginals. In 1854, Mr Macpherson, (who died 16 years ago) having purchased Bangeeltap [sic], Mrs Macpherson went there to live, where she resided till her death. Eight sons and five daughters were born at Bangeeltap. During her 62 years residence at Bangeeltap Mrs Macpherson had many and varied experiences, one of which was a corroboree amongst the blacks, which she witnessed. She was one of the first members of the Ballan Presbyterian church, laid the foundation stone, presented a large window, and with her husband was a most liberal supporter for many years. The Rev E. J. Welsh conducted an In Memoriam service in the church on Sunday last. The service was largely attended by many friends of the deceased lady.<sup>45</sup>

'Westcott' continued to function as a private hospital after Mrs Macpherson's death during the ownership of her three daughters. Miss Margaret Macpherson spent most of her final years from c.1920-24 at 'Kooyooa', Chatsworth Road, Brighton, in a flat owned by her sister-in-law, Mrs Charles Richard Macpherson.<sup>46</sup> Miss Macpherson had been 'in a delicate state of health' and 'spent the whole of her time on the balcony of the house.'<sup>47</sup> She was cared for by her sister-in-law.<sup>48</sup> She returned to 'Westcott' where she died on 4 March 1924.<sup>49</sup> Miss Macpherson's share of 'Westcott' was bequeathed to her sister, Mrs Jessie Musgrave Mogg, on her death in 1924.<sup>50</sup> At this time, 'Westcott' was described as 'an eight roomed bluestone dwelling.'<sup>51</sup> The initial valuation of £750 had been revised down to only £250 because the dwelling was 'in bad repair.'<sup>52</sup>

It was also in 1924 when a lease was secured by Matron Campbell and Sister A.M. David for the continued function of 'Westcott' as a private hospital for 'midwifery and other patients.'<sup>53</sup> It appears that 'Westcott' continued as a private hospital in the following years. In c.1934, after the death of her husband, Charles Webb, at Southport, Queensland,<sup>54</sup> Alice Webb returned to reside at 'Westcott'.<sup>55</sup> She died on 12 November 1938, having been President of the Ballan branch of the Australian Red Cross, President of the local branch of the Australian Women's National League, an active worker for the Presbyterian Church, and a Life Governor of the Eye and Ear Hospital, a title bestowed to her 'in appreciation of her work in connection with that institution.'<sup>56</sup> Alice Webb was the last member of the Macpherson family to reside at 'Westcott'.<sup>57</sup>

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44 Ibid., VPRS 7591/P2 Unit 548 PROV & Henderson, op.cit., pp.286-287.

45 *Gordon, Egerton and Ballan Advertiser*, 25 August 1916, p.4.

46 Macpherson, Margaret, Probate Administration files, 1924, VPRS 28/P3 Unit 1439 PROV.

47 Ibid.

48 Ibid.

49 *The Argus*, 6 March 1924, p.1.

50 Macpherson, Margaret, op.cit.

51 Ibid.

52 Ibid.

53 *Ballan Times*, 12 June 1924 and *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, September 2006.

54 *South Coast Bulletin*, Queensland, 4 August 1933, p.3.

55 Henderson, op.cit., p.286.

56 Ibid.

57 *The Settler*, op.cit.



**Figure 1:** 'Westcott', south elevation of projecting parapeted gable wing on the west side, n.d. [c.1940s]. A timber post and rail and cyclone wire fence had been erected on the Inglis Street boundary by this time.  
Source: Ballan Shire Historical Society.



**Figure 2:** 'Westcott', dwelling and stables as viewed from Inglis Street, n.d. [c.1940s].  
Source: Ballan Shire Historical Society.

## COMPARATIVE

### Other Early Townhouses in Ballan

'Westcott' represents one of very few remaining dwellings of the 1860s in or near the Ballan township. Other surviving dwellings of the late 1850s and early 1860s include:

- Former Presbyterian Manse, 47 Inglis Street, built in 1869-70 to a design by Dugald Macpherson:<sup>58</sup> the altered, asymmetrical Victorian Italianate styled dwelling has a hipped roof form and a minor shallow-gabled wing with a faceted bay window at the front, as well as a front hipped-roofed verandah. The dwelling has been greatly altered. Compositionally, the original design of the manse – with had a steeply gabled roof form that traversed the site and a projecting minor gabled wing at the front – had a passing resemblance to 'Westcott'. The former manse is less intact than 'Westcott'.
- 'Millfield', 96 Inglis Street, built in 1857:<sup>59</sup> the moderately intact painted stone Victorian Georgian styled dwelling has as prominent steeply-pitched, hipped roof form with a broken back post-supported return verandah. There are early brick chimneys (now overpainted), front doorway and panelled timber door, timber framed double hung window at the front and also a larger timber framed casement windows. Stylistically, 'Millfield' is not comparable to 'Westcott'. Historically, both original owners/occupants made an important contribution to the progress of Ballan.
- 'The Avenue', 122 Inglis Street, built in 1863-64:<sup>60</sup> the moderately intact timber weatherboard Victorian Picturesque dwelling has double gabled, steeply-pitched roof forms with prominent brick chimneys. The post-supported verandah at the front may have been introduced in the 1920s or 1930s. Stylistically, it is not comparable to 'Westcott'. Historically, both original owners/occupants made an important contribution to the progress of Ballan.

<sup>58</sup> See heritage citation for St. Paul's Uniting Church complex for further details.

<sup>59</sup> See *The Argus*, 10 July 1856, p.3 & *The Age*, 4 March 1847, p.6 & 16 September 1858, p.3 which clearly suggest that 'Millfield' was built in 1857.

<sup>60</sup> The unimproved land at 122 Inglis Street was sold on 8 February 1859 (see *The Argus* 9 February 1859). The original occupant, A.T. Musgrove, solicitor, was first in the Ballan Shire Rate Book, op.cit., in 1865, suggesting that the dwelling was constructed immediately prior to this time.

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- Former Police Residence, 172 Inglis Street, built in 1861:<sup>61</sup> this brick dwelling has a double gabled roof form that traverses the site, the front gabled portion with post-supported verandah have been added in 1880. It is of moderate integrity (when considering that the additions are also significant). Stylistically, the former police residence is not comparable to 'Westcott'. Historically, the early occupants of both dwellings contributed much to local community life.

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61 Victoria Police Contract Book, VPRS 977, Book 1, PROV & *Bacchus Marsh Express*, 14 August 1880, p.2.

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**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Moderate**Photograph Date:** 2009 & 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Old Melbourne Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

Since the initial preparation of this assessment, a new dwelling has been constructed to the west of 'Hadham'. Subject to permission from the owner, confirmation of the integrity of rear gable outbuilding is recommended through a site visit.

## STATEMENT OF SIGNIFICANCE:

### What is Significant?

'Hadham' at 439 Old Melbourne Road, has significance as contextually substantial example of a small number of timber Victorian styled dwelling constructed in Ballan in the 19<sup>th</sup> century, most of which having experienced alterations and additions. Built in c.1874 by Edward Johan Martin Lemcke, carpenter, as his family home called "The Pines", he appears to have lived there until his death in 1914. The significant fabric includes: prominent steeply-pitched, gabled roof form that traverses the site, front post-supported hipped roofed verandah, side steeply-pitched gabled wing (which may represent an early addition), corrugated sheet metal roof cladding, timber weatherboard wall cladding, moderate eaves, brick chimney with a corbelled top, timber framed front doorway, single timber framed double hung 8 paned windows, moulded timber window and door architraves, timber window sills and the rear gabled outbuilding attached to the skillion wing of the dwelling.

### How is it significant?

'Hadham' at 439 Old Melbourne Road, Ballan, is historically significant at a LOCAL level.

### Why is it significant?

'Hadham' at 439 Old Melbourne Road, has historical significance for its associations with residential developments in Ballan in the second half of the 19<sup>th</sup> century (Criterion A). Built in c.1874 by Edward Johan Martin Lemcke, an immigrant German carpenter, he lived at the property with his large family (which he called "The Pines") until his death in 1914. Lemcke was well known in Ballan as an excellent carpenter, having been involved in the construction of a number of buildings in the 19<sup>th</sup> century (Criterion H). The historical significance of 'Hadham' is embodied in the surviving original and early fabric, reflecting the aspirations and success of Edward Lemcke as a carpenter and later as a farmer.

### Heritage Overlay Map

It is recommended that the heritage overlay is applied to the eastern portion of the site currently addressed as 439 Old Melbourne Road and including the old dwelling as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:<sup>1</sup>**

'Hadham' at 439 Old Melbourne Road, Ballan, is situated on a large rectangular rural allotment. The dwelling has a substantial setback from the front boundary that has a central pedestrian path, open grassed areas and perimeter garden beds and shrubs. On the front boundary is an early timber post and woven wire fence and pedestrian gate, behind which is a hedge. There is a large gravelled driveway on the west side, flanked by mature Elm trees. The driveway and trees now appear to form part of an excised allotment. At the rear of the dwelling on the west side is a gabled garage constructed of corrugated sheet metal roof cladding and timber weatherboard and vertically oriented corrugated sheet metal wall cladding. Immediately adjacent to the garage is a single storey hipped and gabled timber dwelling of recent construction. A larger rear gabled shed constructed of galvanised corrugated steel has recently been demolished to make way for the dwelling.

The asymmetrical, single storey, timber weatherboard, Victorian styled dwelling has a prominent steeply-pitched, gabled roof form that traverses the site, together with a gabled wing on the west side that projects towards the front and rear. Also at the front is a post-supported hipped roofed verandah. At the rear is a large skillion wing that connects to a small gabled outbuilding with a skillion wing on the west side. These roof forms are clad in corrugated sheet metal and there are moderate eaves overhangs. At the front is an original timber framed door opening flanked by pairs of timber framed double hung 8 paned windows with timber architraves and timber window sills. These windows may have replaced earlier, single, timber framed double hung windows. The verandah is supported by introduced stop-chamfered square timber posts on stirrups which have replaced earlier timber posts. There is a raised, introduced concrete verandah floor.

The west gabled wing may represent an addition of the c.1890s. It has a pair of timber framed double hung 8 paned windows with timber architraves and timber window sill at the front, as well as timber bargeboards. A diamond window in the gable end appears to have been introduced. Surmounting the front portion of the roof is a painted brick chimney with a multi-corbelled top, indicative of early 20<sup>th</sup> century chimney design. On the west elevation are three, timber framed 8 paned double hung windows with timber architraves and timber sills.



**Photo 2:** 'Hadham', showing gabled west wing, 2014.



**Photo 3:** New dwelling on west side of 'Hadham', 2015.

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<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

**HISTORY:****The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

**History of 'Hadham'**

The property known as 'Hadham' at 439 Old Melbourne Road takes up part of original Crown Allotment 9 of Section 2 in the Parish of Gorong (then comprising 16 acres, 3 roods and 30 perches) first purchased by Robert T. Campbell of Ballan on 1 December 1854.<sup>11</sup> Campbell had also acquired the adjoining allotment 10 on the east side. Having relocated to Bolwarra, Campbell sold his land to Jared

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2 T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

3 L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

4 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History*, *op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the *Weekly Times*, 17 June 1879.

11 Land Application No. 4743, Land Information Centre, Laverton.

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Graham, a miller of Kyneton on 22 May 1860.<sup>12</sup> Graham also owned adjoining allotments 11, 18 and 19.<sup>13</sup>

In 1873, Graham subdivided his land and allotments 12, 13 and 14 of the subdivision (as part of original Crown Allotment 9 of Section 2) comprising 1 acre, 1 rood and 16 perches were purchased by Edward Lemcke, a carpenter.<sup>14</sup> Edward Johan Martin Lemcke was born in c.1841 in Hamburg, Germany, and he emigrated to Victoria in the early 1860s where he worked his carpentry trade in Ballan.<sup>15</sup> In 1874, he married Miss Eliza Jolly (born c.1844 in Fermanagh, Ireland) and they had eight children between 1875 and 1890: Johans, Andrew, Louis, Anna, Margaret, Violet, Victoria and Florence.<sup>16</sup>

It appears that Lemcke built 'Hadham' as the family home either immediately before or soon after his marriage in 1874. Called "The Pines", it was listed as being on 2 acres and with a net annual value of £10 in 1878.<sup>17</sup> The original portion of the dwelling may have been confined to the traversing gabled portion with the front post-supported verandah. The west gabled wing might have been added in later years, possibly in the 1890s.<sup>18</sup>

By 1891, Lemcke had taken up farming and established "Werribee Farm" on the banks of the Werribee River off the Ballarat-Melbourne Road, 2.5 miles east of Ballan and 1.5 miles west of Pyke's Creek reservoir.<sup>19</sup> There, he built a three-roomed weatherboard dwelling, large barn, loose boxes and cow and buggy sheds.<sup>20</sup> Given the small scale of the dwelling and Lemcke's large family, it would appear that "The Pines" remained his principal residence.

Tragedy befell the family in the ensuing years, with the drowning in the Werribee River of the fourth daughter, Annie Margaret in 1891, aged 10; and the death of the third son, Louis, in 1901, resulting from pneumonia contracted while serving in the Boer War in South Africa.<sup>21</sup>

In January 1909, Edward Lemcke advertised "Werribee Farm" for lease for '3 or 4 years'.<sup>22</sup> Claimed to be a 'well-known property', the *Bacchus Marsh Express* declared that 'Mr. Lemcke has decided to retire from farming, and this is the sole reason why he is letting his property.'<sup>23</sup> James Myers subsequently took up the lease.<sup>24</sup>

Not long into his retirement, further tragedy struck with the death of Mrs Eliza Lemcke in 1909.<sup>25</sup> Edward Lemcke continued to live 'quietly' at "The Pines" with his three daughters, Misses Violet,

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12 Ibid.

13 See Parish of Gorong Plan, 1877, VPRS 16171, PROV.

14 Certificate of Title, vol. 620 fol. 936.

15 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne, and the *Ballarat Star*, 30 March 1914, p.3.

16 Victorian Births, Deaths and Marriages Indexes, op.cit.

17 Ballan Shire Rate Book, 1878, VPRS 5557/P0 Unit 45 PROV (Ballarat).

18 The brick chimney with the corbelled top is especially reminiscent of late 19<sup>th</sup> century and construction, as is the scale of the west wing. Physical investigations might confirm the provenance of the dwelling and any additions.

19 *Bacchus Marsh Express*, 16 January 1909.

20 *Ibid.*

21 *Ibid.*, 26 September 1891 & 10 August 1901, p.2. Trooper Lemcke had returned to Victoria a month before he was admitted to the Melbourne hospital where he died.

22 *Bacchus Marsh Express*, 16 January 1909.

23 *Ibid.*

24 *Ibid.*, 6 February 1909. See also Ballan Shire Rate Book, op.cit., 1910-11.

25 Victorian Births, Deaths and Marriages Indexes, op.cit.

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Victoria and Florence Lemcke in the following years.<sup>26</sup> He died on 2 April 1914 at the age of 73, having 'been ailing for a considerable time.'<sup>27</sup> A member of St. John's Anglican Church, he was interred in the Ballan New Cemetery with Messrs H. Elliott, G. Elliott, A. Cowell and E. Flack acting as coffin bearers.<sup>28</sup> The *Ballarat Star* gave an obituary and attested to his skill as a carpenter, declaring that 'He was an excellent tradesman, and some of the best work in the town passed through his hands.'<sup>29</sup> Lemcke's Estate amounted to £2493, consisting of realty at £799 and personalty at £1694 that was bequeathed to his children.<sup>30</sup> "The Pines" property was valued at £275 and described as follows:

All those pieces of land containing six acres, one rood and eight perches being parts of Crown Allotments nine, ten and eleven of Section two Parish of Gorong County of Grant on which is erected a W.B. Dwelling house, Separator room and in good order.<sup>31</sup>

The Misses Lemcke continued to reside at "The Pines" for two years after the death of their father.<sup>32</sup> In 1916, the *Gordon, Egerton and Ballan Advertiser* reported that:

On Saturday, November 4<sup>th</sup>, Messrs L.A. Fairbairn and Co. will conduct a clearing sale of stock, furniture and effects, carpenter's and fencing tools, etc., on account of the Misses Lemcke, of Ballan, who are leaving the district. They will also offer by auction the lease of the property, known as "The Pines," containing about 5 acres.<sup>33</sup>

Relocating to Penshurst,<sup>34</sup> the Misses Lemcke appear to have sold "The Pines" to William Lee, a farmer.<sup>35</sup> In 1920-21, he was listed in the Ballan Shire Rate Books as the owner of the 5 acre property, which then had a net annual value of £10.<sup>36</sup> By 1935-36, Lee had become a patrolman and by 1950-51 he had retired but continued to reside at "The Pines".<sup>37</sup>

### COMPARATIVE

#### Other Comparable Victorian Dwellings in Ballan

In Ballan are a small number of Victorian styled timber dwellings that feature a main elongated roof form that traverses the site (with front verandah), and projecting front gabled wing. These other dwellings include:

- 55 Atkinson Street:<sup>38</sup> built in c.1892-95 for A.W. Salter, the Late Victorian dwelling has a traversing steeply pitched gabled roof form, together with flanking minor gabled wings that project towards the Atkinson Street frontage. It appears that the return shallow-hipped roofed, post-supported verandah has been introduced, as has the solar panels on the roof. The

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26 The *Ballarat Star*, *op.cit.*

27 *Ibid.* & *Ballan Times*, 2 April 1914.

28 *Ibid.*

29 *Ballarat Star*, *op.cit.*

30 *Weekly Times*, 30 May 1914, p.26.

31 Lemcke, Edward, J.M., Probate Administration files, 1914, VPRS 28/P3 Unit 45 PROV.

32 See Ballan Shire Rate Book, *op.cit.*, 1915-16.

33 *Gordon, Egerton and Ballan Advertiser*, 3 November 1916, p.1.

34 The Penshurst Free Press, 8 June 1918, p.2, announced the marriage of Mr George Dayble to Miss Violet Lemcke, 'daughter of the late Mr and Mrs Ed. Lemcke, of Ballan, and sister of the popular young ladies of Bell Street, Penshurst.'

35 No Certificate of Title has been ascertained for the property in the name of William Lee.

36 Ballan Shire Rate Book, *op.cit.*, 1920-21.

37 *Ibid.*, 1935-36, 1938-39, 1950-51.

38 See heritage citation for 55 Atkinson Street.

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west brick chimney with a corbelled top (now overpainted) is similar to the chimney at 'Hadham'. Both dwellings appear to be in good condition and of moderate integrity. They have experienced some alterations and additions.

- 11 Fisken Street:<sup>39</sup> built in c.1860s-70s, the Victorian vernacular styled timber weatherboard dwelling has double traversing gabled roof forms and a minor projecting gable on south side. There is a post-supported front verandah. The timber framed double hung windows and the front door opening are reflective of the Victorian design. Relocated to the site in the early 20<sup>th</sup> century, the external brick chimneys at the north end are sympathetic to the design of the dwelling. It appears to be in fair-good condition and of similar moderate integrity to 'Hadham'.
- 17 Fisken Street:<sup>40</sup> built in c.1891, 'Ruddle House' has an elongated hipped roof form that traverses the site and a minor projecting gabled wing at the southern end. There are multi-corbelled brick chimneys, a hipped, convex, post-supported front verandah with cast iron valances and brackets, and decorative timber bargeboards and pendant in the gable end. The dwelling appears to be in good condition and while verandah is more elaborate than 'Hadham' although the latter is of a more substantial scale.

Also partly comparable with 'Hadham' is the dwelling at 3 Fisken Street. Built in 1874 for Dr J.J. Marr,<sup>41</sup> the Victorian styled timber weatherboard dwelling has a steeply-pitched, gabled roof form that traverses the site, central door and flanking timber framed double hung windows, and a post-supported front verandah. The the gabled form and pitch, and front verandah, have an affinity with the front traversing gabled wing of 'Hadham', which might represent the original portion of the dwelling.

Overall, 'Hadham' is a contextually substantial example a small number of similar timber weatherboard Victorian dwellings in Ballan. Like a number of similar dwelling, it appears to have experienced alterations and additions.

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39 See Fisken Street Heritage Precinct citation.

40 Ibid.

41 Ibid.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16**

PLACE NAME: 'Stirling Park'

Place No. BA130

ADDRESS: 27 Shaws Road, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 4.1: Farming &amp; Agriculture

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Substantially intact (as viewed from property boundary)**Photograph Date:** 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**

Victorian Heritage Register: No

Victorian Heritage Inventory: No

Local Planning Scheme: No

**CURRENT HERITAGE STATUS ON OTHER REGISTERS:**

National Trust (Victoria) Register: No

**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **Yes – Golden Cypress trees & hedge**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that permission is sought from the owner to carry out an on-site inspection of the dwelling to confirm the condition, integrity and significance of the place.

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Shaws Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:**

**What is Significant?**

'Stirling Park', 27 Shaws Road, Ballan, has significance as one of the more intact examples of the late Federation styled farm dwellings in the western region of the Moorabool Shire. Possibly built in c.1920 for James Shaw, sheep grazier, the dwelling is also a physical embodiment of farm life and the relative prosperity of farming in the region at this time. The significant fabric includes: the main hipped roof form and the minor gabled wings at the front and side and the return hipped roofed post-supported verandah, single storey height, timber weatherboard wall cladding, corrugated profile sheet metal roof cladding, modest and wide eaves with exposed timber rafters, cement sheet panelling with timber strapping in the gable ends, rectangular bay window with a bank of three timber framed double hung windows in the front gable, faceted bay window with timber framed double hung windows in the east gable, timber framed windows with timber architraves and timber windows under the verandah and at the sides, square timber verandah posts with curved timber brackets and the brick chimneys with soldier course cappings. The Golden Cypress trees, hedge and the front open grassed paddock also contribute to the setting of the place.

**How is it significant?**

'Stirling Park' at 27 Shaws Road, Ballan, has historical and architectural significance at a LOCAL level. '

**Why is it significant?**

'Stirling Park' at 27 Shaws Road, Ballan, has historical significance for its associations with early 20<sup>th</sup> century farm life and the relative prosperity of sheep farming in the region, following a long tradition of sheep grazing in the Ballan area since the 1840s (Criterion A). The existing dwelling replaced an earlier homestead known as 'St. Patrick's Vale' that had been constructed by the early owner, Jeremiah O'Connor, in the c.1850s. The name of the property was changed to 'Stirling Park' after it was acquired by William Shaw, J.P., in 1880. Shaw was a Scottish emigrant who settled for several years at Barry's Reef where he took up gold mining before becoming a hotel and store keeper and chemist. Shaw was elected a member of the Ballan Shire Council during his residency at Barry's Reef. In later years his grazing interests also included the 'Tregothnan Estate' to the east of Ballan. He retired to Newmarket in the 1890s where he became highly regarded, being chairman of the bench at Flemington. In 1917, 'Stirling Park' was acquired by William Shaw's son, James, and it appears that he built the existing dwelling in the following years. He first lived there with his wife, Martha, and children, Made, James Frederick and William. James Shaw senior continued to own the property until 1939 when it passed to his son, James Frederick Gordon Shaw.

'Stirling Park' at 27 Shaws Road, Ballan, has architectural significance as one of the very few, predominantly intact, late Federation styled rural farm dwellings in the western region (Criterion D). The dwelling demonstrates original design qualities that combine a Federation styled composition in the principal hipped roof form with projecting minor gabled wings and return verandah, with interwar Bungalow styled detailing. There are only four other comparable examples of this type of dwelling in the western region of the Shire at: 724 Blakeville Road, Blakeville; 'Warrah' at 314 Ballan Daylesford Road, Bunding; M232 Clarkes Hill Road, Clarkes Hill; and 1065 Spring Road, Springbank. 'Stirling Park' is one of the most intact examples. The open grassed paddock in front of the dwelling, together with the hedge defining the front garden and the rear Golden Cypress trees also contribute to the visual qualities of the setting.

**Heritage Overlay Map**

It is recommended that the heritage overlay is applied to the 'Stirling Park' dwelling, open grassed front paddock to the west boundary and east driveway, and the rear yard to the southern fence line and the west fence line, including a 3m curtilage from the Golden Cypress tree trunk, as broadly shown in the following aerial image:



Source of base aerial: Moorabool Shire.

**DESCRIPTION:**

The dwelling known as 'Stirling Park, 27 Shaws Road, Ballan, is located on a rural allotment have a very large setback from the road. Much of the setback is defined by a rural open grassed paddock with a driveway on the east side, the dwelling being confined by a row of Cypress trees forming a windbreak on the west side, two Cypress trees on the east side, and a hedge at the front and east side. There is a modest open grassed garden immediately adjacent to the dwelling, which extends around the east side and rear. To the west and rear (south) of the dwelling are a number of single storey outbuildings. Immediately west of the dwelling near the front is a large round water tank.

The asymmetrical, single storey, timber weatherboard, late Federation styled dwelling is characterised by a main hipped roof form, together with minor gabled wings that project at the front and side and which are linked by a return hipped roofed post-supported verandah. These roof forms are clad in green corrugated Colorbond and both the modest and wide eaves have exposed timber rafters. The gable ends have cement sheet panelling with timber strapping. The front (north) gable has a projecting rectangular bay window with skillion roof and a bank of three timber framed double hung windows. The rear projecting gable on the east side as a faceted bay window with timber framed double hung windows. There are other early timber framed windows with timber architraves under the verandah and at the sides. A feature of the design is the return verandah. It has square timber posts with curved timber brackets. On the west side and in the southern face of the main hipped roof are early brick chimneys with soldier course cappings.

When viewed from the road, 'Stirling Park' appears to be in good condition and is predominantly intact.



Photo 2: 'Stirling Park', 2009.

## HISTORY:

### Squatting and Early Settlement<sup>1</sup>

In early 1837, the Government Surveyor, Frederick D'Arcy and his party surveyed the upper reaches of the Leigh and Moorabool Rivers. A second expedition led by D'Arcy followed in August 1837. One of the main purposes of the expeditions was to find new country upon which to establish grazing lands for new stations. The earliest districts of Melbourne and Geelong, including the lower reaches of the Barwon and Moorabool Rivers, had already been settled and were almost totally occupied.

The rush to Ballarat, Blackwood and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. While the Nicholson Land Act of 1860 and the Duffy Act of 1862 sought to open land selection for the small farmer, it was not until the Grand Land Act of 1865 (refined in 1869) that gave rise to the greatest land settlement in the Moorabool Shire.

### Jeremiah O'Connor & 'St. Patrick's Vale'

In 1854, Jeremiah O'Connor purchased allotments 25, 26, 28 and 29 of Section 2 in the Parish of Gorong where he established 'St. Patrick's Vale' farm.<sup>2</sup> In 1875, he advertised the property (comprising 316 acres) for sale.<sup>3</sup> A further 100 acres of growing crop was proposed for sale in the following year, 1876 as O'Connor's intention was to take up grazing given that the whole property had not sold in 1875.<sup>4</sup> Two years later in 1878, O'Connor died and his property was described as:

<sup>1</sup> Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

<sup>2</sup> Land Application no. 13368, Land Information Centre, Laverton. See also J.H. Walsh, 'Early Ballan No. 8' in the Ballan Times, 22 February 1917, p.3.

<sup>3</sup> *Bacchus Marsh Express*, 28 August 1875.

<sup>4</sup> *Ibid.*, 22 January 1876 & 27 May 1876.

... being Allotments 25, 26, 28 and 29, Section One Parish of Gorong Country of Bourke containing by admeasurement Three hundred and six acres three roods and thirty five perches more or less, on which is erected a wooden dwelling house containing five rooms. The land is fenced but fencing is in bad repair. This property is mortgaged to Messrs. James Oddie & Co., of Ballarat.<sup>5</sup>

### **The Shaw Family Era & 'Stirling Park'**

'St. Patrick's Vale' eventually sold in 1880 to William Shaw, J.P. and storekeeper of Barry's Reef.<sup>6</sup> He appears to have leased the property to O'Connor's widow as in 1892 the *Bacchus Marsh Express* reported that 'Mrs. O'Connor, Patrick's Vale, asked for improvements to lane leading to her property.'<sup>7</sup> Mrs O'Connor was listed in the Ballan Shire Rate Books for 1895 as the occupier of a tenement and 100 acres in the Parish of Gorong.<sup>8</sup> By 1898, the property had been renamed 'Stirling Park' and William Shaw with his son, James, established a sheep property.<sup>9</sup>

Together with his Tregothnan Estate to the east of Ballan, William Shaw advertised the lease of this and his 'Stirling Park' property in 1902.<sup>10</sup> In 1911-12, 'Stirling Park' was leased to Angus McLeod of Glenpeddar homestead, Greendale, probably as agistment.<sup>11</sup> By 1914, sheep was again grazed by the Shaw family, as James Shaw was reported as selling 12 merinos from 'Stirling Park'.<sup>12</sup> At this time, James Shaw lived at the Tregothnan farm estate.<sup>13</sup>

William Shaw senior had emigrated from Stirlingshire, Scotland, to Melbourne in 1852.<sup>14</sup> After two years in business there, he went to Blackwood (Barry's Reef) where he took up gold mining before embarking on hotel and storekeeping, including the dispensing of medicine as a pharmaceutical chemist.<sup>15</sup> He was elected a Councillor with the Ballan Shire Council and he was 'active in promoting the public interests of Blackwood', including the erection of a mechanics' institute at Barry's Reef where he served as president for 13 years.<sup>16</sup> Shaw was also deputy electoral registrar, registrar of births and deaths, and the Barry's Reef postmaster for over 20 years.<sup>17</sup> He married Mary Lyall<sup>18</sup> and they retired to Newmarket in the 1890s.<sup>19</sup> Shaw was appointed chairman of the bench at Flemington and he was also a painter and a poet.<sup>20</sup> He died at Hawthorn.<sup>21</sup>

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<sup>5</sup> Jeremiah O'Connor, Probate administration files, 1878, VPRS 28/P2 Unit 86 PROV.

<sup>6</sup> Certificate of Title, vol. 1185 fol. 835 & A. Sutherland, *Victoria and Its Metropolis*, vol.2, McCarron Birth & Co., Melbourne, 1888, p.436.

<sup>7</sup> *Bacchus Marsh Express*, 14 May 1892, p.2, 3.

<sup>8</sup> Ballan Shire Rate Book, 1895, VPRS 5557/P0 Unit 12 PROV (Ballarat).

<sup>9</sup> *Ibid.*, 3 December 1898, included an advertisement by James Shaw for the leasing of grazing land at 'Stirling Park, Ballan.'

<sup>10</sup> *Ibid.*, 17 May 1902.

<sup>11</sup> Ballan Shire Rate Book, 1911-12, VPRS 5557/P0, Unit 45 PROV (Ballarat).

<sup>12</sup> *Werribee Shire Banner*, 29 January 1914, p.3.

<sup>13</sup> Ballan Shire Rate Book, op.cit., 1915-16.

<sup>14</sup> Sutherland, *op.cit.*

<sup>15</sup> *Ibid.*

<sup>16</sup> *Ibid.*

<sup>17</sup> *Ibid.*

<sup>18</sup> Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

<sup>19</sup> 'William Shaw' at Austlit at <http://www.austlit.edu.au/austlit/page/A44939>

<sup>20</sup> *Ibid.*

<sup>21</sup> *Ibid.*

In 1917, William Shaw transferred allotments 25, 26, 28 and 29 of Section 2 comprising 'Stirling Park' to James Shaw (born in Blackwood in 1868).<sup>22</sup> With his wife, Martha Greenshields Shaw (nee Park) and children, Madge Christina (born 18998 at Ascot Vale), James Frederick (born in 1899 at Ballan) and William Edmond (born in 1901 at Ballan),<sup>23</sup> James Shaw relocated to 'Stirling Park'.<sup>24</sup> He had commenced business with his brother, William, as early as the 1890s, known as J. and W. Shaw and Co., merchants, Footscray.<sup>25</sup> His father was also involved in the business.

It appears that the existing dwelling at 'Stirling Park' was built after James Shaw formally acquired Title to the property from 1917. Given labour and materials shortages due to the First World War (and as the soldier coursed cappings to the chimneys were a common interwar era detail), it is likely that the dwelling was constructed soon after war's end in c.1919-20. In 1920-21, the Ballan Shire Rate Books listed Shaw as the owner of 561 acres, 3 roods and 25 perches valued at £228,<sup>26</sup> which further suggests that the property had been improved by this time.

James and Martha Shaw continued to own 'Stirling Park' until 1939, although Frederick Shaw (their son), also a farmer, was the occupying tenant in the 1930s.<sup>27</sup> The property was acquired by him on 11 November 1939.<sup>28</sup> In 1940-41, 'Stirling Park' comprised 225 acres.<sup>29</sup>

### COMPARATIVE

Within the western region of the Moorabool Shire are four farm properties with late Federation styled or transitional Federation and interwar Bungalow styled dwellings comparable to 'Stirling Park'. These properties are:

- Dwelling, 724 Blakeville Road, Blakeville: possibly built in c.1920, the timber dwelling has a Federation styled composition of a main hipped roof form and projecting minor gabled wing and verandah at the front, but with interwar Bungalow styled detailing. This is evident in the singled gabled end, timber framed double hung windows and brick verandah piers and squat timber verandah posts. As well as the roof composition, the detailing to the tops of the brick chimneys is similar to 'Stirling Park'.
- 'Warrah', 314 Ballan Daylesford Road, Bunding: possibly built in c.1920, the timber dwelling has a principal hipped roof form with projecting gabled wings and broad post-supported verandah that forms an extension of the main roof. The Federation-like composition is off-set with interwar Bungalow-like paired timber framed double hung windows with window hoods, strapped panelled and ventilators in the gable ends and rudimentary painted brick chimneys.
- Dwelling, M232 Clarkes Hill Road, Clarkes Hill: built in c.1925, the timber dwelling has a main, broad hipped roof form and projecting hipped minor wings at the front and side connected by a

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22 Certificate of Title, vol. 4077 fol. 357 & Victorian Births, Deaths and Marriages Indexes, op.cit.

23 Ibid.

24 It is known that the Shaw family were residing at Stirling Park by this time as the *Ballan Times*, 27 September 1917, p.2, reported that 'Miss Madge Shaw, of Stirling Park, Ballan, intends starting in the township as a music teacher, at a fee of £1/1/ per quarter. Miss Shaw has high credentials, and full particulars may be obtained at the above address.'

25 The marriage notice of William Shaw to Miss Rose Broderick in the *Independent*, Footscray, 4 September 1909, p.2 stated that Shaw was 'the youngest son of Mr W. Shaw, J.P., of Newmarket, and of the firm of J. and W. Shaw and Co., merchants, of Footscray.'

26 Ballan Shire Rate Book, op.cit., 1920-21.

27 Ibid., 1935-36 & 1938-39.

28 Certificate of Title, op.cit.

29 Ballan Shire Rate Book, op.cit., 1940-41.

return broken back verandah, following a Federation era composition. However, the verandah is supported by round concrete Doric columns, and there are timber framed double hung leadlighted windows and rectangular brick chimneys with soldier-coursed cappings typical of interwar Bungalow design.

- Dwelling, 1065 Spring Road, Springbank: this timber dwelling may have been built in c.1920. It has a Federation-like composition, with a principal gambrel roof form, projecting minor gabled wings at the front and sides, and a return verandah. The front and side timber framed doorways with sidelights, and the paired timber framed windows, also have an affinity with Federation era construction. The interwar Bungalow-like design qualities include the brick verandah piers that support elongated, round concrete Doric columns, strapped panelling in the gable ends and the elongated face brick chimneys with rendered cappings.

Overall, 'Stirling Park' is one of the more intact examples of the few rural late Federation styled timber dwellings in the western region of the Moorabool Shire.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** St. John's Anglican Church

Place No. BA057

**ADDRESS:** 56 Simpson Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 8.1: Spiritual Life

**Condition:** Fair**Integrity:** Moderate**Photograph Date:** 2009 & 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes (church building only)**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **Yes, mature Cypress & Monterey Pine trees only**Fences &/or Outbuildings of Note? **Yes, stone gate piers and associated metal gates**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations****STATEMENT OF SIGNIFICANCE:****What is Significant?**

St. John's Anglican Church, 56 Simpson Street, has significance as the earliest-surviving Church in Ballan, having been built in 1861-62 for the Church of England first established in the town in 1849. Designed by the well-known and Anglican Diocesan Architect, Leonard Terry during the incumbency of the Rev. Henry Windle, it is a rare early rural example of his work, being one of only two known of its stylistic type. Although altered, the original Early English Gothic Revival styled design is clearly discernible. The significant fabric includes: the steeply-pitched, gabled nave and minor gabled chancel at the east end; six-bayed composition defined by the raked, rendered buttresses and paired, pointed-arched, stained glass lancet windows set in quoined, rectangular freestone surrounds; hipped-roofed vestry wing (east end, north elevation); door opening (east end of nave, south elevation); Decorated pointed arched chancel window and other stained glass windows; central pointed-arched door opening on the main west gable end accentuated by freestone dressings and

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** St. John's Anglican Church

Place No. BA057

**ADDRESS:** 56 Simpson Street, Ballan

Assessment Date: Feb 2016

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quoinwork, and a freestone stringcourse that frames the doorway; pointed-arched vertically boarded doors with decorative iron hinges; paired pointed-arched lancet windows with quoined, freestone dressings and diamond leadlighted glazing in the west gable end, together with the blind oculus above; metal centenary plaque in the reveal of the main doorway; and the interior layout including pews and liturgical furniture (altar and rails, prayer desk and chair), fittings and fixtures including the eagle lectern, altar lectern, timber World War One Honour Board, memorial marble tablet to William Charles Musgrave (died 1875), and the memorial brass tablet to Elizabeth Foster (died 1922). The mature Monterey Pine and Cypress trees, headstones of the von Stieglitz and Atkinson families to the east of the chancel, front memorial stone gate piers and metal gates and the freestanding bell tower also contribute to the significance of the place.

### How is it significant?

The St. John's Anglican Church, 56 Simpson Street, is historically, aesthetically and socially significant at a LOCAL level.

### Why is it significant?

St. John's Anglican Church, 56 Simpson Street, is historically significant for its associations with the earliest years of Anglicanism in the fledgling township of Ballan from the 1849, and particularly with the life and development of the Church of England at Ballan throughout the 19<sup>th</sup> and 20<sup>th</sup> centuries. (Criterion A). St. John's Church was the first inland Anglican Parish to have a resident Vicar, with the arrival of the Rev. William Hall in January 1849 (Criteria A & H). It was during the incumbency of the Rev. Henry Windle when St. John's Church was built to the design of the Diocesan Architect, Leonard Terry (Criterion H). St. John's Church also has associations with numerous incumbents and parishioners who were influential in progressing the life and witness of the Anglican Church at Ballan. Some of the key early Parishioners that laid the foundations for the progress of the Church included John von Stieglitz of 'Ballanee'; Messrs. Richard Ocock and Arthur T. Musgrave solicitors of Ballan (Musgrave was Hon. Secretary and Sunday School Superintendent); C.H. Lyon, later of 'Ballanee' (Hon. Treasurer); and Edward Blake and Marcus Mason Mogg, Church Wardens for 30 years as well as Lay Representatives at Church Assembly. St. John's also has associations with the well-known stained glass firm, Ferguson and Urie, who were responsible for the installation of the stained glass chancel window (in memory of Juliet Vivian Lyon who died in 1874 and who had laid the foundation stone to St. John's in 1861) and another window in the nave (in memory Rebecca Ocock who died in 1882). There are also other memorial windows in the nave in memory of Mrs Sarah Lidgett and her son Robert Larence Lidgett, Georgiana Blake, Edward Blake, Thomas William Fagg, Elizabeth Fagg, and Ellen Adelaide Parker. The church property also has associations with a number of other past Parishioners, who have been memorialised through building fabric, tablets and fittings and fixtures, with the stone gate piers at the front commemorating the pioneers of the Ballan district.

St. John's Anglican Church, 56 Simpson Street, is aesthetically significant as a local historical landmark at Ballan, being the earliest of the three surviving 19<sup>th</sup> century church buildings in the town (Criteria D). Although altered, St. John's Church is also one of the earliest known rural church designs of the Diocesan Architect, Leonard Terry, being one of just two surviving church buildings of this particular stylistic type (the other being St. James' Anglican Church, Mortlake) (Criteria E). The Early English Gothic Revival styled design remains clearly discernible, having been inspired by the highly influential work of the Gothic Revival English Architect, A.W.N. Pugin. This is particularly defined in the composition of the steeply-pitched, gabled nave with minor gabled chancel and the projecting side vestry (the hipped roof form being distinctive of Terry's work). Originally intended to be crowned by a bellcote (identical to that at St. James' Church, Mortlake), this was also a feature borrowed from the earlier designs of Pugin, including his design of St. Paul's Roman Catholic Church, Oatlands, Tasmania, built in 1850.

## **West Moorabool Shire Heritage Study Stage 2A: 2014-16**

**PLACE NAME:** St. John's Anglican Church

Place No. BA057

**ADDRESS:** 56 Simpson Street, Ballan

Assessment Date: Feb 2016

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St. John's Anglican Church, 56 Simpson Street, is socially significant as it is recognised and valued by the members of the Ballan community as a physical legacy of Anglican faith and faith education that has endured since 1849 (Criteria G).

### **SIGNIFICANCE OF COMPONENTS**

#### **Local Significance**

St. John's Church is considered to have sufficient integrity and historical, architectural and social heritage value to meet the local significance threshold.

#### **Contributory Significance**

The mature Monterey Pine trees, surviving headstones to the east of the chancel, stone gate piers and gates, metal plaque fixed to the reveal of the main door, and the bell tower in the front yard a significant contribution to the historical and aesthetic values of the church site.

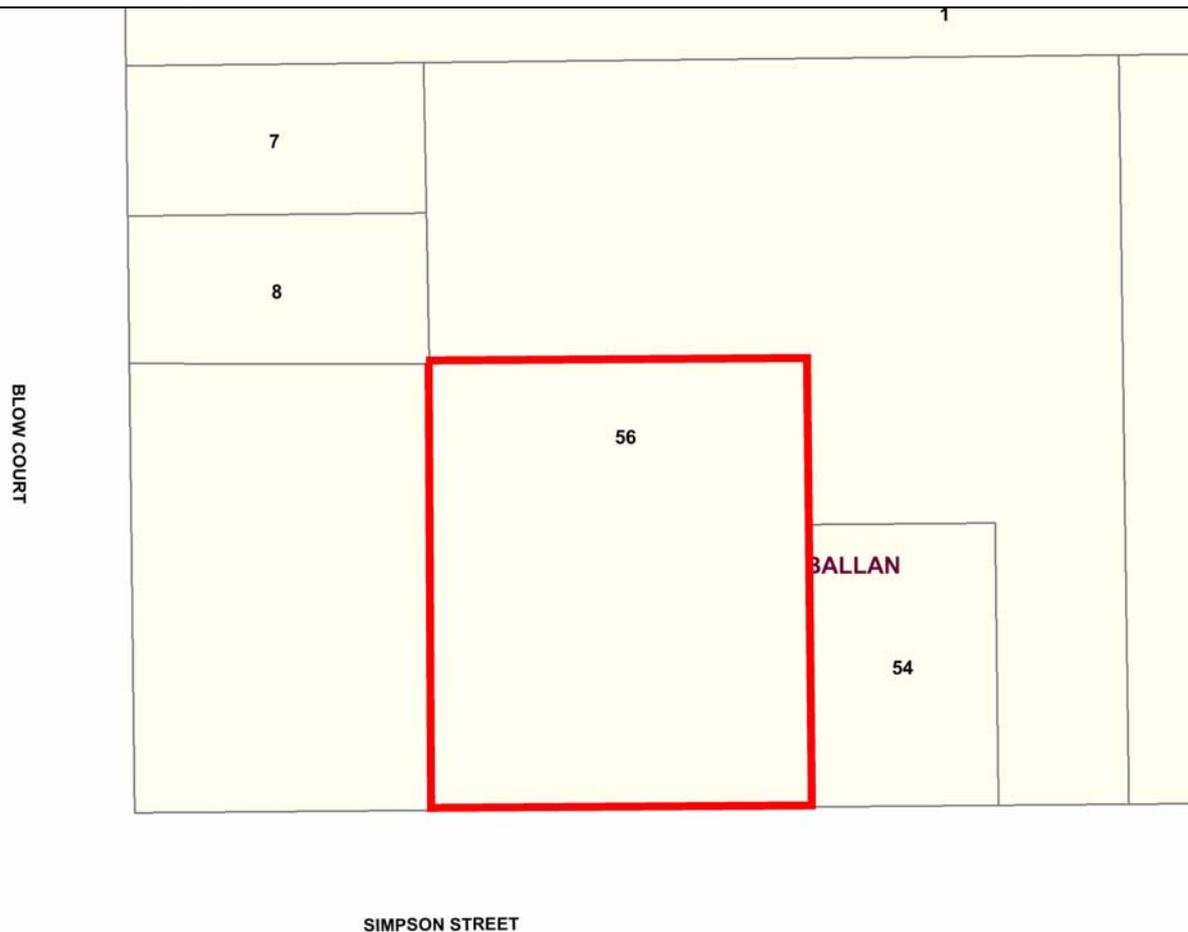
#### **Non Contributory**

The following fabric has either been greatly altered or has been introduced after the significant period of development for the site (between the 1840s and 1940s) and therefore has no significance (this does not suggest that this fabric may not be valued by members of St. John's Church):

- Parish Hall.
- Gabled Garage to the north-east of the Church.
- Hollow steel post and rail and cyclone wire front fence, and siding fencing.
- Concrete gate piers crowned by orbs on the front boundary (west end).
- Mena Prior Memorial Parish Centre.

#### **Heritage Overlay Map**

It is recommended that the heritage overlay is applied to the portion of the site containing the St. John's Church and front and side settings, as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

## DESCRIPTION:

### The Setting

St. John's Anglican Church, 56 Simpson Street, Ballan, is situated on a large rectangular allotment on the north side of the street, and on sloping ground that leads to the Werribee River. The church building has a large setback from the front boundary, comprising an open, grassed area having perimeter garden beds as well as a variety of trees. There are also mature cypress trees in the wide eastern side setback and mature Monterey Pine and other trees to the north-west of the church building. Towards the western end of the front setback is a trussed timber bell tower surmounted by a bell enclosed with a gabled bellcote. Also in the western portion of the site is a gravelled driveway that provides access from Simpson Street to the rear of the site. There is a smaller driveway immediately adjacent the main driveway (comprising the traditional driveway) that provides direct access to the western end of the church. The entrance to this driveway from Simpson Street is defined by two stone gate piers (with concrete cappings) surmounted by an arched iron rod supporting a suspended lantern light. There are also open steel trussed vehicular gates. Similar stone gate piers with metal framed and cyclone wire gates are located at the east end of the front boundary, giving access to a grassed driveway that leads to a recessive garage. At the west end are introduced masonry piers crowned by orbs. The front is also bound by a hollow steel post and rail and cyclone wire fence, approximately 1200 mm high.

Adjacent to the base wall of the chancel (the east elevation of the church building) are three headstones, having being relocated from the old Ballan Cemetery. The first (southern-most) headstone reads: In Memory of Walter Francis, son of Henry Lewis Stieglitz Esq., of Rosemount Van Diemens Land, who died 11 July 1852, Aged 2 Years"; the second headstone reads: Sacred to the

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Memory of Charlotte, Widow of the late Henry Lewis Stieglitz, of Cookstown, Ireland, who died the 22 nd Nov 1852, Aged 68 Years” (there is also a plaque at the base of the headstone that reads: “These stones were removed in 1964 from a family grave in the old Ballan Cementary [sic.] Charlotte was the mother of Robert von Stieglitz, founder of Ballan”); and the third (northern most) headstone reads: “In Memory of Francis Atkinson Esqr., of Beramboke, late of Killiney [?] Ireland, who departed this life the 11<sup>th</sup> July 1850 aged 67 years, also Charlotte, his daughter, who died 20<sup>th</sup> March 1850, aged 19 years, also Francis, his son, who died 9 Sept 1852, aged 12 years.”



**Photo 2:** St. John's Church, front yard, fence and stone gate piers (east end), looking to mature Cypress trees to the east of the church, 2014.



**Photo 3:** St. John's Church, front yard, looking west, 2014.



**Photo 4:** St. John's Church, front memorial gates, 2009.



**Photo 5:** St. John's Church, west vehicular gates, looking north-east to bell tower in front yard, 2009.



**Photo 6:** von Stieglitz and Atkinson family headstones, 2014.

### **St. John's Church Building**

The bluestone, Early English Victorian Gothic Revival styled, church building is characterised by a steeply-pitched, gabled roof form that traverses the site, together with a gabled chancel to the east end. These roof forms are clad in introduced terra cotta tiles. The six-bayed nave (comprising the main gabled form) is defined by the projecting raked, rendered buttresses with bays of paired pointed-arched, stained glass lancet windows set in quoined, rectangular freestone surrounds. At the east end of the south façade of the nave is an original door opening with freestone surrounds, and an introduced timber framed and multi-paned door. The north and south elevations of the chancel feature identical windows as the nave, while on the east elevation is a more substantial Decorated pointed arched chancel window. The principal, west end of the nave features a central pointed-arched door opening accentuated by freestone dressings and quoinwork, and a freestone stringcourse that frames the doorway. There are early pointed-arched vertically boarded doors with decorative iron hinges. Above the doorway are paired pointed-arched lancet windows with quoined, freestone dressings and diamond leadlighted glazing. Above the lancets is a blind freestone oculus. Within the reveal of the main doorway is a metal plaque that reads: "1861-1961: To commemorate the first hundred years of Saint John's Church of England, Ballan, and the establishment at Ballan of the first inland Parish in Victoria in 1849."

On the north side of the church building is an original, tiled, hipped roofed vestry, while at the west end is the shallow-pitched roofed, late 20<sup>th</sup> century, Mena Prior Memorial Centre wing that links the church building to the postwar era, brick Parish Hall, which has a shallow skillion roof form set on an east-west axis.

Internally, the church has a central axis flanked by Victorian Gothic Revival styled timber pews. The walls are hard plastered. A focus of the interior is the chancel, with the timber altar lit by the stained glass tracery window, and which also features timber altar rails. The ambience of the interior is also created by the decorative stained glass windows. Other early features of the interior include the eagle lectern, altar lectern, timber World War One Honour Board, memorial marble tablet to William Charles Musgrave (died 1875), memorial brass tablet to Elizabeth Foster (died 1922), clergy prayer desk and chair, sanctuary lamp and a tapestry.



**Photo 7:** St. John's Church, west & south elevations, 2014.



**Photo 8:** St. John's Church, east & south elevations, 2014.

**HISTORY:**

**The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>1</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>2</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>3</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), and Anglican Church, hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>4</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>5</sup>

By 1890, the population of Ballan had reached 400.<sup>6</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>7</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>8</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>9</sup>

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1 T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

2 L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

3 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

4 *Ibid.*, pp.23-25.

5 *Bacchus Marsh Express* newspaper, 18 May 1872.

6 *Victorian Municipal Directory 1890*, p.237.

7 *Ibid.*

8 *A Pictorial History*, *op.cit.*, p.49, citing the Australian Handbook, 1894.

9 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

### **History of the St. John's Church**

#### **The Beginnings of the Anglican Church at Ballan**

The beginnings of the Church of England at Ballan were from January 1849, when the Reverend William Hall and his wife, Elizabeth arrived at Ballan to become the district's first resident Vicar.<sup>10</sup> Ballan was the first inland parish to have a resident Anglican clergyman.<sup>11</sup> The Rev. and Mrs Hall took up temporary residence at John von Steiglitz's station Ballanee. Worship, baptisms and other services were initially held in the nearby Beremboke, Ballark and Bungeeltap stations, as well as private properties.<sup>12</sup>

Appointed by the Bishop of Melbourne, Charles Perry, the Rev. Hall was instructed to build a parsonage at 'some central spot' in the Ballan village so that he could 'itinerate' among the '13 or so stations.'<sup>13</sup> By April 1849, steady progress was made on its construction. The completed parsonage was reported in *The Argus* in September 1849:

At Ballan, there is now a resident clergyman, (The Rev. W. Hall,) who itinerates though a district of about 30 miles in diameter, holding services on Sundays at the different stations in rotation. A parsonage house has been built, towards which the Bishop granted £150 from his English fund, on the understanding that the settlers should endeavour to raise the whole stipend of the clergyman, £200, among themselves. Of this £110 have been already paid for the present year.<sup>14</sup>

The parsonage, together with two outbuildings, was constructed in the north-west corner of the church site, overlooking the Werribee River (Figure 1). The timber weatherboard parsonage building had a hipped roof form, as did the larger of the two outbuildings (Figure 2). Services were subsequently held in the large drawing room of the parsonage in the ensuing years. Sunday School classes were first accommodated at Thomas Spice's slab hut near the Werribee River.<sup>15</sup> After the arrival of the Rev. J. Potter in 1854, Sunday School classes were held in an outbuilding belonging to the parsonage until a brick schoolhouse was built in 1855 on land designated as early as 1850 for a school building in the south-west corner of the church site<sup>16</sup> (Figure 1). It served as a Denominational School during the week and it was also used as a Church for worship services<sup>17</sup> (Figures 3-4).

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10 N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, Ballan, 1998, pp.4-7.

11 *Ibid.*

12 *Ibid.*

13 *Ibid.*, pp.4-5.

14 *The Argus*, 14 September 1849, p.4.

15 Backhouse, et.al., *op.cit.*, pp.6-7.

16 *Ibid.*, p.12.

17 *Ibid.*, pp.12-13.

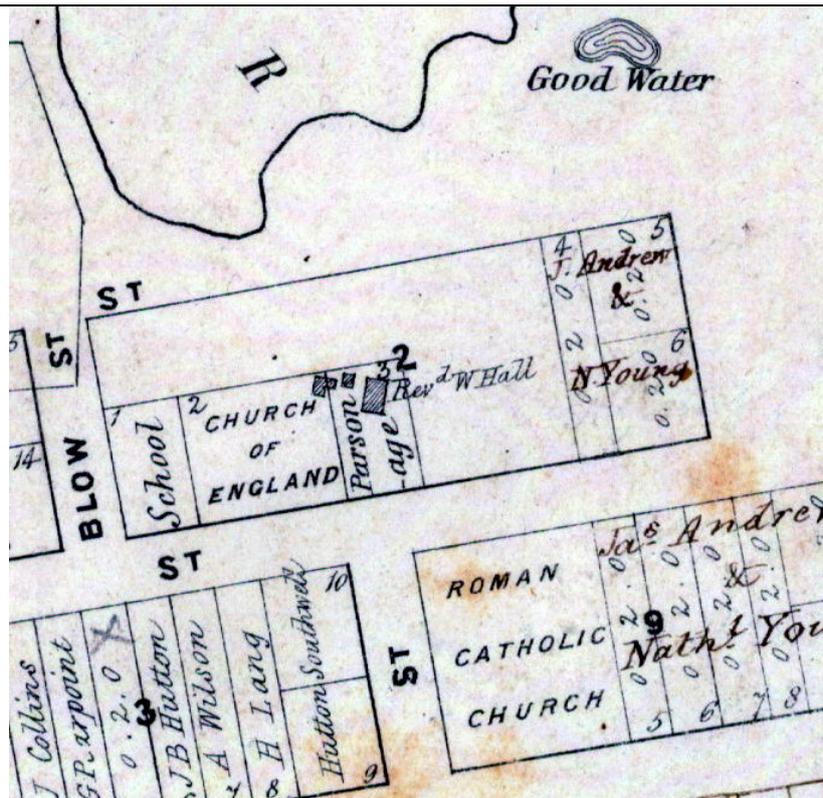


Figure 1: W. Malcolm, Assistant Surveyor, Ballan Town Plan, February 1850, lithographed 24 August 1856, showing Church of England site, Denomination School Site and Parsonage, with Parsonage buildings outlined.  
Source: State Library of Victoria.

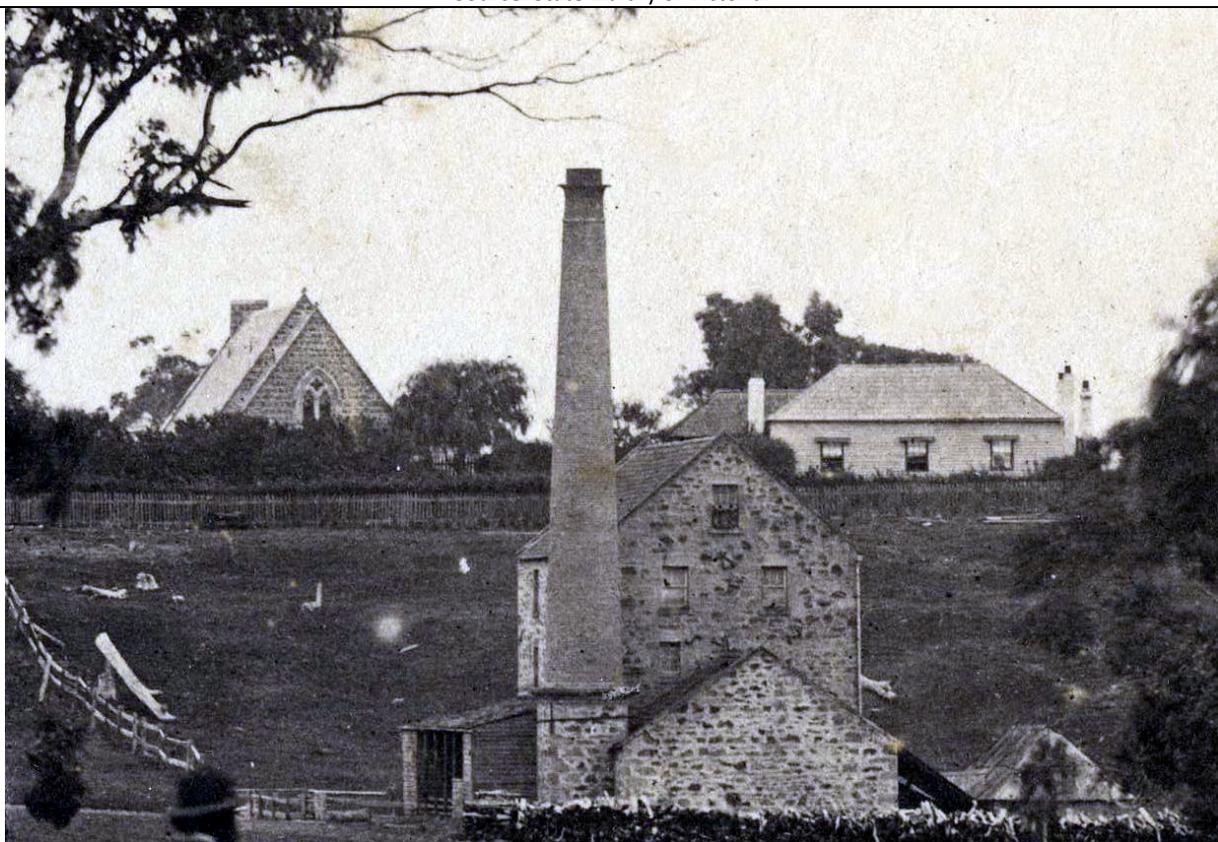


Figure 2: Young's Flour Mill with hipped roofed Parsonage in the background (right) and hipped roofed outbuilding behind, 1863. Also note St. John's Church, with the base of the belfry constructed on the west gable.  
Source: Ballan Shire Historical Society collection.



**Figure 3:** St. John's Church Schoolhouse, n.d.  
Source: Ballan Shire Historical Society.



**Figure 4:** St. John's Church schoolhouse, n.d. [c.1970]  
Source: June Huggins, Ballan.

### Building of the Church

The arrival of the Rev. Henry Windle in November 1859 brought about the building of a Church on the Simpson Street site.<sup>18</sup> Designed by the Diocesan Architect, Leonard Terry, tenders were called for its construction in March 1860.<sup>19</sup> Delays subsequently ensued and it was not until 10 March 1861 when the foundation stone was laid by Mrs. C.H. Lyon of Ballanee Homestead.<sup>20</sup> Bishop Charles Perry officiated. Construction continued throughout 1861 by the contractor, Mr Taylor of Bacchus Marsh. The carpentering work was carried out by Mr Reichman with his foster son, Mr. Lemcke as assistant.<sup>21</sup> By the end of January 1862, buildings works were almost complete.<sup>22</sup> On 30 March 1862, St. John's Church was opened and dedicated by Bishop Perry (owing to the insolvency of the contractor, St. John's took a heavy debt which was not relieved until 1879, when the building could be consecrated).<sup>23</sup>

Constructed of bluestone with freestone dressings, the Victorian Gothic Revival styled, steeply-pitched and parapeted gabled building was characterised by a nave and chancel, and side hipped-roofed vestry. The newly-completed building featured in *The Australian News for Home Readers* in 1865 which, in addition to an engraving (Figure 5), gave the following description:

The neat little building, shown in the engraving, is the newly erected Episcopal Chapel, at Ballan, a distance of about sixty miles from Melbourne. The building has been raised solely by the exertions of the congregation, and is a pleasing instance of the progress of Christianity in the provincial districts of Vitoria. The chapel belongs to the Gothic order of architecture, and is commodious enough to meet the requirements of the Episcopalians of Ballan. The nave is 57 feet by 25 feet in extent, and the chancel 10 feet 3 inches by 21 feet.<sup>24</sup>

18 *Ibid.*, p.14

19 *The Argus*, 19 March 1860, p.8.

20 Backhouse, et.al., *op.cit.*, p.14.

21 *Ibid.*

22 *The Argus*, 29 January 1862, p.5.

23 Backhouse, et.al., *op.cit.*, p.15, 23.

24 *The Australian News for Home Readers*, 25 March 1865, p.5.



**Figure 5:** L. Terry, Engraving of the Episcopal Chapel, Ballan, 1865  
Source: *The Australian News for Home Readers*, 25 March 1865, p.5.

A crowning feature of the Church was to be a bellcote surmounted by a Celtic cross. Apart from the stone base (shown in Figure 2), the bellcote was never constructed. At some later stage, possibly in the 19<sup>th</sup> century, the bellcote base was removed as it was not shown in a 19<sup>th</sup> century photograph of the building (Figure 6). The hipped roofed vestry that was planned for the east end of the south elevation was also built on the north side (Figure 8), while only two bays of ventilator gables in the nave roof faces were constructed, as opposed to the original five bays.



Figure 6: St. John's Anglican Church, n.d. [c.1870], without belfry base.

Source: June Huggins, Ballan.

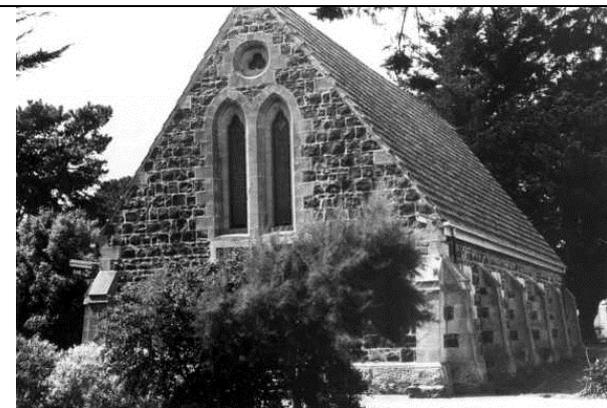


Figure 7: St. John's Church, main west gable end, 1974

Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image jc000664.

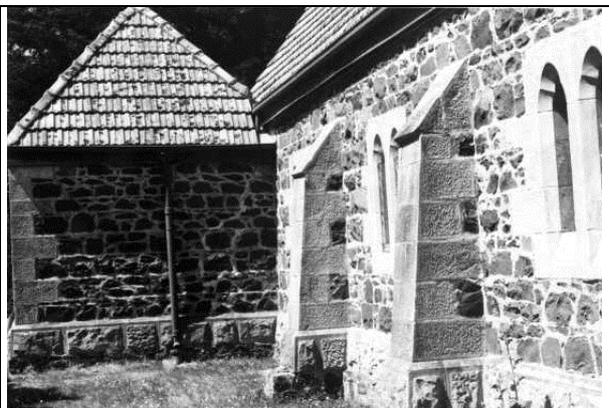


Figure 8: St. John's Church showing west elevation of hipped roofed vestry and north elevation of nave, 1974.

Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image jc000663.

### Later Alterations & Additions to the Church Building

With the death of Mrs Juliet Vivian Lyon (nee Anderson) in March 1874, a memorial stained glass window was erected to her memory in the chancel of St. John's Church.<sup>25</sup> The work of the colonial stained glass craftsmen, Ferguson and Urie, the two-lighted stained glass window depicted 'Faith and Hope'.<sup>26</sup> It was installed in late 1874. Mrs Lyon was the wife of Charles Lyon (1826-1905) of Ballan, where they settled after their marriage in 1859 and where they had five children: Clara, Lily Mary,

<sup>25</sup> See Ferguson and Urie website at <http://fergusonandurie.wordpress.com/2013/12/23/1874-st-johns-anglican-church-ballan-victoria/>

<sup>26</sup> Ibid.

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Violet Mary, Vivian Hugh and Charles Gordon.<sup>27</sup> Just thirteen years before her passing, Mrs Lyon had laid the foundation stone to St. John's Church.<sup>28</sup>

It was also in late 1874 when the *Bacchus Marsh Express* reported on the making of a 'very tolerable sized church bell' at Mr Blake's.<sup>29</sup> Made of steel, it weighted 1 cwt. and cost £16.<sup>30</sup> It is unclear when and where the bell was installed at St. John's, given that the bellcote was never built. It seems to have been in operation soon after completion and certainly by 1900 when the bell was rung to warn of an approaching bushfire.<sup>31</sup>

Another stained glass window was installed at St. John's in 1883 in memory of Mrs Rebecca Ocock, wife of the pioneer solicitor of Ballan, Richard Ocock and mother in-law of Dugald Macpherson, pioneer grazier of Bungeelap station.<sup>32</sup> The *Bacchus Marsh Express* reported on the installation of the window in March 1883:

The stained glass window in memory of the late Mrs Ocock has been put in St John's church. It is small but very handsome. It represents on one side the figure of the Good Shepherd, holding a lamb in his arms, and on the other, the figure of St John the Evangelist. The inscription under the former is 'I am the Good Shepherd' and under the latter 'Little children love one another' and below these 'In memoriam, Rebecca Ocock died 23<sup>rd</sup> August 1882'. The whole is most tasteful and handsome, and is executed in Ferguson and Urie's well-known style. The window was presented by the relations and connections of the deceased lady.<sup>33</sup>

Further changes were made to the interior in 1888. They involved the varnishing of the furniture and ceiling, and distemping the walls and chancel at a cost of £30. The chancel was also decorated.<sup>34</sup>

Considerably more substantial alterations were made in the 20<sup>th</sup> century. The crumbling interior hardplaster on the walls of the chancel (which had painted decorations) were removed and replaced by Mr Williams of Ballarat in 1921.<sup>35</sup> Six years later in 1927, electric light was installed in the church and vicarage.<sup>36</sup> Ten years later in 1937 much-needed repairs were made to the masonry and stained glass chancel window.<sup>37</sup> In August 1953, a Fabric Fund under the title of 'Queen Elizabeth II Thanksgiving Fund' was established for raising funds for the repairs and alterations of the church.<sup>38</sup> Some of the damage to the walls had been caused by thick ivy growth over a number of years.<sup>39</sup> In 1954, the works included the replacement of the slate roof with terra cotta tiles (which also involved the removal of the freestone parapets in the gable ends), unpinning of the west wall with concrete.<sup>40</sup> Four years later in 1958, the interior was replastered and finished in 'cream colourtex'.<sup>41</sup> Two new windows were

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27 Backhouse, et.al., *op.cit.*, p.14.

28 Ferguson and Urie website, *op.cit.*

29 *Bacchus Marsh Express*, 28 November 1874.

30 *Ibid.*

31 *Ibid.*, 19 February 1900, p.3.

32 Ferguson and Urie website, *op.cit.*

33 *Bacchus Marsh Express*, 19 March 1883.

34 Backhouse, et.al., *op.cit.*, p.25.

35 *Ibid.*, p.35.

36 *Ibid.*

37 *Ibid.*, p.38.

38 *Ibid.*, p.45.

39 *Ibid.*

40 *Ibid.*

41 *Ibid.*, p.46.

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installed in the west and the ceiling and pews were revarnished. According to Backhouse, et.al., in *Our Journey: The Anglican Parochial District of Ballan and Bungaree*:

The concrete floor of the church, in a poor state of repair and covered with coir matting, was levelled and boarded over with polished Tasmanian hardwood. The cost of the new floor was £500, which was provided by the Ladies' Guild.<sup>42</sup>

It was also in 1958 when new carpet was laid in the sanctuary, chancel, aisle and baptistery and a porch, 'donated by Mr and Mrs Les Hook graced the entrance to the church', which was also constructed by Mr Hook.<sup>43</sup>

### **Fittings & Fixtures in the Church Interior**

In addition to the stained glass windows in memory of Juliet Lyon and Rebecca Ocock, Backhouse, et.al. provides a list of fittings and fixtures that have been important to the life of the Church and/or are memorials to past parishioners.<sup>44</sup> Other stained glass windows in the nave were installed in memory of Mrs Sarah Lidget and her son Robert Larence Lidgett, Georgiana Blake, Edward Blake, Thomas William Fagg, Elizabeth Fagg, and Ellen Adelaide Parker.<sup>45</sup>

### **Other Building Developments at St. John's Church**

#### **The Vicarage**

In 1870, the old parsonage was in such a dilapidated state that it required demolition. A new Vicarage was proposed for the incoming Vicar, the Rev. Louis Alexander Baker. The *Bacchus Marsh Express* reported that the new building was in progress in December 1870.<sup>46</sup> Constructed of bluestone and handmade bricks, it was situated on the same site as the earlier residence.<sup>47</sup> This parsonage was to last 70-80 years. In the mid 1940s, the Diocesan Architect, Mr. Richards, advised that 'it was unwise in every way to repair the present Vicarage.'<sup>48</sup> It was replaced in 1947-48 by a Mr Mason. Located at the east end of the church fronting Simpson Street, the new Vicarage was opened on 2 June 1948.<sup>49</sup>

#### **The Parish Hall**

Until 1967, the old schoolroom built in 1855 (and extended in 1912<sup>50</sup>) functioned as both the Parish Hall and Sunday School. As early as 1961, a new hall was proposed but it was not until 1966-67 that construction commenced on the existing hall to the north of the church.<sup>51</sup> It was designed by Mr Strickland (Figure 9) and constructed of Bessa brick by Mr E. Kovacs.<sup>52</sup>

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42 *Ibid.*

43 *Ibid.*, p.47. There is no evidence of an entrance porch today.

44 *Ibid.*, p.108.

45 *Ibid.*, p.51.

46 *Bacchus Marsh Express*, 17 December 1870, p.3.

47 Backhouse, et.al., *op.cit.*, p.18.

48 *Ibid.*, p.41.

49 *Ibid.*, pp.42-43.

50 *Ibid.*, p.31.

51 *Ibid.*, pp.48-49 & Roy Huggins, personal collection, Ballan.

52 Backhouse, et.al., *op.cit.*, pp.48-49.

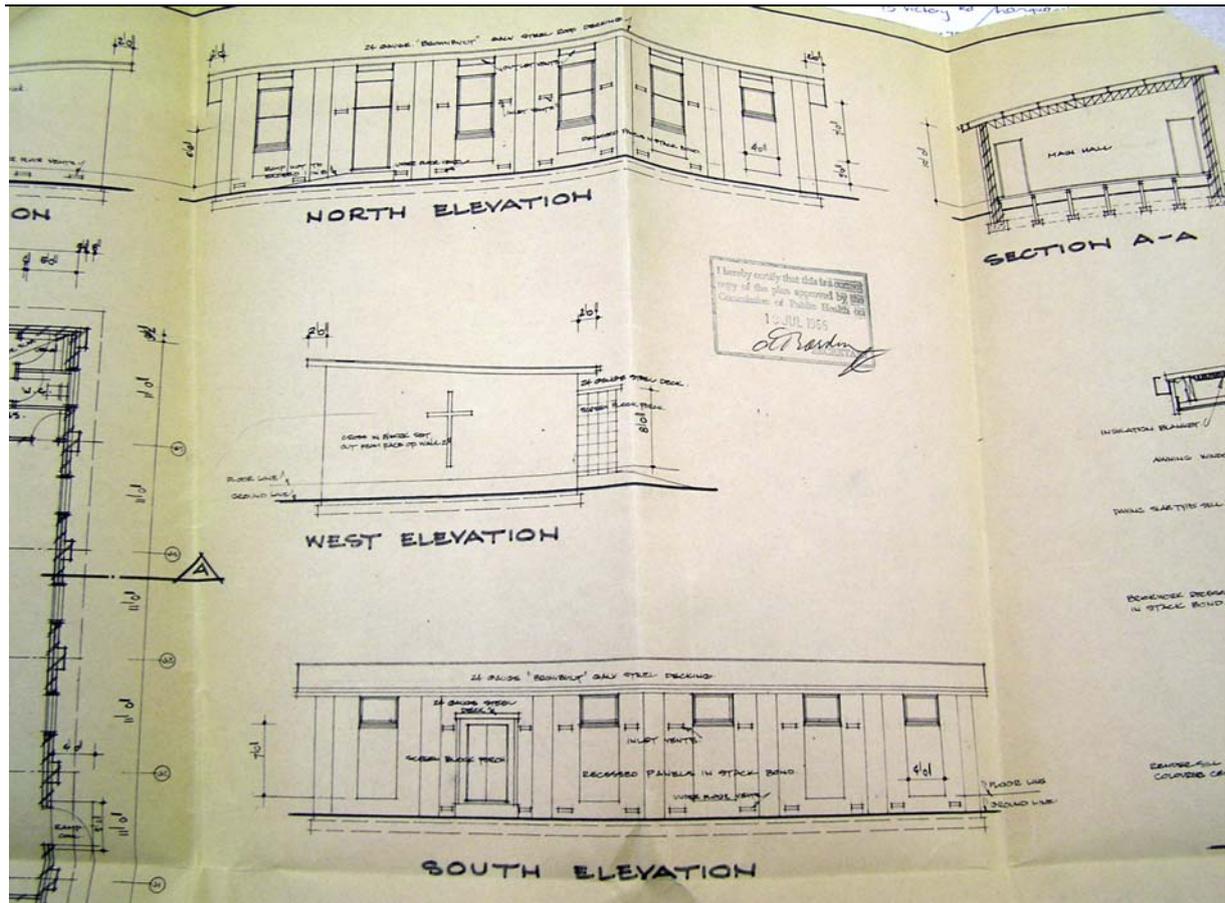


Figure 9: R.L. Strickland & Associates, Elevation & Section Drawings of proposed Sunday School at Ballan, 13 May 1966.

Source: Public Building file, VPRS 7882 Unit 4161 PROV.

The original schoolroom was subsequently demolished in early 1971 by members of the Vestry. The bricks were transported to Sovereign Hill, Ballarat for recycling.<sup>53</sup>

In 1985, the Mena Prior Memorial Parish Centre was built between the church and the Parish Hall.<sup>54</sup> A doorway was installed in the north-west corner of the church. Built in memory of Mrs Mena Prior who died in 1985 and bequeathed the sale of her house to St. John's Church, the Parish Centre incorporated a foyer, meeting room, kitchen and Rector's office.<sup>55</sup>

## Landscape Features

### Bell Tower

A bell tower was sought by Mr A. Blake in 1909 'for some shelter of the bell, cost not to exceed £1.'<sup>56</sup> It appears that the existing tower to the south-west of the church building on the front yard was constructed soon after. In 1983, the structure 'required strengthening of the foundations and re-roofing as well as stabilising [of] the timber frame.'<sup>57</sup> The works were carried out by Joe Smallman, Stan Young, Jack Ranke and his son, Nick, while Mrs Prior donated the shingles and her sister, Mrs Molly Reaby, donated \$50.<sup>58</sup>

53 *Ibid.*, p.50.

54 *Ibid.*, p.56.

55 *Ibid.*

56 *Ibid.*, p.30.

57 *Ibid.*

58 *Ibid.*

### **Memorial Front Fence and Gate Piers**

In 1937, a fence fund was organised by the St. John's Ladies Guild so that the old fence could be replaced. Work commenced in April 1927 with the construction of stone gate piers at the entrance to the church fronting Simpson Street.<sup>59</sup> An iron arch was built over the main gates by Mr Cowell, and a lamp was hung from its apex.<sup>60</sup> A second set of stone gate piers were also built at the eastern end of the front boundary, giving access to the previous driveway of the Vicarage. A front fence was built in memory of the Rev.W.E. Kaneen at a cost of £50/5/9 and it was dedicated by Bishop Johnson of Ballarat<sup>61</sup>. The stone gate piers and metal gates were dedicated in memory of the pioneers of the Ballan district.<sup>62</sup> The existing hollow steel post and rail and cyclone wire was constructed to mark the centenary of the Ballan Shire in 1962, the costs having been borne by the Ladies Guild.<sup>63</sup> It would appear that the concrete gate piers at the western end were built after the construction of the Parish Hall in 1967.

### **von Stieglitz and Atkinson Family Headstones**

In April 1963 to mark the centenary of St. John's Anglican Church at Ballan, the Vestry sought to relocate the headstones of members of the von Stieglitz and Atkinson families, pioneers of the Ballan district and inaugural members of St. John's Church, to the church grounds (Figure 10). As outlined by Backhouse et.al.:

The tombstones of Charlotte, Francis and Francis Atkinson, and Charlotte and Walter Francis Stieglitz are situated next to the east wall of the church. They were fixed in place by Messrs. J. Ranken, H. Hume, H. Lidgett, P. Lidgett and L. Dellar.<sup>64</sup>



**Figure 10:** von Stieglitz and Atkinson family headstones, 1975.  
Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image 000665.

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### **Early Incumbents of St. John's Church**

The incumbent at St. John's Church was the Rev. William Hall, who, with his wife, Elizabeth, emigrated from England to Melbourne in November 1848.<sup>65</sup> They relocated to Ballan in January 1849. The Rev.

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59 *Ibid.*, p.38.

60 *Ibid.*

61 *Ibid.*

62 *Ibid.*

63 *Ibid.*, p.50.

64 *Ibid.*

65 *Ibid.*, pp.4-5.

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Hall was responsible for the construction of the first parsonage and the reservation of the old Ballan Cemetery, in addition to his role of establishing the first inland Anglican Parish in Victoria.<sup>66</sup> In April 1853, the Rev. Hall resigned from his charge at Ballan. He was replaced by the Rev. J.W. Schoales who in turn was replaced by the Rev. J. Potter in November 1854.<sup>67</sup> He was responsible for establishing the Denomination School at Ballan.<sup>68</sup> The Rev. J.T. Schleicher was appointed to Ballan in 1855.<sup>69</sup>

In November 1859, the Rev. Henry Windle became the Vicar at Ballan.<sup>70</sup> During his incumbency, St. John's Church was constructed. The Rev. Windle remained at St. John's for six years, during which time he conducted Sunday workshop twice daily at Ballan and also at Gordon and Egerton. He also conducted a monthly service at Blackwood.<sup>71</sup> Windle Street was named in his honour in later years.

Other incumbents at St. John's in the 19<sup>th</sup> century included Mr. H.F. Scott (1865-1868); Rev. H.I. Edwards (1868—1870); Rev. L.A. Baker (1870-1874); Rev. G.F. Cross (1874-1877); Rev. Julius Lewis (1878-1879); Rev. C. Campbell (1879); Rev. J.F. May (1879-1884); Rev. W.H. Geer (1884-1889); Rev. J.C. Atkinson (1889-1899); and the Rev. J.H. Chaseling (1899-1903).<sup>72</sup>

### Other Early Key Figures in the Development of St. Paul's Church

Several pioneer figures were influential in the development and progress of St. John's Church of England in the early years. They included John von Stieglitz of 'Ballanee' who greatly assisted in the building of the parsonage, amongst other tasks and works.<sup>73</sup> Messrs. Richard Ocock and Arthur T. Musgrave, solicitors of Ballan, were Lay Helpers.<sup>74</sup> A.T. Musgrave was also Honorary Secretary of St. John's Vestry and Superintendent of the Sunday School until 1881.<sup>75</sup> Another Lay Helper was C.H. Lyon, later of 'Ballanee', who was Honorary Treasurer of the Ballan Church of England School Board in the 1850s.<sup>76</sup> In latter part of the 19<sup>th</sup> century, Edward Blake, sawmiller of Blakeville and Marcus Mason Mogg, grazier of Yallock Vale served as Church Wardens for 30 years as well as Lay Representatives at Church Assembly. Edward Blake was also Treasurer of the Vestry at the time of his death in 1901.<sup>77</sup>

## COMPARATIVE

### Other Churches in Ballan

St. John's Anglican Church is one of four churches established in Ballan in the 19<sup>th</sup> century, and the earliest of the three surviving today. The other churches are:

- St. Paul's Uniting (formerly Presbyterian) Church, 73 Inglis Street:<sup>78</sup> built in 1865-66, the Victorian Gothic Revival styled building is the most intact church in Ballan. The bluestone building has a steeply pitched gabled roof form and rear gabled and parapeted vestry, together

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66 *Ibid.*

67 *Ibid.*, p.107.

68 *Ibid.*, p.12.

69 *Ibid.*, p.107.

70 *Ibid.*, p.14.

71 *Ibid.*, p.15.

72 *Ibid.*, p.107.

73 *Ibid.*, p.6.

74 *Ibid.*, p.23.

75 *Ibid.*

76 *Ibid.*, p.12.

77 *Ibid.*, p.28.

78 *Ballan Times*, 17 August 1916, *The Argus*, 22, 23 & 27 December 1865 & *Bacchus Marsh Express*, 21 July 1866, p.2.

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with a landmark octagonal tower having a played bluestone tower based with blind oculus windows, octagonal blind arcade of lancet openings with blind oculus windows above, and an elongated spire clad in corrugated sheet metal and crowned by an iron Celtic cross finial. There is a triple pointed arched window in the main gable end (with decorative stained glass, being the work of the well-known stained glass artists and manufacturers, Ferguson and Urie).

- St. Brigid's Catholic Church, 98 Inglis Street:<sup>79</sup> built in 1912, the Federation Gothic styled face red brick building with rendered dressings has a parapeted gabled roof form clad in introduced slate, pointed arched windows and projecting buttresses which extend above the eaves line to form octagonal pinnacles. There is a side porch towards the rear on east side. In 2009, the building was almost completely destroyed by fire and in recent years it has been substantially reconstructed. A flat-roofed, steel and timber framed and glazed addition at the front formed part of the refurbishment. The integrity of the original building has therefore been compromised by the fire damage and the front additions, although the Federation Gothic character and detail remains the prominent feature.

### **Leonard Terry and Other Similar Churches to St. John's, Ballan<sup>80</sup>**

Leonard Terry was born in Yorkshire, England in 1825, the son of a timber merchant. In 1853 he emigrated to Melbourne and six months later he was employed by the architect and surveyor, Charles Laing.

By 1856, Terry had established his own architectural practice in Collins Street West. From 1857, he was the principal designer of banks in Victoria and from 1860 for buildings for the Anglican Church, having been appointed Diocesan Architect. Indeed, Bruce Trethowan claims that Terry was the 'most prolific architect' from 1860 until 1884<sup>81</sup>. Terry's first known design came in late 1856 when he designed Sands and Kenny's printing house in Collins Street West. His first bank commission was for additions to the Union Bank in Melbourne in 1857. In all of his bank work, Terry favoured a Renaissance palazzo approach. This stylistic mode is epitomized in his design of the Bank of Australasia building, corner of Sturt and Lydiard Streets, Ballarat, constructed in 1863.<sup>82</sup>

As Anglican Diocesan Architect, Terry designed many Anglican churches. He also vetted the designs of other churches. Along with extensions to St. Paul's Anglican Church, Ballarat East (which was later dismantled and rebuilt), St. John's Church, Ballan, appears to be one of his earliest-recorded commissions, as both building were constructed in 1862. According to Miles Lewis, 'Terry churches were generally of bluestone, and in fairly austere Early English or Decorated Gothic and, with the exception of [the church at] Birregurra, well composed and satisfying.'

Terry also carried out designs for the Roman Catholic Church in 1870, probably in association William Wilkinson Wardell. This work appears to have occurred during a lull in Terry's practice from the late 1860s. Business improved after taking into partnership the former Ballarat architect, Percy Oakden, who brought in numerous Nonconformist church and school commissions.

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79 *The Advocate*, 8 June 1912, p.23 & Herald Sun, 8 April 2009.

80 All information taken from M. Lewis, 'Terry, Leonard (1825-1884)', in G. Serle & R. Ward (eds.), *Australian Dictionary of Biography*, vol.6, 1851-1890, Melbourne University Press, Carlton, 1976, pp.257-258, unless otherwise noted.

81 B. Trethowan, 'A Study of Banks in Victoria 1851-1939', Historic Buildings Preservation Council Report, December 1976, p.28.

82 W. Jacobs & D. Rowe, 'Former ANZ Bank, 202 Sturt Street, Ballarat: Conservation Management Plan', prepared for Ballham Pty Ltd, November 1998.

## West Moorabool Shire Heritage Study Stage 2A: 2014-16

**PLACE NAME:** St. John's Anglican Church

Place No. BA057

**ADDRESS:** 56 Simpson Street, Ballan

Assessment Date: Feb 2016

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Married in 1855 to Theodosia Mary Welch, he fathered six children. After the death of Theodosia, he married Esther Hardwick Aspinall in 1866, who bore him three children. Terry died on 23 June 1884 of a thoracic tumor at his home in Collingwood. In 1900, the late Leonard Terry was described as 'a man of much more than ordinary ability, and ... [had a ] modest, unassuming and gentlemanly manner.'

Of the numerous Victorian Gothic Revival styled Anglican Church designs by Leonard Terry, the most comparable with St. John's, Ballan, is St. James' Anglican Church, Shaw Street, Mortlake. It was built two years after St. John's in 1864-65.<sup>83</sup> St. James' Church features the same steeply-pitched, gabled nave with rear minor gabled vestry, crowning bellcote above the main gable end and a recessive side hipped roofed vestry. It has experienced some alterations and additions, including the replacement of the slate roof with galvanised corrugated steel, and particularly the parapeted masonry porch that projects from the main gable end. Constructed of bluestone, St. James' Church is a slightly more rudimentary and smaller example, having a four-bayed nave with paired pointed-arched windows. The location of the side hipped roofed vestry and the crowning bellcote reflect Leonard Terry's original design intentions for St. John's.

Inspiration for the designs of both St. John's and St. James' Anglican Churches by Leonard Terry appears to have emanated from the highly influential work of the Gothic Revivalist and staunch Roman Catholic English Architect, A.W.N. Pugin (1812-1852). In particular, Terry's St. John's and St. James' designs have a direct affinity to Pugin's design of St. Paul's Roman Catholic Church, Oatlands, Tasmania, built in 1850.<sup>84</sup> The composition of the steeply-pitched gabled nave and minor gabled chancel and especially the crowning bellcote at the west end are those familiar design traits found in Terry's work. He also transposed the side gabled porch of Pugin's designs for the hipped roofed vestries at St. John's and St. James'.

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<sup>83</sup> M. Lewis (ed.), *Victorian Churches: Their origins, their story and their architecture*, National Trust of Australia (Victoria), Melbourne, 1991, p.137. The church is erroneously addressed as Shaw Street, Hexham.

<sup>84</sup> B. Andrews, 'St. Paul's Church, Oatlands, Tasmania', Pugin Foundation, [http://www.puginfoundation.org/assets/Oatlands\\_Essay.pdf](http://www.puginfoundation.org/assets/Oatlands_Essay.pdf)

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** 'Mayfield'

Place No. BA102

**ADDRESS:** 39 Steiglitz Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Fair**Integrity:** Moderate**Photograph Date:** 2009 & 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

Opportunities are available to reconstruct the missing decorative timber bargeboards and finials in the gable ends, verandah floor and other missing fabric, using the historic photograph of the dwelling and any available physical evidence as a guide.

**STATEMENT OF SIGNIFICANCE:**

**What is Significant?**

'Mayfield' at 39 Steiglitz Street, has significance as rare, unusual and moderately intact example of a Victorian Picturesque styled timber dwelling on a contextually substantial site in Ballan. It was built in 1886-87 for Robert Fergus Marshall, sheep and cattle grazier of 'Borambeta' Homestead, and his family. Marshall took up a number of residential and commercial enterprises in Ballan in the 1880s and 1890s, and he was a long serving member of the Ballan Agricultural Society and St. Paul's Presbyterian Church. The significant fabric of 'Mayfield' includes the single storey height, symmetrical composition, double hipped roof forms that traverse the site, front minor central gabled wing, return hipped verandah featuring a central gabled portico and the rear hipped and gabled wings. Other features that contribute to the significance of the place include the narrow eaves, two face brick chimneys, square stop-chambered timber posts having moulded timber capitals, curved, elongated, solid timber verandah brackets, surviving decorative timber bargeboards in the portico gable end, central timber framed front doorway with sidelights and a four panelled timber door, front faceted bay window on the west side with timber framed double hung windows, other timber framed double hung windows, moulded timber architraves, timber window sills, and bluestone verandah base.

**How is it significant?**

'Mayfield' at 39 Steiglitz Street, Ballan, is historically and aesthetically significant at a LOCAL level.

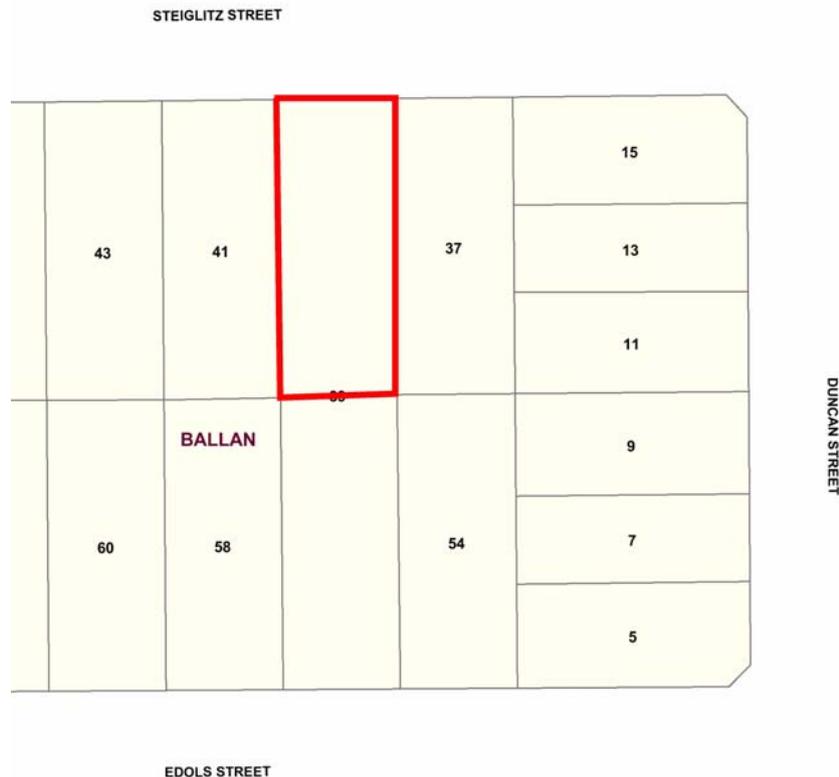
**Why is it significant?**

'Mayfield' at 39 Steiglitz Street has historical significance for its associations with the more substantial and affluent residential developments in the central township area of Ballan in the 1880s (Criterion A). Built in 1886-87, it has particular associations Robert Fergus Marshall, sheep and cattle grazier of 'Borambeta' homestead who relocated to 'Mayfield' with his family after its construction (Criterion H). At Ballan, Marshall took up some residential and commercial enterprises, as well as community involvements, being a long-term member of the Ballan Agricultural Society and St. Paul's Presbyterian Church.

'Mayfield' at 39 Steiglitz Street is aesthetically significant as a rare and unusual example of a Victorian styled dwelling in Ballan (Criteria D & E). Although in fair condition and missing some original features, the composition and surviving detailing and fabric continue to express the original Victorian Picturesque design. At the time of its sale in 1914, it was described as one of the best residential sites in Ballan, embodying the affluence and aspirations of its original owner.

**Heritage Overlay Map**

It is recommended that the heritage overlay is applied to the northern portion of the site containing the 'Mayfield' dwelling at 39 Steiglitz Street as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:**<sup>1</sup>

The dwelling known as 'Mayfield' at 39 Steiglitz Street, Ballan, is set on a substantial allotment with a large front setback to Steiglitz Street and a very large rear yard fronting Edols Street. The front yard is largely open and grassed, with some isolated shrubbery and remnant perimeter garden beds. The front has a rudimentary front timber and rail and cyclone wire fence to a height of approximately 1200 mm, with most of the fence subsumed by a manicured hedge. There is also a metal framed and cyclone wire pedestrian gate. At the rear, mature trees separate the dwelling from a number of gabled sheds.

The single storey, symmetrical, timber weatherboard, Victorian Picturesque styled dwelling has a double hipped roof form that traverse the site, together with a minor central gabled wing and return hipped verandah featuring a central gabled portico. At the rear are minor hipped, gabled and skillion wings. These roof forms are clad in introduced red corrugated colorbond. Two early face brick chimneys project beyond the roofline, the front chimney featured a dentillated and corbelled top. Originally, the front roof featured another identical chimney on the east side, but it has been removed. There are early narrow eaves.

A feature of the design is the front projecting gabled wing and front verandah with the gabled portico. The verandah is supported by square stop-chambered timber posts having moulded timber capitals that support curved, elongated, solid timber brackets. Further elaboration is identified in the original decorative timber bargeboard in the gable verandah portico. The gable end in the main roof originally featured similar bargeboards, but they and the original turned timber finials that surmounted the gable roofs are now missing. Other early features at the front include the central timber framed doorway with sidelights and a four panelled timber door, faceted bay window on the

<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

west side, with timber framed double hung windows, single timber framed double hung window on the east side, moulded timber architraves and the timber window sills. The verandah has an original bluestone base, but the timber floor and the timber pedestals to the verandah posts have been removed.

Overall, the dwelling is in fair condition. The timber eaves fascias, verandah posts, moulded capitals, brackets and bargeboards show signs of deterioration, the weatherboards in the gable ends have weathered, and the bluestone verandah base is in disrepair. The dwelling is of moderate integrity with the original design features clearly discernible.



Photo 2: 'Mayfield', 2009.



Photo 3: 'Mayfield', 2009 showing fence & hedge.



Photo 4: 'Mayfield', 2014, showing part of the front fence, hedge and gate.

## HISTORY:

### The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to

<sup>2</sup> T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>3</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

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Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### **History of 'Mayfield'**

'Mayfield' at 39 Steiglitz Street is situated on allotment 6 of Section 18 in the Township of Ballan first purchased by J. Hanrahan on 1 September 1874.<sup>11</sup> On 23 February 1877, this allotment together with adjoining allotments 7, 8A, 8B, 9 and 10 were acquired by the County of Bourke Permanent Building and Investment Society.<sup>12</sup> This institution sold these allotments to Robert Fergus Marshall, grazier, on 2 August 1886.<sup>13</sup> By May 1887, the dwelling, 'Mayfield' had been constructed.<sup>14</sup>

R.F. Marshall was born in Glasgow in c.1829 and he had emigrated to Victoria by the 1860s.<sup>15</sup> From his marriage to Jessie Ramsay (born in Edinburgh, Scotland, in c.1845), he had four children: Catherine McKurdie (born 1867, St. Arnaud), Agnes (born 1870, Ballarat), Jane (born c. 1872 and died 1876) and Jessie Ramsay (born 1874, Ballan). Mrs Jessie Marshall died in 1875 and three years later in 1878 R.F.

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4 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History*, *op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

11 See Township of Ballan Plan, 1954, VPRS 16171 PROV.

12 Certificate of Title, vol. 928 fol. 505.

13 *Ibid.*

14 See *Bacchus Marsh Express*, 21 May 1887, p.3.

15 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

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Marshall married Christina Henderson (of Shetland, Scotland).<sup>16</sup> They had two children that were both born at Castlemaine: Elizabeth Henry (born 1879) and William (born 1880).<sup>17</sup>

In the 1860s, R.F. Marshall was manager of C.H. Lyon's 'Ballanee' Run near Ballan.<sup>18</sup> In c.1870, he acquired 'Borambeta' Homestead, Daylesford Road, Bolwarra, from Messrs. Blake and Parker (the property having originally been part of the Bolwarrah Run of 30,000 acres first taken up by J. McArthur in May 1844).<sup>19</sup> There, Marshall established a successful sheep and cattle grazing farm. With the Marshall family's impending relocation to 'Mayfield', 39 Steiglitz Street, R.F. Marshall advertised 'Borambeta' for auction in the *Bacchus Marsh Express* in February 1886:

Sale of a first-class Agricultural and Grazing Farm, Borambeta, 364 acres, situated near Bolwarra, on the Moorabool West river, being the site of Messrs. Blake and Parkers' old homestead.

... This land is in great heart, being used for sheep and cattle grazing only for years past. The river runs through the centre of the farm, and affords a never-failing supply of clear water to which each paddock has a frontage. On the land stands a 4-roomed dwelling-house, with detached kitchen, dairy, large hay, milking, and shearing sheds, stable, buggy house, stock, and drafting yards, &c.<sup>20</sup>

Although 'Borambeta' failed to sell,<sup>21</sup> the Marshall family had taken up residence at 'Mayfield' by early 1887. Soon after, the new dwelling was partially damaged by fire, as outlined the *Bacchus Marsh Express*:

A fire occurred at Mr. R.F. Marshall's residence, Steiglitz street, on Thursday evening, which if it had not been noticed in good time, might have had serious results. A fire had been lighted in an oven built into the side of the kitchen fireplace, and the heat of it was so great as to cause the bricks to ignite the studs of a small room built off the kitchen. A few of the boards of the wall of this room were burnt through, and the fire was obtaining a hold on the outside wall, when it was fortunately observed by a passer-by, and an alarm was given.<sup>22</sup>

R.F. Marshall's dwelling represented one of the substantial properties in Ballan in the 19<sup>th</sup> and early 20<sup>th</sup> centuries. As shown in Figure 1, it featured a main hipped roof form at the front, having a central minor gabled wing and return post-supported verandah with a central gabled portico. The gable ends were adorned with elaborate timber bargeboards and timber finials. There were symmetrically located chimneys that projected beyond the main roof ridgeline.

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16 Ibid.

17 Ibid.

18 J.H. Walsh, 'Early Ballan No. 45' in the *Ballan Times*, 31 January 1918, p.3.

19 *Ibid.* 'Borambeta' was first advertised for sale in the *Bacchus Marsh Express* on 30 January 1886, p.2.

20 *Bacchus Marsh Express*, 13 February 1886, p.2.

21 Marshall advertised 'Borambeta' for lease in the *Bacchus Marsh Express*, 24 January 1891, p.2.

22 *Ibid.*, 21 May 1887, p.3.



Figure 1: 'Mayfield', c.1900. Source: *A Pictorial History of the Shire of Ballan*, p.68.

From the 1880s, Robert Fergus Marshall took up additional properties in Ballan and commenced other residential and commercial enterprises, including land and two dwellings in Inglis Street in 1888, another cottage in Edols Street and a stone bakehouse in Fiske Street.<sup>23</sup> In 1892, he had a five-roomed timber dwelling relocated from Gordon to the corner of Windle and Inglis Streets, opposite the Presbyterian Church.<sup>24</sup> Marshall also contributed to community life as a Committee member of the Ballan Agricultural Society, including a term as Vice President until ill-health forced his resignation in 1887.<sup>25</sup> He was the Ballan Correspondent to the Schools Board of Advice in the late 1890s and also a member of St. Paul's Presbyterian Church.<sup>26</sup>

R.F. Marshall died in 1912 at Ballan at the age of 83.<sup>27</sup> In 1915, his 'Mayfield' estate was advertised for sale in the *Ballan Times*. It was described as a seven-roomed with an adjoining three acres of land 'situated in Steiglitz street, Ballan,' being 'well known as one of the best residential sites in Ballan.'<sup>28</sup> It was acquired by the daughter of R.F. and C. Marshall, Elizabeth, and her husband, William Rose Fraser.<sup>29</sup> Mrs Fraser continued to own the property until 1950-51, when it had been reduced to 1 acre in size (allotments 9 and 10) and sold to the Housing Commission of Victoria.<sup>30</sup>

23 *Ibid.*, 14 January 1888, p.3.

24 *Ibid.*, 14 May 1892, p.2.

25 *Ibid.*, 8 October 1887, p.3.

26 *Ibid.*, 11 June 1898, p.1, 30 March 1889, p.3.

27 Victorian Births, Deaths and Marriages Indexes, op.cit.

28 *Ballan Times*, 4 November 1915. The Real Estate Inventory in Marshall's Probate described the property as 'containing 3 acres (more or less) on which is erected an 8 roomed W.B. dwelling, buggy shed, hut and hay shed, in fair order, and post, rail and picket fences.' See, Marshall, R.F., Probate Administration files, 1912, VPRS 28/P3, Unit 337, PROV.

29 Ballan Shire Rate Book, 1915-16, VPRS 5557/P0 Unit 45, PROV (Ballarat).

30 *Ibid.*, 1920-21, 103-31, 1935-36, 1940-41 & 1950-51.

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**COMPARATIVE**

**Other Substantial Victorian Styled Dwellings**

'Mayfield' at 39 Steiglitz Street at 63 Steiglitz Street is one of approximately 7 substantial Victorian styled dwellings previously situated on substantial allotments in the Ballan township, and the only example of its stylistic type in the town. The other substantial Victorian styled dwellings include:

- 'Everleigh', 77 Inglis Street:<sup>31</sup> built in 1896, the symmetrical, timber weatherboard dwelling has a hipped roof form at the front and a projecting front convex verandah supported by cast iron columns with decorative cast iron brackets and valances. The symmetry is emphasised by the red brick chimneys and the central front door opening with flanking timber framed tripartite double hung windows. The dwelling has high integrity when viewed from the front, and has a timber picket front fence. The detailing and character of 'Everleigh' is not directly comparable to 'Mayfield'.
- Dwelling, 81 Inglis Street:<sup>32</sup> built in c.1890, the symmetrical timber weatherboard Victorian styled dwelling has a hipped roof form and a front hipped verandah. The verandah is supported by turned timber posts with cast iron brackets and valances. There are original rendered brick chimneys with multi-corbelled tops and terra cotta pots, and a central doorway flanked by timber framed double hung windows. The front boundary is defined by a timber picket fence. The dwelling appears to be predominantly intact. The Late Victorian design of the dwelling at 81 Inglis Street is not comparable to 'Mayfield'.
- 'Invergowie', 101 Inglis Street:<sup>33</sup> built c.1895, the single storey, hipped roofed, weatherboard dwelling has a return convex verandah supported by timber posts (which may have replaced the original posts). There are paired timber eaves brackets and a rendered chimney. The main doorway flanked by timber framed double hung windows faces onto the eastern portion of the site. The dwelling appears to be predominantly intact. The Late Victorian design at 101 Inglis Street is not comparable to 'Mayfield'.
- 'Annean', 164 Inglis Street:<sup>34</sup> built in 1897, the asymmetrical, single storey, weatherboard, Late Victorian Italianate styled dwelling has a hipped roof form that traverses the front of the site, with minor hipped wings at the rear and side and a return bullnosed verandah supported by cast iron columns with decorative capitals, and cast iron verandah valances and brackets. There are timber framed double hung tripartite windows under the verandah and a projecting faceted bay. The detailing and composition of 'Annean' is not comparable to 'Mayfield'.
- 'Longley', 63 Steiglitz Street:<sup>35</sup> built in 1895 for Harry Blake. It is an asymmetrical single storey, weatherboard, hipped roofed dwelling with a return verandah supported by timber posts. There are prominent red brick chimneys with multi-corbelled tops. On the front façade is a central front doorway flanked by timber framed double hung windows. The dwelling appears to be of moderate integrity, having been substantially repaired. The detailing and composition of 'Longley' is not comparable to 'Mayfield'.

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<sup>31</sup> *Bacchus Marsh Express*, 16 May 1896, p.3, 5 December 1896, p.3, 18 February 1901, p.1.

<sup>32</sup> *Ibid.*, 30 May 1891 & 6 June 1891, p.7.

<sup>33</sup> See McQualter, Robert, Probate Administration files, 1894, VPRS 7591/P2 Unit 233 PROV, which stated that the subject site, owned by Robert McQualter and gifted to his daughter, Annie, was unimproved in 1894, and the Ballan Shire Rate Book, op.cit. 1895, which listed the widow of McQualter, Elizabeth, as owner of a tenement.

<sup>34</sup> Gascard was not listed in the Ballan Shire Rate Book for 1898, op.cit., but he was listed as owner in subsequent years. See also J. Huggins, 'Jules Samuel Gascard 1836-1899', in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 3, no. 10, June 1995.

<sup>35</sup> *Bacchus Marsh Express*, 6 April 1895, p.3.

- 'Ramsgate', 59 Steiglitz Street, built in c.1891:<sup>36</sup> this hipped roofed building has a projecting hipped roofed return verandah supported by stop chamfered timber posts with decorative cast iron brackets and valances. The composition of the front hipped roof form and return verandah at 'Ramsgate' has an affinity with the design of 'Mayfield', although the latter has a more picturesque and unusual overall appearance, given the projecting gabled wings at the front and the different verandah detailing.

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<sup>36</sup> See Certificate of Title, 29 April 1885, vol. 858 fol. 586, when ownership was acquired by Edward Blake. A mortgage was taken out with the Commercial Bank in 1891, suggesting that 'Ramsgate' was built at this time.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** 'Ramsgate'

Place No. BA099

**ADDRESS:** 59 Steiglitz Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Moderate**Photograph Date:** 1 April 2014 & 15 July 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

Opportunities are available to reconstruct the moulded timber verandah post capitals and other verandah details, using the historical photograph (Figure 1) as a guide.

**STATEMENT OF SIGNIFICANCE:**

**What is Significant?**

'Ramsgate' at 59 Steiglitz Street, has significance as a moderately intact example of one of the few substantial Victorian styled dwellings in central Ballan. It was built in c.1891 for Edward Blake, J.P., pioneer of Ballan, and merchant and sawmiller. The dwelling has also been the home to Harry Blake, timber and iron merchant and saw miller, and James Brown, music teacher, in the early 20<sup>th</sup> century. For many years until 1949, the house was the home of Miss Elizabeth Cowell and she appears to have named it 'Ramsgate' after her father's birthplace in England. The significant fabric includes the single storey height, symmetrical composition, main hipped roof form at the front, rear double hipped wings, and the return hipped verandah supported by square, stop-chamfered timber posts and adorned with decorative cast iron brackets and valances. Other early or appropriate fabric includes the narrow eaves, central front timber framed doorway with a four panelled timber door and sidelights and highlights, timber framed double hung windows, moulded timber architraves, timber window sills, timber weatherboard wall cladding and the corrugated profile sheet metal roof cladding.

**How is it significant?**

'Ramsgate' at 59 Steiglitz Street, Ballan, is historically and aesthetically significant at a LOCAL level.

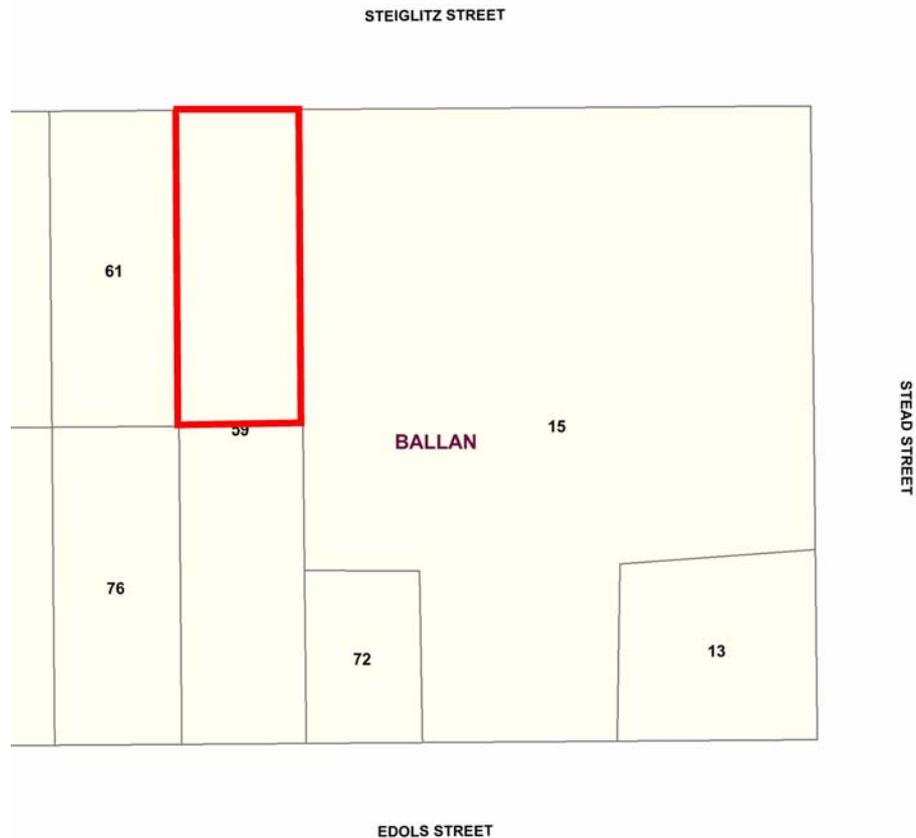
**Why is it significant?**

'Ramsgate' at 59 Steiglitz Street has historical significance for its associations with the more substantial and affluent residential developments in the central township area of Ballan in the late 19<sup>th</sup> century (Criterion A). Built in c.1891, it has particular associations with Edward Blake, J.P., pioneer of Ballan and merchant and sawmiller as original owner and with subsequent owners who also contributed to community life at Ballan, including Harry Blake, timber and iron merchant and sawmiller, and James Brown, music teacher (Criterion H). The dwelling has further long term associations with Miss Elizabeth Cowell from 1920 until her death in 1949. She named the house 'Ramsgate', presumably after the birthplace in England of her father, Edmund Cowell, another pioneer of Ballan.

'Ramsgate' at 59 Steiglitz Street is aesthetically significant as it demonstrates original design qualities of a Victorian style, being a moderately intact example of a small number of substantial Victorian timber dwellings in central Ballan. The elaborate cast iron detailing to the return verandah is a key characteristic, and is particularly comparable to the dwellings at 77 and 81 Inglis Street.

**Heritage Overlay Map**

It is recommended that the heritage overlay is applied to the northern portion of the site containing the 'Ramsgate' at 59 Steiglitz Street, as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

### DESCRIPTION:

The dwelling known as 'Ramsgate' at 59 Steiglitz Street, Ballan, is situated on a contextually large (original), narrow rectangular allotment, having a modest open grassed setback to the street frontage and a substantial rear yard with rear gabled outbuildings, open grassed areas and gardens. At the front is a central pedestrian path that leads to the front timber picket fence and gate, being approximately 1300 mm high. There are also perimeter garden beds.

The single storey, symmetrical, timber weatherboard, Victorian styled dwelling has a main hipped roof form at the front, together with rear double hipped wings and a return hipped verandah. These roof forms are clad in corrugated sheet metal. There are narrow eaves and the original chimneys have been removed. The symmetry of the design is accentuated by the central timber framed front doorway with a four panelled timber door and sidelights and highlights. Flanking the doorway are original timber framed double hung windows. Similar windows are located on other elevations, as are the early moulded timber architraves and timber window sills.

A feature of the dwelling is the return verandah. It is supported by square, stop-chamfered timber posts and adorned with original decorative cast iron brackets and valances. The verandah posts have replaced the original posts (that also featured moulded timber capitals) in recent years, as has the timber verandah floor. There is also introduced glazed infill at the west end of the verandah.



Photo 2: 'Ramsgate', 59 Steiglitz Street, 2009.

## HISTORY:

### The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>1</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>2</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>3</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>4</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>5</sup>

By 1890, the population of Ballan had reached 400.<sup>6</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>7</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle

1 T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

2 L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

3 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

4 *Ibid.*, pp.23-25.

5 *Bacchus Marsh Express* newspaper, 18 May 1872.

6 *Victorian Municipal Directory* 1890, p.237.

7 *Ibid.*

market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>8</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>9</sup>

### History of 'Ramsgate'

'Ramsgate' at 59 Steiglitz Street is situated on allotment 6 of Section 9 in the Township of Ballan first purchased by Catherine Martin on 20 January 1874.<sup>10</sup> She sold the land to John Henry Potter, Secretary, Treasurer and Rate Collector for the Ballan Shire Council on 11 June 1876.<sup>11</sup> It appears that Potter also did not develop the land and on 29 April 1885 he sold it to Edward Blake, merchant and sawmiller.<sup>12</sup> In July 1891, Blake took out a mortgage with the Commercial Bank of Australia, presumably to fund the construction of the existing dwelling.<sup>13</sup>

Edward Blake was a pioneer of Ballan and his biography was published in 1888 in *Victoria and Its Metropolis*:

Blake, Edward, J.P., Ballan, born at Salisbury, England, in 1830, landed in Melbourne 11<sup>th</sup> October, 1852, being a shipmate of the late Speaker of the Legislative Assembly, Mr. Peter Lalor. Commencing life in the colony as a building contractor, which business he carried on for two years in Melbourne, he went into partnership with Mr. Parker in what was then a comparatively new industry, namely, quartz-crushing, erecting the first quartz mill at Egerton, which they worked in conjunction with a mine they owned. This they continued until 1856, when they bought a station which included the present township of Gordon's; they were also connected with the discovery of the famous Parker's Reef, where Mr. Blake had the management of the machinery. Giving that up he went into the saw-milling business on his own account and ran three mills in the Bullarook Forest, having also a general store in Ballan and one at Blakeville, about seven miles distant; he has been a member of the Ballan shire council for about a quarter of a century, during which time he has thrice occupied the presidential chair. He was appointed a justice of the peace in 1870. Mr. Blake was married in 1858 to Miss Georgina Parker, a native of Norfolk, England, who came to Victoria in 1856; his family numbers six sons and five daughters.<sup>14</sup>

Edward Blake died on 27 July 1901. The *Bacchus March Express* published a brief obituary:

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<sup>8</sup> *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

<sup>9</sup> *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

<sup>10</sup> See Township of Ballan Plan, 1954, VPRS 16171 PROV.

<sup>11</sup> Certificate of Title, vol. 858 fol. 586. Details of Potter's occupation were given in an obituary on his death in the Bacchus Marsh Express, 12 November 1898, p.3.

<sup>12</sup> The Ballan Shire Rate Books, 1878-1881, VPRS 5557/P0 Unit 45, PROV (Ballarat), did not list Potter as owner of a tenement in Ballan. He lived on a farm property on the Blakeville Road, Colbrook according to his Probate Administration files, 1898, VPRS 28/P2 Unit 515 PROV. Blake's purchase of the property is listed in the Certificate of Title, op.cit.

<sup>13</sup> *Ibid.*

<sup>14</sup> A. Sutherland, *Victoria and Its Metropolis, Past and Present*, McCarron Bird & Co., Melbourne, 1888, p.211. Between 1865 and 1885, Blake had 9,529 gold shares in the Southern Cross, Kerrit Barreit, Eclipse Quartz, Morning Star, Old Undaunted Quartz, Welcome Quartz, Victoria Quartz, Parker's Extended, New Parker's Reef Quartz, Grand Junction and Invincible Gold Mining companies at Gordon, Ballan, Blakeville, Mount Egerton and Daylesford. See the *Victoria Government Gazette*, 26 January 1866, p.365, 3 July 1864, p.1559, 7 March 1873, p.483, 12 June 1872, p.1157, 30 November 1880, pp.2926-27, 4 March 1873, p.448, 11 March 1873, p. 482, 18 March 1868, p.642, 11 October 1871, p. 1777, 20 September 1869, p. 1529, 15 April 1868, p.793, 13 June 1868, p.1160 and 15 July 1885, p.2037.

The death of Mr. E. Blake, of Ballan, on 26<sup>th</sup> ult., removes a good St. George's ensign man from the community. He played his part well as a pioneer in various capacities, but, like many others, found that business enterprise was less progressive than he was himself. He was returning officer for the electorate of Grant. He died suddenly from heart disease, which was known to him and his friends for some few years past.<sup>15</sup>

The dwelling at 59 Steiglitz Street passed to Blake's son, Harry Blake, on 1 March 1893.<sup>16</sup> He was born about 1864 to Edward and Georginia.<sup>17</sup> Harry Blake took over his father's store and sawmilling businesses in the late 19<sup>th</sup> century. Known as 'Blakeville Enterprize' and 'Paradise Steam Sawmills' under the name H. Blake and Co., timber and iron merchants and general storekeepers, Blake's store sold ironmongery and general hardware, paints, paperhanging, lime cement and other building materials.<sup>18</sup>

On 27 September 1904, Blake sold the dwelling to Miss Sarah Julia Thompson of Ballan.<sup>19</sup> She leased it to James Brown, teacher, who held music instruction there until c.1906.<sup>20</sup> An historical photograph at the front of the dwelling at this time (Figure 1) shows his stringed orchestra. The photograph also shows the original timber verandah post detailing.



Figure 1: Mr Brown, music teacher, and his string orchestra outside 'Ramsgate', c.1904

Source: *A Pictorial History of the Shire of Ballan*, p.78.

15 *Bacchus Marsh Express*, 3 August 1901, p.2, 3.

16 Certificate of Title, vol. 1686 fol. 020.

17 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

18 See advertisement of H. Blake and Co., 1894 in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, December 1994.

19 Certificate of Title, op.cit.

20 Ballan Shire Rate Book, op.cit., 1905-06. Brown's name was crossed out as occupier, and Miss J. Thompson's name was given as owner.

From c.1906, the dwelling was occupied by William Scorsby Riddle, Civil Engineer and Secretary to the Ballan Shire Council.<sup>21</sup> The dwelling was conveniently located immediately adjacent to the Ballan Shire Council Chambers. He lived there until he resigned to take a similar position with the Grenville Shire Council in early 1913.<sup>22</sup> Riddle's tenure with the Ballan Shire was mired in controversy, as he was arrested in September 1913 on an embezzlement charge.<sup>23</sup> Riddle pleaded guilty to misappropriating £1,329 of Council funds.<sup>24</sup> He was subsequently sentenced to twelve months' imprisonment.<sup>25</sup>

Riddle was replaced by Piers Le Fanu Kelly as Ballan Shire Engineer and with his wife, Dorothy, he took up residency at 59 Steiglitz Street.<sup>26</sup> Kelly's position with the Shire Council and occupation of 59 Steiglitz Street was initially brief as in August 1915 he volunteered for active service in World War One.<sup>27</sup> He had returned to his position with the Ballan Shire Council by mid 1918.<sup>28</sup>

On 12 January 1920, Miss Thompson sold the property at 59 Steiglitz Street to Miss Elizabeth Cowell, daughter of Edmund Cowell, a pioneer of Ballan who was born at Ramsgate, Kent, England, in 1843.<sup>29</sup> Presumably, Miss Cowell named her dwelling 'Ramsgate' after her father's birthplace.<sup>30</sup> She lived at the property until her death in 1949.<sup>31</sup> At this time, 'Ramsgate' was described as 'a 6 roomed weatherboard dwelling and bathroom with detached washhouse, stables, woolshed, etc.,' and valued at £800.<sup>32</sup>

The existing timber picket front fence was erected after 2009.

## **COMPARATIVE**

### **Other Victorian Styled Dwelling on Substantial Allotments in Ballan**

The dwelling known as 'Ramsgate' at 59 Steiglitz Street is one of approximately 7 Victorian styled dwellings on contextually substantial allotments in the Ballan township. The other dwellings include:

- 'Everleigh', 77 Inglis Street:<sup>33</sup> built in 1896, the symmetrical, timber weatherboard dwelling has a hipped roof form at the front and a projecting front convex verandah supported by cast iron columns with decorative cast iron brackets and valances. The symmetry is emphasised by the red brick chimneys and the central front door opening with flanking timber framed tripartite double hung windows. The dwelling has high integrity when viewed from the front, and has a timber picket front fence. The hipped roofed composition and elaborate cast iron front verandah are directly comparable to 'Ramsgate'.

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21 Ibid.

22 *Singleton Argus (N.S.W.)*, 16 October 1913, p.2.

23 *Bacchus Marsh Express*, 13 September 1913, p.3.

24 *Ibid.*, 11 October 1913, mp.3 & *Singleton Argus*, op.cit.

25 *The Argus* (Melbourne), 26 November 1913, p.16.

26 Australian Imperial Force Nominal Roll, 10<sup>th</sup> Field Company Engineers, 20 June 1916, Australian War Memorial online and *Ballarat Courier*, 3 September 1918, p.5.

27 *Ballan Times*, 19 August 1915, p.3 and A.I.F. Nominal Roll, op.cit.

28 *Ballan Times*, 25 July 1918, p.3.

29 Certificate of Title, op.cit. Biographical details of Miss Cowell's father, Edmund Cowell, are given by J.H. Walsh, 'Early Ballan No. 51' in the *Ballan Times*, 1 August 1918, p.3.

30 The name of the property, 'Ramsgate', appeared on Elizabeth Cowell's Probate Administration papers, 1949, VPRS 28/P3 Unit 4843, PROV

31 Ballan Shire Rate Books, op.cit., 1920-21, 1930-31, 1935-36 & 1940-41.

32 Ibid.

33 *Bacchus Marsh Express*, 16 May 1896, p.3, 5 December 1896, p.3, 18 February 1901, p.1.

- Dwelling, 81 Inglis Street:<sup>34</sup> built in c.1890, the symmetrical timber weatherboard Victorian styled dwelling has a hipped roof form and a front hipped verandah. The verandah is supported by turned timber posts with cast iron brackets and valances. There are original rendered brick chimneys with multi-corbelled tops and terra cotta pots, and a central doorway flanked by timber framed double hung windows. The front boundary is defined by a timber picket fence. The dwelling appears to be predominantly intact. The design of this dwelling is directly compared to 'Ramsgate'.
- 'Invergowie', 101 Inglis Street:<sup>35</sup> built c.1895, the single storey, hipped roofed, weatherboard dwelling has a return convex verandah supported by timber posts (which may have replaced the original posts). There are paired timber eaves brackets and a rendered chimney. The main doorway flanked by timber framed double hung windows faces onto the eastern portion of the site. The dwelling appears to be predominantly intact. The design of the dwelling is directly comparable to 'Ramsgate'.
- 'Longley', 63 Steiglitz Street:<sup>36</sup> built in 1895 for Harry Blake, the asymmetrical single storey, weatherboard, hipped roofed dwelling has a return verandah supported by timber posts. There are prominent red brick chimneys with multi-corbelled tops. On the front façade is a central front doorway flanked by timber framed double hung windows. The dwelling appears to be of moderate integrity, having been substantially repaired. The design is directly comparable to 'Ramsgate'.
- 'Annean', 164 Inglis Street:<sup>37</sup> built in 1897 for Jules Gascard junior, horse dealer, the asymmetrical, single storey, weatherboard, Late Victorian Italianate styled dwelling has a hipped roof form that traverses the front of the site, with minor hipped wings at the rear and side and a return bullnosed verandah supported by cast iron columns with decorative capitals, and cast iron verandah valances and brackets. There are timber framed double hung tripartite windows under the verandah and a projected faceted bay. The provision of a return verandah with cast iron decoration has a similarity with 'Ramsgate', although the composition is not comparable.
- 'Mayfield', 39 Steiglitz Street: built 1886-87:<sup>38</sup> the symmetrical, single storey, weatherboard, Victorian Picturesque styled dwelling has a double hipped roof form that traverses the site and a central projecting minor gable and return verandah with a central gabled portico. The composition and detailing is unusual which is continued in the projecting faceted bay window to the west of the front door, elaborate remnant timber bargeboard in the gable end of the verandah portico, elongated timber verandah brackets and in the detailing of the surviving brick chimney. The provision of a return verandah and characteristic main hipped roof form have a similarity with 'Ramsgate' but the overall appearance and detailing of 'Mayfield' is not comparable to 'Ramsgate'.

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34 *Ibid.*, 30 May 1891 & 6 June 1891, p.7.

35 See McQualter, Robert, Probate Administration files, 1894, VPRS 7591/P2 Unit 233 PROV, which stated that the subject site, owned by Robert McQualter and gifted to his daughter, Annie, was unimproved in 1894, and the Ballan Shire Rate Book, op.cit. 1895, which listed the widow of McQualter, Elizabeth, as owner of a tenement.

36 *Bacchus Marsh Express*, 6 April 1895, p.3.

37 Gascard was not listed in the Ballan Shire Rate Book for 1898, op.cit., but he was listed as owner in subsequent years. See also J. Huggins, 'Jules Samuel Gascard 1836-1899', in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 3, no. 10, June 1995.

38 The unimproved land at 39 Steiglitz Street had been purchased by R.F. Marshall in 1886 – see Certificate of Title, vol. 928 fol. 505. The dwelling had been built by May 1887, as it was partially damaged by fire at this time – see *Bacchus Marsh Express*, 21 May 1887, p.3.

### Other Similar Victorian and Late Victorian Styled Dwellings in Ballan

Other dwellings of similar Victorian and Late Victorian design to 'Ramsgate' include:

- Dwelling, 78 Inglis Street:<sup>39</sup> built in c.1894, this dwelling has a similar hipped roof form, central timber door openings and flanking windows at the front, and symmetrically composed chimneys. The detailing is more rudimentary than 'Ramsgate'.
- Dwelling, 91 Steiglitz Street:<sup>40</sup> built in 1890, this dwelling also has a hipped roof form and a projecting front post-supported hipped roofed verandah with decorative cast iron valances and brackets, central doorway and flanking windows at the front. There is a chimney projecting above the roofline on the west side. On the east side is an introduced gabled carport. It is a more rudimentary example than 'Ramsgate'.
- Dwelling, 93 Steiglitz Street:<sup>41</sup> built in 1890, the dwelling has a hipped roof form and front hipped roofed verandah supported by square, stop chamfered timber posts with decorative cast iron brackets. It is a more rudimentary example than 'Ramsgate'.
- Dwelling, 97 Steiglitz Street:<sup>42</sup> built in 1874, the hipped roof form, projecting front skillion verandah and composition of a central doorway with flanking windows are those features also identified at 'Ramsgate'. However, the latter is a more substantial and elaborate example.

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<sup>39</sup> John Farrow, grazier of 'Lilyvale' near Ballan appears to have built this dwelling in c.1894. He held a sale of stock and equipment at 'Lilyvale' in May 1894, possibly in anticipation of relocating to 78 Inglis Street. It appears that during the construction of the dwelling Farrow relocated temporarily to Mangalore, where he died, having never assumed residency at 78 Inglis Street. See *Bacchus Marsh Express*, 19 May 1894, p.2. The first listing of a tenement in Ballan was Mrs Farrow in 1895 in the Ballan Shire Rate Book, op.cit.

<sup>40</sup> See heritage citation for Steiglitz Street houses & *Bacchus Marsh Express*, 25 October 1890, p.2, 7.

<sup>41</sup> *Ibid.*

<sup>42</sup> See heritage citation for Steiglitz Street houses. & *Bacchus Marsh Express*, 2 January 1875, p.2, briefly described the subject dwelling.

**West Moorabool Shire Heritage Study Stage 2A: 2014-16****PLACE NAME:** 'Longley'

Place No. BA098

**ADDRESS:** 63 Steiglitz Street, Ballan

Assessment Date: Feb 2016

**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Moderate**Photograph Date:** 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **Yes – outbuildings attached to the rear west corner of 'Longley'**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Inglis Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

'Longley' at 63 Steiglitz Street, has significance as one of the few surviving intact examples of a substantial Late Victorian styled timber dwelling in Ballan. It was constructed in 1895 for Harry and Ruth Blake. Harry Blake was a local storekeeper and sawmiller, having taken over the businesses from his father, Edward Blake, J.P., pioneer of Ballan. The significant fabric of 'Longley' includes the single storey height, symmetrical composition, main front hipped roof form, rear double hipped roof form, semi-detached gabled and skillion outbuildings (on the west side) and the return post-

**West Moorabool Shire Heritage Study Stage 2A: 2014-16**

**PLACE NAME:** 'Longley'

Place No. BA098

**ADDRESS:** 63 Steiglitz Street, Ballan

Assessment Date: Feb 2016

supported hipped roofed verandah. Other features that contribute to the significance of the place include the face red brick chimneys with multi-corbelled tops and cream brick bands, narrow eaves, central front timber framed doorway with a four panelled timber door and transom, timber framed double hung windows, timber architraves, timber window sills, timber weatherboard wall cladding, corrugated galvanised steel roof cladding and the paired timber verandah posts (a reconstruction of the original design).

**How is it significant?**

'Longley' at 63 Steiglitz Street, Ballan, is historically and aesthetically significant at a LOCAL level.

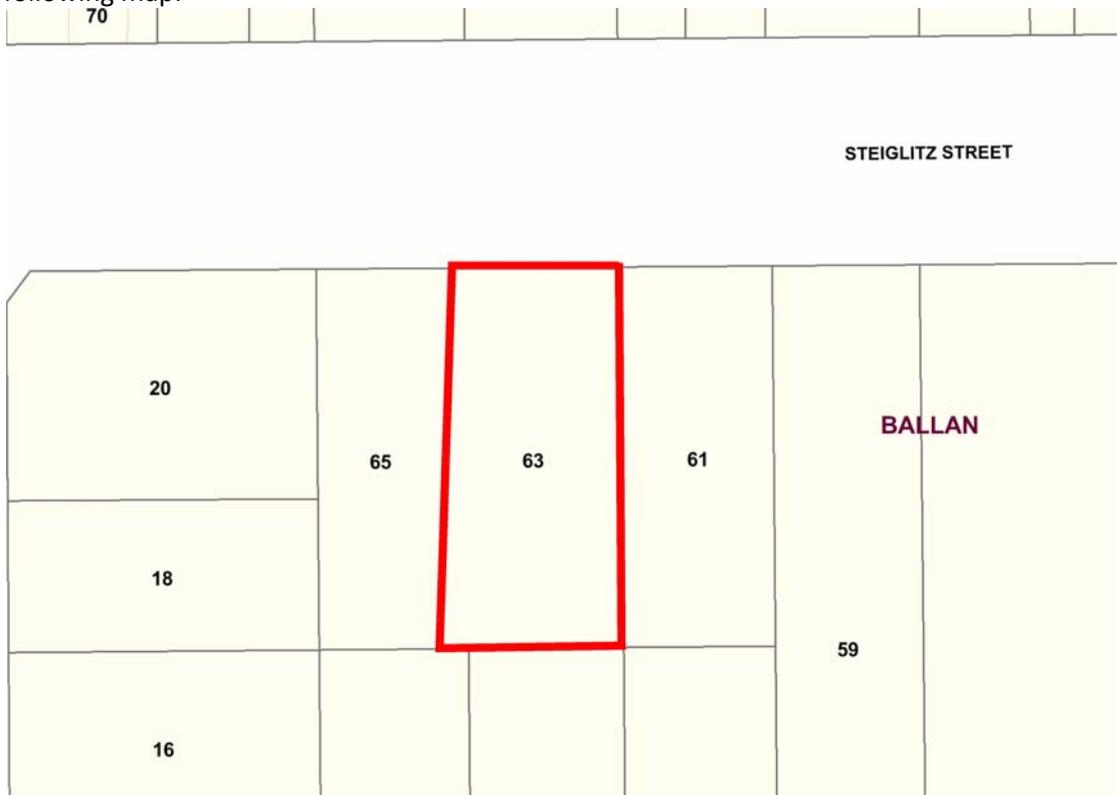
**Why is it significant?**

'Longley' at 63 Steiglitz Street has historical significance for its associations with the more substantial and affluent residential developments in the central township area of Ballan in the late 19<sup>th</sup> century (Criterion A). Built in 1895, it has particular associations Harry Blake of H. Blake and Co., timber and iron merchants and general storekeepers and Blakeville Enterprize and Paradise Steam Sawmills (Criterion H). The property was owned by Harry Blake's father, Edward Blake, J.P., pioneer of Ballan and saw miller of Blakeville, and it remained under the ownership of successive members of the Blake family for 70 years.

'Longley' at 63 Steiglitz Street is aesthetically significant as one of the small number of contextually substantial Late Victorian styled timber dwellings in Ballan (Criteria D & E). Although repaired and the return verandah reconstructed, it has moderate integrity and is a good example of the local Late Victorian type, reflecting the aspirations of its original owner, Harry Blake.

**Heritage Overlay Map**

It is recommended that the heritage overlay is applied to the site at 63 Steiglitz Street as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

**DESCRIPTION:**<sup>1</sup>

The dwelling known as 'Longley' at 63 Steiglitz Street, Ballan was originally set on a substantial rectangular allotment with a modest front setback to Steiglitz Street, wide side setback on the east side and a large rear and side (west) yard. It has been subdivided, creating a narrow side setback on the east side. The front has a timber gateway arbour and gate and what appears to be an overgrown hedge, approximately 3 m in height. There is a central pathway to the front of the dwelling that is flanked by open grassed areas. The side and rear yards are also open and grassed, with mature trees directly behind the dwelling. There are a number of detached outbuildings in the rear yard.

The single storey, symmetrical, timber weatherboard, Late Victorian styled dwelling has a main front hipped roof form, rear double hipped roof forms and semi-detached gabled and skillion outbuildings (on the west side) and a return post-supported hipped roofed verandah. These roof forms are clad in corrugated galvanised steel. Early features of the roofline are the face red brick chimneys with multi-corbelled tops with cream brick bands, and the narrow eaves. The symmetry of the design is accentuated by the early, central front timber framed doorway with a four panelled timber door and transom, and the flanking timber framed double hung windows. Similarly-constructed windows with timber architraves and window sills are located on the side elevations. A feature of the design is the reconstructed return verandah. It is supported by introduced square timber posts.



**Photo 2:** 'Longley', 2014, looking from the east.



**Photo 3:** 'Longley', 2014, looking from the west.

**HISTORY:****The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.<sup>2</sup> Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.<sup>3</sup> In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.<sup>4</sup> From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

<sup>1</sup> Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

<sup>2</sup> T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

<sup>3</sup> L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

<sup>4</sup> *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.<sup>5</sup> By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.<sup>6</sup>

By 1890, the population of Ballan had reached 400.<sup>7</sup> It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six good hotels.'<sup>8</sup> The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.<sup>9</sup> From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.<sup>10</sup>

### **History of 'Longley'**

'Longley' at 63 Steiglitz Street is situated on allotment 4 of Section 19 in the Township of Ballan first purchased by Edward Blake on 26 January 1872.<sup>11</sup> It was also at this time when Blake purchased adjoining allotments 3 and 5.<sup>12</sup> Edward Blake was a pioneer of Ballan and his biography was published in 1888 in *Victoria and Its Metropolis*:

Blake, Edward, J.P., Ballan, born at Salisbury, England, in 1830, landed in Melbourne 11<sup>th</sup> October, 1852, being a shipmate of the late Speaker of the Legislative Assembly, Mr. Peter Lalor. Commencing life in the colony as a building contractor, which business he carried on for two years in Melbourne, he went into partnership with Mr. Parker in what was then a comparatively new industry, namely, quartz-crushing, erecting the first quartz mill at Egerton, which they worked in conjunction with a mine they owned. This they continued until 1856, when they bought a station which included the present township of Gordon's; they were also connected with the discovery of the famous Parker's Reef, where Mr. Blake had the management of the machinery. Giving that up he went into the saw-milling business on his own account and ran three mills in the Bullarook Forest, having also a general store in Ballan and one at Blakeville, about seven miles distant; he has been a member of the Ballan shire council for about a quarter of a century, during which time he has thrice occupied the presidential chair. He was appointed a justice of the peace in 1870. Mr. Blake was

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5 *Ibid.*, pp.23-25.

6 *Bacchus Marsh Express* newspaper, 18 May 1872.

7 *Victorian Municipal Directory* 1890, p.237.

8 *Ibid.*

9 *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

10 *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

11 See Township of Ballan Plan, 1954, VPRS 16171 PROV.

12 *Ibid.*

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married in 1858 to Miss Georgina Parker, a native of Norfolk, England, who came to Victoria in 1856; his family numbers six sons and five daughters.<sup>13</sup>

Edward Blake died on 27 July 1901. The *Bacchus Marsh Express* published a brief obituary:

The death of Mr. E. Blake, of Ballan, on 26<sup>th</sup> ult., removes a good St. George's ensign man from the community. He played his part well as a pioneer in various capacities, but, like many others, found that business enterprise was less progressive than he was himself. He was returning officer for the electorate of Grant. He died suddenly from heart disease, which was known to him and his friends for some few years past.<sup>14</sup>

It appears that the site at 63 Steiglitz Street remained unimproved until 1895 when Edward Blake enabled his son, Harry Blake, to construct a dwelling on the site, in anticipation of his marriage to Ruth Popplewell, school teacher, in August 1895,<sup>15</sup> The dwelling was built in the early months of 1895 as the *Bacchus Marsh Express* reported that 'Steiglitz St. is to undergo a metamorphosis by the addition of a new dwelling house near our Shire hall, to be erected, as I am given to understand, for Mr. Harry Blake.'<sup>16</sup> Named 'Longley',<sup>17</sup> the dwelling had been completed by August 1895, as the *Bacchus Marsh Express* declared that:

The long anticipated wedding of Mr. Harry Blake and Miss Ruth Popplewell took place on Tuesday, at Christ Church, Geelong. The wedded pair are to return to their newly erected residence in Steiglitz street in the course of a few days.<sup>18</sup>

Tragically, Ruth Blake died in July 1897 caused by 'convulsions supervening on the birth of a girl on Saturday last.'<sup>19</sup> Harry and Ruth's daughter was named Ruth Georgiana.<sup>20</sup> The difficult birth also took its toll on the infant, as she died on 9 September 1897 aged 9 weeks.<sup>21</sup>

Born about 1864 to Edward and Georgiana,<sup>22</sup> Harry Blake had taken over his father's store and sawmilling businesses in the late 19<sup>th</sup> century (Figure 2). Known as 'Blakeville Enterprize' and 'Paradise Steam Sawmills' under the name H. Blake and Co., timber and iron merchants and general storekeepers, Blake's store sold ironmongery and general hardware, paints, paperhanging, lime cement and other building materials as outlined in an advertisement in 1894 (Figure 1):

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13 A. Sutherland, *Victoria and Its Metropolis, Past and Present*, McCarron Bird & Co., Melbourne, 1888, p.211. Between 1865 and 1885, Blake had 9,529 gold shares in the Southern Cross, Kerit Barreiteit, Eclipse Quartz, Morning Star, Old Undaunted Quartz, Welcome Quartz, Victoria Quartz, Parker's Extended, New Parker's Reef Quartz, Grand Junction and Invincible Gold Mining companies at Gordon, Ballan, Blakeville, Mount Egerton and Daylesford. See the *Victoria Government Gazette*, 26 January 186, p.365, 3 July 1864, p.1559, 7 March 1873, p.483, 12 June 1872, p.1157, 30 November 1880, pp.2926-27, 4 March 1873, p.448, 11 March 1873, p. 482, 18 March 1868, p.642, 11 October 1871, p. 1777, 20 September 1869, p. 1529, 15 April 1868, p.793, 13 June 1868, p.1160 and 15 July 1885, p.2037.

14 *Bacchus Marsh Express*, 3 August 1901, p.2, 3.

15 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

16 *Bacchus Marsh Express*, 6 April 1895, p.3.

17 *Ibid.*, 7 July 1897 p.1. 'Longley' was the name given as the Blake residence on the birth of Harry and Ruth's daughter.

18 *Ibid.*, 31 August 1895.

19 *Ibid.*, 10 July 1897.

20 Victorian Births, Deaths and Marriages Indexes, op.cit.

21 *The Australasian*, 18 September 1897, p.55.

22 Victorian Births, Deaths and Marriages Indexes, op.cit.



Figure 1: H. Blake & Co. Advertisement, 1894.

Source: *The Settler*, December 1894.



Figure 2: H. Blake & Co. store, Inglis Street, shown in background, n.d. (early 20<sup>th</sup> century). Source: Ballan Shire Historical Society.

Harry Blake also contributed to community life at Ballan in the late 19<sup>th</sup> century. He was a member of the Ballan Cricket Club, Ballan Rifle Club, Ballan Mechanics' Institute and in 1887, Chair of the committee of the athletic sports day held on Boxing Day.<sup>23</sup> In 1897 he acted as substitute for his father as Returning Officer for the Electoral District of Grant.<sup>24</sup>

With the deaths of his wife and daughter, there appeared to have been little incentive for Harry Blake to remain at Ballan. A saw milling operation at Gilderoy, near Yarra Junction, had been established by the Blake family in c.1903 and with his brothers, Alfred and Arthur, he relocated there.<sup>25</sup> In 1905, they

<sup>23</sup> *Bacchus Marsh Express*, 15 April 1882, p.3, 25 July 1885, p.3, 12 June 1886, p.3 & 12 February 1887, p.3.

<sup>24</sup> *The Argus*, 4 October 1897, p.3.

<sup>25</sup> See Blake, Georgiana, Probate Administration files, 1903, VPRS 7591/P2 Unit 348 PROV & Certificate of Title, 5 January 1905, vol. 3038 fol. 424.

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had constructed a tramway from their mill 'to within four or five miles of the Yarra Junction railway station.'<sup>26</sup>

'Longley' remained owned by Edward Blake (under mortgage to the National Bank of Australasia) until his death in 1901.<sup>27</sup> The following year in 1902, his wife, Georgiana, became proprietor<sup>28</sup> although she does not appear to have resided there. Mrs Blake died in 1903 and two years later in 1905, ownership of the property passed to Harry Blake, saw miller of Gilderoy, Richard Andrew Blake, salesman of St. Kilda and Alfred Percy Blake, saw miller of Gilderoy.<sup>29</sup> Before 1915-16, Alfred Percy Blake had returned from Gilderoy to live at 'Longley'.<sup>30</sup> From the late 1920s, the property was occupied by Alfred's sister, Miss Edith Blake.<sup>31</sup> She appears to have lived there until her death in 1957.<sup>32</sup>

Harry Blake married Anne Mackley in 1914.<sup>33</sup> They had two children: Edward Patrick (born 1915) and Mary Hilda (born 1918).<sup>34</sup> Blake's daughter was born at Elsternwick where Harry Blake died in 1951 at the age of 86.<sup>35</sup> Probate was granted to Blake's children (as Anne Blake also died in 1951) in 1965.<sup>36</sup> At this time, 'Longley' was sold to Albert Wohlers, bringing to an end 70 years of ownership by the Blake family.

By the 1990s, 'Longley' was in disrepair, with the return verandah having collapsed and the roof, wall and other fabric having dilapidated (Figures 3-5). In recent years, the verandah has been reconstructed and the dwelling largely repaired.



**Figure 2:** 'Longley', front and west elevations, c.1990s.  
Source: June Huggins, Ballan Shire Historical Society.



**Figure 3:** 'Longley', east elevation, c.1990s.  
Source: June Huggins, Ballan Shire Historical Society

<sup>26</sup> Healesville and Yarra Glen Guardian, 29 July 1905, p.2.

<sup>27</sup> Certificate of Title, vol. 999 fol. 783.

<sup>28</sup> Ibid.

<sup>29</sup> Ibid., 5 January 1905, vol. 3038 fol. 424.

<sup>30</sup> Ballan Shire Rate Book, 1915-16, VPRS 5557/P0 Unit 54 PROV (Ballarat).

<sup>31</sup> Ibid., 1930-31, 1940-41.

<sup>32</sup> Victorian Births, Deaths and Marriages Indexes, op.cit.

<sup>33</sup> Ibid.

<sup>34</sup> Ibid.

<sup>35</sup> Ibid.

<sup>36</sup> Certificate of Title, op.cit.



Figure 4: 'Longley', east and south elevations of rear semi-detached outbuildings, c.1990s.

Source: June Huggins, Ballan Shire Historical Society.

## COMPARATIVE

### Other Substantial Victorian Styled Dwellings

'Longley' at 63 Steiglitz Street is one of approximately 7 substantial Victorian styled dwellings previously situated on substantial allotments in the Ballan township. These include:

- 'Everleigh', 77 Inglis Street:<sup>37</sup> built in 1896, the symmetrical, timber weatherboard dwelling has a hipped roof form at the front and a projecting front convex verandah supported by cast iron columns with decorative cast iron bracket and valances. The symmetry is emphasised by the red brick chimneys and the central front door opening with flanking timber framed tripartite double hung windows. The dwelling has high integrity when viewed from the front, and has a timber picket front fence. It is a more elaborate example than 'Longley'. Both dwellings have similarly designed and constructed chimneys, which might suggest that 'Longley' was built by F.C. Mehrens, the builder who constructed 'Everleigh'.
- Dwelling, 81 Inglis Street:<sup>38</sup> built in c.1890, the symmetrical timber weatherboard Victorian styled dwelling has a hipped roof form and a front hipped verandah. The verandah is supported by turned timber posts with cast iron brackets and valances. There are original rendered brick chimneys with multi-corbelled tops and terra cotta pots, and a central doorway flanked by timber framed double hung windows. The front boundary is defined by a timber picket fence. The dwelling appears to be predominantly intact. The Late Victorian design of the dwelling at 81 Inglis Street is directly comparable to 'Longley'.
- 'Invergowie', 101 Inglis Street:<sup>39</sup> built c.1895, the single storey, hipped roofed, weatherboard dwelling has a return convex verandah supported by timber posts (which may have replaced the original posts). There are paired timber eaves brackets and a rendered chimney. The main doorway flanked by timber framed double hung windows faces onto the eastern portion of the site. The dwelling appears to be predominantly intact. The Late Victorian design at 101 Inglis Street is directly comparable to 'Longley'.

<sup>37</sup> *Bacchus Marsh Express*, 16 May 1896, p.3, 5 December 1896, p.3, 18 February 1901, p.1.

<sup>38</sup> *Ibid.*, 30 May 1891 & 6 June 1891, p.7.

<sup>39</sup> See McQualter, Robert, Probate Administration files, 1894, VPRS 7591/P2 Unit 233 PROV, which stated that the subject site, owned by Robert McQualter and gifted to his daughter, Annie, was unimproved in 1894, and the Ballan Shire Rate Book, op.cit. 1895, which listed the widow of McQualter, Elizabeth, as owner of a tenement.

- 'Annean', 164 Inglis Street:<sup>40</sup> built in 1897, the asymmetrical, single storey, weatherboard, Late Victorian Italianate styled dwelling has a hipped roof form that traverses the front of the site, with minor hipped wings at the rear and side and a return bullnosed verandah supported by cast iron columns with decorative capitals, and cast iron verandah valances and brackets. There are timber framed double hung tripartite windows under the verandah and a projecting faceted bay. The detailing and composition of 'Annean' is not comparable to 'Longley'.
- 'Mayfield', 39 Steiglitz Street: built 1886-87:<sup>41</sup> the symmetrical, single storey, weatherboard, Victorian Picturesque styled dwelling has a double hipped roof form that traverses the site and a central projecting minor gable and return verandah with a central gabled portico. The composition and detailing is unusual which is continued in the projecting faceted bay window to the west of the front door, elaborate remnant timber bargeboard in the gable end of the verandah portico, elongated timber verandah brackets and in the detailing of the surviving brick chimney. Overall, 'Mayfield' has a different composition and character than 'Longley', and it is still situated on its entire original allotment.
- 'Ramsgate', 59 Steiglitz Street, built in c.1891:<sup>42</sup> this hipped roofed building has a projecting hipped roofed return verandah supported by stop chamfered timber posts with decorative cast iron brackets and valances. The verandah treatment is more elaborate at 'Ramsgate', although the composition of the hipped roof forms and return verandah is directly comparable to 'Longley'. Both dwellings have experienced some alterations.

#### Other Victorian and Late Victorian Styled Dwellings in Ballan

Other more modestly scaled Victorian and Late Victorian styled dwellings comparable to 'Longley' include:

- Dwelling, 78 Inglis Street:<sup>43</sup> built in c.1894, this dwelling has a similar hipped roof form, central timber door openings and flanking windows at the front, and symmetrically composed chimneys. The rudimentary detailing is similar to 'Longley' and there is a return post-supported bullnosed verandah.
- Dwelling, 91 Steiglitz Street:<sup>44</sup> built in 1890, this dwelling also has a hipped roof form and a projecting front post-supported hipped roofed verandah with decorative cast iron valances and brackets, central doorway and flanking windows at the front. There is a chimney projecting above the roofline on the west side. On the east side is an introduced gabled carport. Apart from the lack of a return verandah, the form and composition is similar to 'Longley'.

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40 Gascard was not listed in the Ballan Shire Rate Book for 1898, op.cit., but he was listed as owner in subsequent years. See also J. Huggins, 'Jules Samuel Gascard 1836-1899', in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 3, no. 10, June 1995.

41 The unimproved land at 39 Steiglitz Street had been purchased by R.F. Marshall in 1886 – see Certificate of Title, vol. 928 fol. 505. The dwelling had been built by May 1887, as it was partially damaged by fire at this time – see *Bacchus Marsh Express*, 21 May 1887, p.3.

42 See Certificate of Title, 29 April 1885, vol. 858 fol. 586, when ownership was acquired by Edward Blake. A mortgage was taken out with the Commercial Bank in 1891, suggesting that 'Ramsgate' was built at this time.

43 John Farrow, grazier of 'Lilyvale' near Ballan appears to have built this dwelling in c.1894. He held a sale of stock and equipment at 'Lilyvale' in May 1894, possibly in anticipation of relocating to 78 Inglis Street. It appears that during the construction of the dwelling Farrow relocated temporarily to Mangalore, where he died, having never assumed residency at 78 Inglis Street. See *Bacchus Marsh Express*, 19 May 1894, p.2. The first listing of a tenement in Ballan was Mrs Farrow in 1895 in the Ballan Shire Rate Book, op.cit.

44 See heritage citation for Steiglitz Street houses & *Bacchus Marsh Express*, 25 October 1890, p.2, 7.

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- Dwelling, 93 Steiglitz Street:<sup>45</sup> built in 1890, the dwelling has a hipped roof form and front hipped roofed verandah supported by square, stop chamfered timber posts with decorative cast iron brackets. Apart from the lack of a return verandah, the form and composition is similar to 'Longley'
- Dwelling, 97 Steiglitz Street:<sup>46</sup> built in 1874, the hipped roof form, projecting front skillion verandah and composition of a central doorway with flanking windows are those features also identified at 'Longley'.

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45 *Ibid.*

46 See heritage citation for Steiglitz Street houses. & *Bacchus Marsh Express*, 2 January 1875, p.2, briefly described the subject dwelling.