

APPENDIX F – AMENDED INDIVIDUAL PLACE CITATIONS - BALLAN

This Appendix contains the following amended individual place citations for Ballan, as per Section 4.2 of the 2021 Review.

Individual citations amended as part of the 2021 Review

Name	Address	Locality	Proposed HO number
Dwelling	31 Atkinson Street	Ballan	HO208
Dwelling	45 Atkinson Street	Ballan	HO209
Dwelling	55 Atkinson Street	Ballan	HO210
Hunterston	360 Ballan-Egerton Road	Ballan	HO211
Ballan Recreation Reserve	1-5 Cowie Street	Ballan	HO212
Dwelling	18 Duncan Street	Ballan	HO213
Dwelling	35 Edols Street	Ballan	HO214
State Savings Bank Dwelling	49 Edols Street	Ballan	HO215
Dwelling & Former Bake House	30 Fiske Street	Ballan	HO216
Old Ballan Cemetery	5112 Geelong-Ballan Road	Ballan	HO217
Ballan New Cemetery	Allot. 2 Sec. 41, TOWNSHIP OF BALLAN, Gosling Street	Ballan	HO218
Dwelling	34 Inglis Street	Ballan	HO219
Dwelling	36 Inglis Street	Ballan	HO220
White Thorn	42 Inglis Street	Ballan	HO221
Girraween	47 Inglis Street	Ballan	HO222
Dwelling	56 Inglis Street	Ballan	HO223
Dwelling	63 Inglis Street	Ballan	HO224
Dwelling	65 Inglis Street	Ballan	HO225
St. Paul's Uniting Church Complex	73 Inglis Street	Ballan	HO226
Everleigh	77 Inglis Street	Ballan	HO227
Dwelling	78 Inglis Street	Ballan	HO228
Former Dr Salter's Medical Rooms	81 Inglis Street	Ballan	HO229
Lucerne	88 Inglis Street	Ballan	HO230
Lea Hurst	90 Inglis Street	Ballan	HO231
Former Masonic Hall	92 Inglis Street	Ballan	HO232
The Mill Cottage	96 Inglis Street	Ballan	HO233
St. Brigid's Roman Catholic Church and Gates	98-100 Inglis Street	Ballan	HO234
Invergowrie, fence and hedge	101 Inglis Street	Ballan	HO235
The Avenue	122 Inglis Street	Ballan	HO236
Former Saddlery Store	123 Inglis Street	Ballan	HO237
War Memorial Fountain	Outside of 125 Inglis Street	Ballan	HO238
Former Chambers' Red House Drapery Store	1/130 and 2/130 Inglis Street	Ballan	HO239
Ballan Hotel	136 Inglis Street	Ballan	HO240
Ballan Mechanics' Institute & Free Library	143 Inglis Street	Ballan	HO241
Ballan R.S.L Clubrooms & Bakery	146 and 146a Inglis Street	Ballan	HO242
Former Ballan Times Printing Office	150 Inglis Street	Ballan	HO243
Commercial Hotel	151 Inglis Street	Ballan	HO244
Ballan Health Care (formerly "Annean")	164 Inglis Street	Ballan	HO245
Mossfield	1/169 and 2/169 Inglis Street	Ballan	HO246

Former Police Residence, Stables & Lock Ups	172 & 174-176 Inglis Street	Ballan	HO247
Westcott, Stables and Trees	188 Inglis Street	Ballan	HO248
Hadham	437 Old Melbourne Road	Ballan	HO249
Llandeilo	1001 Old Melbourne Road	Ballan	HO250
Stirling Park	27 Shaws Road	Ballan	HO251
St. John's Anglican Church	56 Simpson Street	Ballan	HO252
Mayfield	39 Steiglitz Street	Ballan	HO253
Ramsgate	59 Steiglitz Street	Ballan	HO254
Longley	63 Steiglitz Street	Ballan	HO255

West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling

Place No. BA084

ADDRESS: 31 Atkinson Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Historic Themes:

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

Condition: Good**Integrity:** Moderate**Photograph Date:** 2024**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
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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 - <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021</i>

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

The Edwardian timber dwelling at 31 Atkinson Street, Ballan, constructed c.1911, is significant.

The non-original alterations and additions are not significant, including the c.2020 return verandah along the east elevation, modern galvanised steel roof sheeting, skylight on the east roof plane and rear additions.

How is it significant?

The dwelling at 31 Atkinson Street, Ballan, is of local historical and representative significance to the Moorabool Shire.

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 20th Century. Built in 1911 for Samuel Knox,

West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling

Place No. BA084

ADDRESS: 31 Atkinson Street, Ballan

Assessment Date: Feb 2016, updated May 2021

retired ganger of the Victorian Railways Department, it is an historical legacy of the small number of dwellings constructed in Ballan at this time. (Criterion A)

The dwelling at 31 Atkinson Street is a good representative example of an Edwardian timber dwelling in Ballan, of which there are relatively few. Although alterations and additions were undertaken in 2020, the characteristic features of its type remain easily discernible, as defined in its composition, scale, construction and detailing. In particular, the single storey height, asymmetrical composition, the main front hipped roof form that traverses the site, projecting gabled wing, post-supported skillion verandah to the front facade (not the c.2020 return extension), rear hipped roof wing, face red brick chimney with a multi-corbelled top, narrow eaves, timber framed double hung tripartite window in the front gable end, other original timber framed double hung windows, moulded timber window architraves, window sills, square timber verandah pilasters to the front facade with moulded timber capital on the westernmost verandah post, front window hood, corrugated profile sheet metal roof cladding and the timber weatherboard wall cladding demonstrate this building type and period. It compares well to other examples in Ballan, and the design reflects the aspirations of Ballan's working class in the early 20th century. (Criterion D)

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 (Photo 1).



Photo 1: Aerial map with the subject property outlined blue.
source of base Map: Moorabool Shire Council, 2024.

DESCRIPTION: ¹

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. None of the fences or gates are original. 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 originally featured a post-supported skillion verandah at the front. There were 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 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.

In c.2020 alterations and additions were carried out including rear additions which extended the roofline of the rear gable and expanded the footprint to the south in a T-shape. The verandah was altered and extended to wrap around the east elevation. A moulded timber capital was previously located on the easternmost verandah post but has since been removed. A small rectangular skylight has been installed in the east roof slope. The dwelling was also repainted white with black trim.



Photo 2: Dwelling, 31 Atkinson 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 1850.² Comprising a grid layout to the south of the Werribee River, the township was named “Ballan” after Robert von

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.

West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling

Place No. BA084

ADDRESS: 31 Atkinson Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.³ 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.⁴ 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.⁵ 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.⁶

By 1890, the population of Ballan had reached 400.⁷ 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'.⁸ 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.⁹ 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.¹⁰

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 1910.¹¹ A ganger with the Victorian Railways Department, Knox retired in December 1911 after 37 years of service.¹² The existing dwelling was also built in 1911 as his retirement home.¹³ 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 1887.¹⁴

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 Township of Ballan Plan, 1954, VPRS 16171 PROV. See also Ballan Shire Rate Book, 1910-11, VPRS 5557/PO 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.

In 1914, the property was sold to Fred Densley for £180.¹⁵ He also owned adjoining allotment 14.¹⁶ Densley was the son of an early family of Ballan, his parents being Harry and Elizabeth Densley (nee Pierpoint).¹⁷ Harry Densley first took up employment as a bullock driver in Ballan in 1853.¹⁸ Densley appears to have sold the property before 1920-21.¹⁹

COMPARATIVE ANALYSIS

Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.

Edwardian Houses in the Western Region of Moorabool Shire

A small number of dwellings were constructed in the western region of the Moorabool Shire during the earliest years of the 20th century. Most of the Edwardian-era dwellings are modest in scale and form, and are of weatherboard construction often with gabled wings on one side and brick chimneys.

Other Comparable Edwardian Styled Dwellings in Ballan

There are no other Edwardian dwellings located in Ballan currently listed on the Schedule to the Heritage Overlay of the Moorabool Planning Scheme. A number of comparable dwellings from this period are proposed for inclusion in the Heritage Overlay in the West Moorabool Heritage Study Stage 2A.

The dwelling at 31 Atkinson Street is one of a small group of weatherboard Edwardian-era dwellings in Ballan, built in the early 20th century and of moderate integrity. The other early 20th century dwellings in Ballan that have a similar level of integrity include:

- 18 Duncan Street, Ballan (BA084): built in 1902,²⁰ 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, Ballan (Proposed Fiskin Street Precinct in the West Moorabool Heritage Study) built in 1903-05.²¹ The asymmetrical single storey timber 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, Ballan (Proposed Fiskin Street Precinct in the West Moorabool Heritage Study) built 1910.²² 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.

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.

- 30 Fiskin Street, Ballan (BA058), built c.1910 and relocated to site c.1921-25:²³ 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, Ballan (BA006), built c.1900:²⁴ 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.



Photo 3: 30 Fiskin Street, Ballan, 2014.
Source: David Rowe.



Photo 4: 18 Duncan Street, Ballan, 2014.
Source: David Rowe.

Overall, the dwelling at 31 Atkinson Street is a good representative example of the Edwardian dwellings in Ballan. Its overall integrity is comparable to the examples set out above, however, its form and detailing is less expressive and complex.

²³ In the early 20th 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 Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling

Place No. BA087

ADDRESS: 45 Atkinson Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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
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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 - Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021

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

The Interwar timber dwelling at 45 Atkinson Street, Ballan, constructed c.1929, is significant.

The non original alterations and additions are not significant.

How is it significant?

The dwelling at 45 Atkinson Street, Ballan, is of local historical, representative and aesthetic significance to the Moorabool Shire.

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. 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. (Criterion A)

West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling

Place No. BA087

ADDRESS: 45 Atkinson Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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, expressed by 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 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. It is comparable to other SSB designs within Ballan, most particularly 9 Fiske Street (located within the Fiske Street Heritage Precinct), being a 'Type 54' State Savings Bank example, also largely intact. (Criteria D & E)

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 (Photo 1).



Photo 1: Aerial Map,

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION:¹

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 fence is not original. It replaced an unusual pointed wide picket fence (approximately 1m high) and a scrolled metal pedestrian gate (since removed).

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 1850.² 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.³ 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.⁴ 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.⁵ 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.⁶

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.

West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling

Place No. BA087

ADDRESS: 45 Atkinson Street, Ballan

Assessment Date: Feb 2016, updated May 2021

By 1890, the population of Ballan had reached 400.⁷ 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.'⁸ 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.⁹ 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.¹⁰

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 1920.¹¹ 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.¹² 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 1927.¹³

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.¹⁴ He had this house built on allotment 8 in c.1929,¹⁵ following the State Savings Bank's standard 'Type T31' design by G. Burrige Leith, Melbourne architect.¹⁶ Operated by the Bank in the 1920s and 1930s, the scheme provided a range of cottage types and plans designed by Leith.¹⁷ He created 56 standard timber designs in Victoria, generally of five main rooms.¹⁸ 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.¹⁹ 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 £800.²⁰

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/PO 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.*

20 *Ibid.*

For Country Selection Only.

TYPE NO. 31

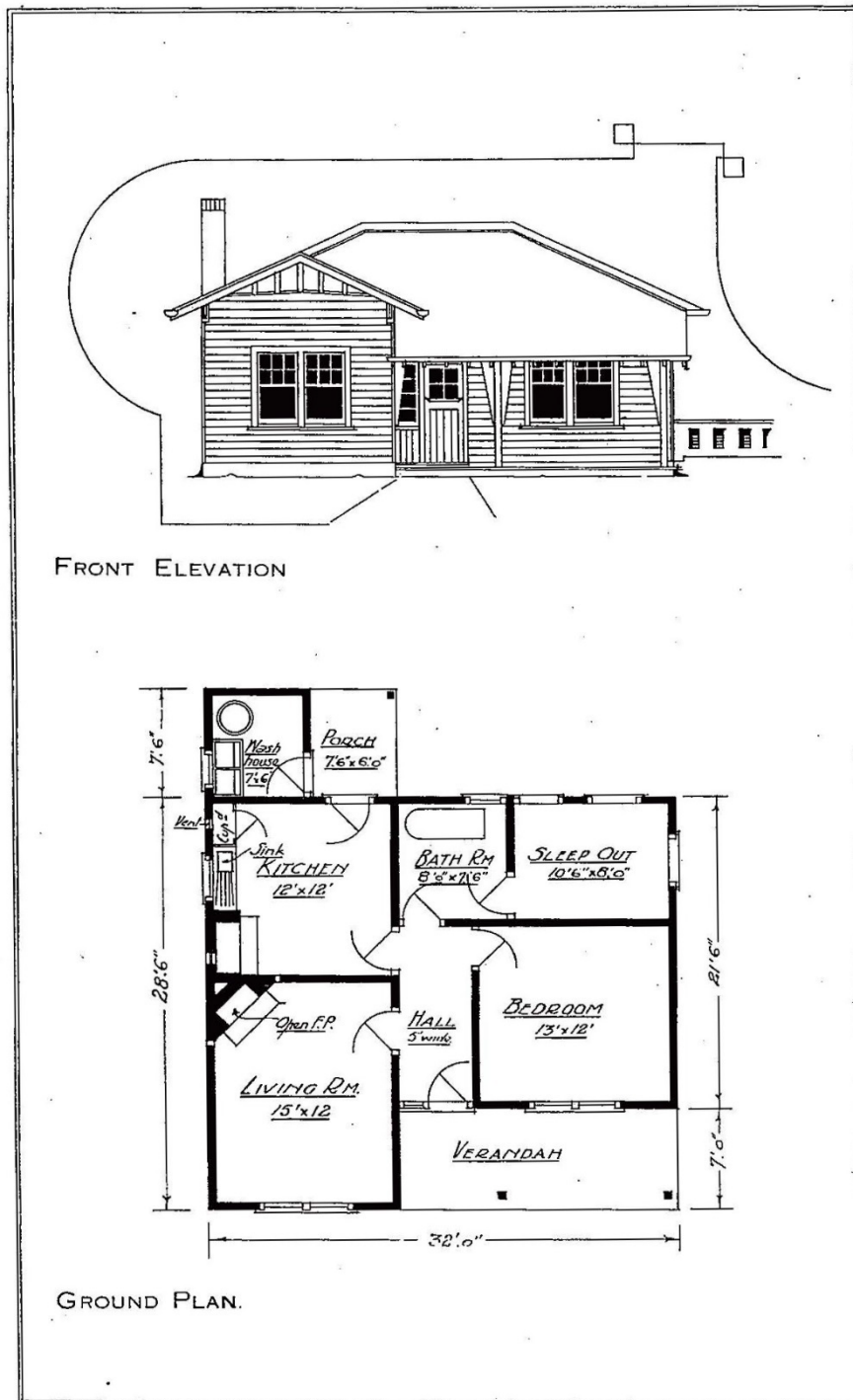


Figure 1: G. Burrige Leith, 'Type T31' Cottage Design.

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.²¹ The property remained under the ownership of the State Savings Bank at this time.²² By 1938-39, the property had been sold to Mrs Nellie [Nancy] Latter

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

22 Ibid.

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PLACE NAME: Dwelling

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and she lived there briefly before relocating to Kyabram and then to Tongala by 1940-41.²³ The dwelling at 45 Atkinson Street was leased to John Geddes.²⁴ Excision of the adjoining allotment 9 occurred in later years.

COMPARATIVE ANALYSIS

Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.

Interwar Houses in the Western Region of Moorabool Shire

The interwar years witnessed further decline from the Edwardian-era in the construction of dwellings in the western region of the Moorabool Shire. Most of those houses are situated in Ballan which continued as a service centre for the nearby farms. Another variation of the interwar Bungalow type at Ballan were the dwellings constructed as part of the State Savings Bank of Victoria's financial, design and construction scheme, which provided 56 standard timber designs by Melbourne architect G. Burrige Leith.

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. Most of the State Savings Bank have modest alterations, but are largely intact. The other dwellings are:

- 78 Atkinson Street, Ballan (Proposed Fiskin Street Precinct in the West Moorabool Heritage Study): Built between 1931 and 1935 for Michael Brady, Postal Clerk,²⁵ the dwelling reflects the State Savings Bank's standard 'Type T2' design.²⁶ 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, Ballan (BA093) (Photo2): Built in c.1929 for Dennis J. Wheelahan, blacksmith, the dwelling represents the State Savings Banks' standard 'Type T42' design.²⁷ 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 Fiskin Street, Ballan (Proposed Fiskin Street Precinct in the West Moorabool Heritage Study): Built in c.1929-30 for Robert and Daphne McClelland,²⁸ the design and composition is suggestive of the State Savings Bank's standard 'Type 54' design.²⁹ 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

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.*

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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.



Photo 2: 49 Edols Street, Ballan, 2009.

Source: David Rowe.

Overall, the dwelling at 45 Atkinson Street is a modest and largely intact 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 in style and intactness 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, although 45 Atkinson has lost its original chimneys. It has moderate integrity similar to most of the other State Savings Bank dwellings in the township.

West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling

Place No. BA086

ADDRESS: 55 Atkinson Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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
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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 - <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021</i>

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

The Late Victorian timber dwelling at 55 Atkinson Street, Ballan, constructed c1892-95 is significant.

The non original alterations and additions are not significant.

How is it significant?

The dwelling at 55 Atkinson Street, Ballan is of local historical, representative and aesthetic significance to the Moorabool Shire.

Why is it significant?

The dwelling at 55 Atkinson Street has historical significance as one of the few substantial residences in the Ballan township constructed in the late 19th century, developed after the transformation of Ballan from a rural outpost to thriving agricultural transport hub by the arrival of the railway in 1889. In particular, the dwelling is associated with prosperous and successful local draper, businessman and land

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speculator, Albert Wilson Salter (1839-1916), who had the timber dwelling built in c.1892-95. (Criterion A)

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

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 (Photo 1).



Photo 1: Aerial Map

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION: ¹

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 non-original pointed timber picket fence and gate to a height of approximately 1200 mm. On the west boundary is a row of mature *Cupressus macrocarpa* (Monterey 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.

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 1850.² 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.³ In these fledgling years, the township was centred on Simpson Street, given

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.

that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.⁴ 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.⁵ 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.⁶

By 1890, the population of Ballan had reached 400.⁷ 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.'⁸ 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.⁹ 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.¹⁰

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 1891.¹¹ 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 £86.¹² He continued to live at the property with his family until 1915.¹³ In 1916, Salter relocated to Surrey Hills.¹⁴ A clearing sale of furniture and household effects was carried out on 19 February 1916.¹⁵

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.*

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PLACE NAME: Dwelling

Place No. BA086

ADDRESS: 55 Atkinson Street, Ballan

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Born on 20 August 1839 at Borrisokane, 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.¹⁶ 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.¹⁷ 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).¹⁸ Mrs Martha Salter died at Kew in 1911¹⁹ and A.W. Salter subsequently married his housekeeper, Miss Katie Shields.²⁰

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.²¹ 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.²² 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.²³ He conducted business from this premises for many years before retiring in favour of his son-in-law, A.J. Royce.²⁴ A.W. Salter also acquired several properties and was a local entrepreneur as well as becoming a grazier.²⁵

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.²⁶ Salter was also a member of the Ballan Agricultural Society, Ballan Mechanics' Institute, and the Ballan Water Trust.²⁷ In 1901, he became a Justice of the Peace, serving on the bench for 15 years.²⁸ 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.²⁹

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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.

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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.³⁰ Rowett had been living there since 1915.³¹ On 24 November 1941, he sold it to William Henry Roffey, station master at the Ballan Railway Station.³² He continued to live there until his death in 1962, when his wife, Eliza Valerie Violet Roffey, became the owner.³³

COMPARATIVE ANALYSIS

Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.

While there were a small number of large-scale pastoral homesteads developed in the western region of Moorabool Shire during the nineteenth century, considerably more prevalent throughout this area were smaller-scaled Victorian-era dwellings constructed between the 1860s and 1910s, both in rural locations and within the townships. These dwellings are a physical legacy of the varying socio-economic status of the original owners.

Other Comparable Late Victorian Dwellings

Many Victorian dwellings (from the late 1860s until the early 20th century) adopted the Victorian Italianate style. These dwellings were defined by traversing principal hipped or gabled roof forms, with projecting steeply-pitched gabled or hipped wings and verandahs at the front, the front gabled wings often featuring bay windows. There are few substantial late Victorian residential timber buildings within the Ballan township, as most residences from this period tend to be more modest in scale, or much larger pastoral homesteads. Some relevant comparisons include :³⁴

- 17 Fiskin Street, Ballan, 'Ruddle House' (Proposed Fiskin Street Heritage Precinct in West Moorabool Heritage Study): 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.
- 36 Inglis Street, Ballan (BA004) (Photo 3): 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, Ballan 'White Thorn' (BA006) (Photo 4): 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

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.

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with corbelled tops with introduced overpainting. This dwelling has an introduced return verandah and is a smaller version of the Late Victorian type.



Photo 3: 36 Inglis Street, Ballan, 2009.
Source: David Rowe.



Photo 4: White Thorn, 47 Inglis Street, Ballan, 2014.
Source: David Rowe.

With two gabled wings at the front, the dwelling at 55 Atkinson Street is a more atypical and substantial example of the late Victorian period dwellings in Ballan. It has similar integrity to most of the other late Victorian dwellings proposed for inclusion in the Heritage Overlay in Ballan.

West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Hunterston

Place No. BA108

ADDRESS: 360 Ballan-Egerton Road, Ballan

Assessment Date: Feb 2016, updated May 2021

Historic Themes:

Theme 2.2: Exploring, Surveying & Mapping

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

Condition: Good**Integrity:** Moderate-High**Photograph Date:** 2020**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? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **Yes – stone outhouse**Prohibited Uses May be Permitted? **No**Incorporated Document **No****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The stone homestead known as Hunterston, constructed c.1844-47 (including the timber gabled entrance to the cellar) at 360 Ballan Egerton Road is significant. The stone outhouse located to the north east of the homestead is also significant.

The modern outbuildings, trees, garden and fencing are not significant.

How is it significant?

Hunterston at 360 Ballan Egerton Road, Ballan is of local historical and aesthetic significance to the Moorabool Shire.

Hunterston at 360 Ballan-Egerton Road, Ballan is of potential historical and architectural significance to the State of Victoria.

Why is it significant?

West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Hunterston

Place No. BA108

ADDRESS: 360 Ballan-Egerton Road, Ballan

Assessment Date: Feb 2016, updated May 2021

Hunterston at 360 Ballan Egerton Road, Ballan, has historical significance as one of the earliest and most intact homesteads within the municipality. Constructed from locally quarried freestone in c.1844-1847 for William Patterson, a pastoralist from Tasmania, the dwelling and free standing stone outhouse evidence the early occupation and farming of the area by squatters in the earliest days of the colony of Victoria. (Criterion A)

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 the municipality, and more broadly, Victoria. The Victorian Georgian design is embodied in the physical fabric of the place, including: 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. The gabled stone out house located to the west of the residence (recently restored) is of similar date, and also constructed of freestone. The freestone wall construction of both buildings is of interest, having been quarried on the site. Hunterston 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. (Criterion E)

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the Hunterston dwelling and a curtilage as broadly shown in the following aerial image (Photo 1).



Photo 1: Aerial Map.

Source of base Map: Moorabool Shire Council, 2020.

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 gravelled driveway. The dwelling is deliberately sited to overlook the Moorabool River to the Bungal State Forest in the distance. There is an open grassed area immediately surrounding the dwelling, with some shrubs. Plantings of Cypress are located in a semi-circular arrangement to the north of the residence. None of the plantings are original, but some have replicated earlier landscape treatments. 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 front door and original timber framed transom, 2020.



Photo 3: Hunterston, showing brick addition to west side of homestead, 2020

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, and the original timber shingles survive beneath the iron cladding. 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 a rear interwar brick addition.

A modestly scaled brick addition (in parts overpainted) is located to the rear of the dwelling. This section has a skillion roof and timber framed windows. An additional small brick extension from a similar period is located to the south west corner of the dwelling, constructed as a laundry room in 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.

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PLACE NAME: Hunterston

Place No. BA108

ADDRESS: 360 Ballan-Egerton Road, Ballan

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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. The timber floor has recently been replaced with new hardwood boards.

On the west side of the dwelling is a modestly-scaled, gable roof structure which provides a shelter for the entrance to the underfloor cellar.

A substantial stone outhouse is located to the east of the residence, which has recently been restored, and the timber shingle roof replaced. The outhouse retains the original double seat timber long drop, and some original limewash and other internal wall finishes.



Photo 4: Hunterston, rear/side view from Ballan-Egerton Road, 2014.
The cellar entrance (gabled roof) is shown below the main roof line.



Photo 5: Hunterston, detail of front elevation, 2020



Photo 6: Hunterston, detail of cellar entrance on west side of dwelling, 2020



Photo 7: Hunterston, stone outhouse (recently restored), 2020



Photo 8: Hunterston, Interwar brick addition to the rear of the dwelling (south & east), 2020

HISTORY:

Before Hunterston¹

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.

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.² In 1839, he sought to settle in Victoria,³ coming to Port Phillip on the ship, *Wallaby*, with his brother, John Hunter Patterson, in order to arrange a home for his bride.⁴ On 10 October 1839, William Patterson married Alice Eleanora Hudspeth at Jericho, Tasmania.⁵ Miss Hudspeth was the second daughter of the late J.M. Hudspeth, Esq., surgeon, of 'Bowsden', Jericho.⁶ William and Alice Patterson soon relocated to Victoria.

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 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=vJw3AQAAAJ&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\(nee%20huds peth\)&f=false](https://books.google.com.au/books?id=vJw3AQAAAJ&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%20huds peth)&f=false)

6 Randall, *op.cit.*

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.’⁷ 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.’⁸ 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’⁹ and the runs of Cowie and Stead to the south and the von Stieglitz brothers to the north¹⁰ (Figure 1).

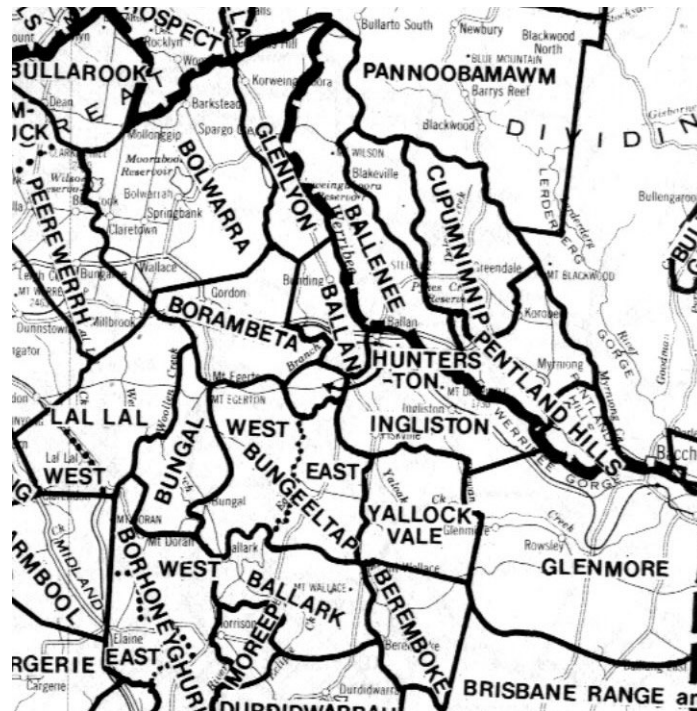


Figure 1: Map of Licensed Runs showing Hunterston (centre).

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

Comprising 2000 acres,¹¹ it appears that Patterson had the existing homestead constructed by 1844 using stone quarried nearby.¹² 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.¹³

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

8 *Ibid.*, p.334.

9 *Ibid.*, p.289.

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

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

12 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 ...’

13 Randall, *op.cit.*, p.50.

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.'¹⁴ At that time, the estimated capacity for grazing was 30 cattle and 1500 sheep.¹⁵ Two years later in 1849, Patterson's 2000 acres was officially gazetted,¹⁶ and he was listed in the *Squatters' Directory of Occupiers of Crown Lands of Port Phillip*.¹⁷

On 9 June 1852, Patterson applied to purchase 320 acres as pre-emptive right of his licensed run.¹⁸ 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.'¹⁹ On 23 March 1853, he was allowed 640 acres at the upset price, including the homestead.²⁰

Born in Scotland in 1803, William Patterson was one of seven children to Myles and Katherine Patterson (nee Hunter).²¹ With his parents and five of his siblings, he sailed on the *Castle Forbes* from Edinburgh, arriving in Hobart, Tasmania on 1 March 1822.²² Myles and Katherine were granted 2000 acres on the River Shannon, north of the township of Bothwell, where they established Hunterston station in 1825.²³ It was here where the young William Patterson was kept prisoner for some hours at Hunterston by the notorious bushrangers, Brady and McCabe.²⁴ Further trauma came in 1828 with the death of Myles Patterson.²⁵ The property was then managed by the Patterson's youngest son, Frederick.²⁶ In Victoria from the early 1840s, the Patterson brothers prospered, establishing a considerable pastoral empire.²⁷

In 1854, Patterson sold Hunterston, Ballan, to Phillip Cantwell.²⁸ The Patterson family relocated temporarily to their other station, 'The Upper Regions' in the Wimmera,²⁹ before emigrating to England later in 1854.³⁰ William Patterson died on 24 May 1884 at Delamere Terrace, Paddington, London, after a long illness.³¹

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

14 Hunterston, Pastoral Run Papers, op.cit.

15 Ibid.

16 Spreadborough, op.cit.

17 *The Squatters' Directory*, Edward Wilson, Melbourne, 1849, p.16.

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.

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1850.³² 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.³³ About New Years' Day, 1854, Phillip Cantwell and his son, Thomas, came to Hunterston and purchased the run from William Patterson.³⁴ The remainder of the family arrived at Hunterston on St. Patrick's Day, (17 March) 1854.³⁵

Philip Cantwell had married Mary Egan (1805-1844) in Tipperary in 1832.³⁶ 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).³⁷ 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).³⁸

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).³⁹ Philip's son, Thomas, took up 'Rockleigh' while Philip junior remained at Hunterston.⁴⁰ Another son, Richard, acquired the nearby Glenlyon Run in 1862.⁴¹ 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.⁴² He later acquired additional land where he established 'The Pines' homestead.⁴³

In April 1857, Philip Cantwell was appointed one of the inaugural trustees of the land set apart for a Roman Catholic Church at Ballan.⁴⁴ Cantwell was not to see the establishment of St. Agnes' Church building a few years later as he died on 19 November 1857.⁴⁵

Hunterston was continued by Philip Cantwell's son, Philip junior. He acquired Title to 656 acres of the property on 20 October 1870.⁴⁶ 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.⁴⁷ 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.⁴⁸ A year later in 1872 he chaired a concert at Mount Egerton in aid of the Roman Catholic Church building

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.*

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 & '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.

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fund.⁴⁹ 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.'⁵⁰ It was also in the 1880s when Cantwell was elected a trustee of the Ballan Old Cemetery⁵¹ and the Ballan Racecourse and Recreation Reserve, Bradshaw,⁵² Chair of the Ballan Agricultural Society⁵³, and Chair of the Ballan Mechanics' Institute.⁵⁴ 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.⁵⁵

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 numerous 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.⁵⁶

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.⁵⁷ Mrs Bridget Cantwell senior died at Hunterston two years later in 1892 at the age of 87.⁵⁸

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

The Cole and Goodridge Eras

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

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

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.

In 1909, an auction was held but Hunterston did not sell.⁶¹ A year later in May 1910, the 936 acre property was sold to Charles Cole of Nhill.⁶² Reduced to 844 acres in 1911, Hunterston then had a net annual value of £193.⁶³ It was also in 1911 when Cole sold the property to Charles Goodridge of Malvern, including the livestock comprising 900 sheep and 45 cattle.⁶⁴ He established freestone quarries at Hunterston in 1914, with considerable quantities of stone trucked to Melbourne where it was used for building operations.⁶⁵ While it was anticipated that the quarries might 'develop into an important industry',⁶⁶ 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).⁶⁷ 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).⁶⁸

Patrick and Mary continued ownership of the 735 acre property until 1921 when ownership was taken up by Patrick Cantwell's brother,⁶⁹ Richard Joseph Cantwell of Mount Egerton.⁷⁰ 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).⁷¹ 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.⁷²

Richard Cantwell died on 8 July 1940 and Hunterston passed to his wife, Sarah.⁷³ On her death in 1964, the property passed to her son, Richard Gerard Cantwell.⁷⁴ He lived there with his wife, Olive, until his death on 17 March 1973.⁷⁵ Hunterston remained under Olive's ownership until 1976 when, after 57 years, the property was sold outside the Cantwell family.⁷⁶

Photographs of Hunterston in 1977 show that it was suffering from a lack of maintenance, although it appears to be in relatively good condition (Photos 9, 10, 11 and 12). By the 1990s, the roof, front verandah and walls had been repaired (Photos 13 and 14).

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.

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Photo 9: Hunterston, front (north) elevation, 1977.
Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image jc000721.



Photo 10: Hunterston, front (north) & side (west) elevations, 1977.
Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image jc000722.



Photo 11: Hunterston, view from front verandah looking west, 1977.
Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image jc000723.



Photo 12: Hunterston, side (west) elevation showing semi-detached, gabled outbuilding, 1977.
Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image jc000724.



Photo 13: Hunterston, front (north) elevation, n.d. [c.1990s].
Source: June Huggins, Ballan.



Photo 14: Hunterston, front (north) elevation, n.d. [c.1990s].
Source: June Huggins, Ballan.

COMPARATIVE ANALYSIS

Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.

Other Early Homesteads in the Ballan Area⁷⁷

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 19th century surviving homesteads in the Ballan area associated with the initial years of squatting and grazing include:

- Ballanee Homestead, 135 Ballanee Road, Ballan (HO25):⁷⁸ 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 20th century witnessed further alterations and additions. Remnants of its 19th 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 (HO26):⁷⁹ 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 (HO32):⁸⁰ 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 (HO22):⁸¹ Built in 1856 for Elizabeth Atkinson (widow of Captain Francis Atkinson who held the Beremboke Run from 1840 until his death in 1850) on

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.

the former Glenlyon Run, Carween Homestead appears to be substantially intact. Built in brick 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, Bungal (HO32):⁸² 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.
- Glen Peddar Homestead, Myrniong Greendale Road, Greendale (HO37):⁸³ 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 Register⁸⁴

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 Yarrowonga) 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 H0268): 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 20th century. There is also an outbuilding of 1840s stone construction.
- Emu Bottom Homestead, 410 Racecourse Road, Sunbury (VHR H0274): 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 (VHR H0316): 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 19th 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 several bluestone outbuildings. A large timber wing on the east side was added during the ownership of John Sutherland from 1927.

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.

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- Killeen Homestead, 224 Longwood Mansfield Road, Creightons Creek (VHR H1908): 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 H339): 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 H0266): 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.

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Place No. BA124

ADDRESS: 1-5 Cowie Street, Ballan

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Historic Themes:

Theme 6.1: Building Towns

Theme 9.1: Sport

Condition: Fair**Integrity:** Moderate-Low**Photograph Date:** 2021**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 – mature Cypress

Fences &/or Outbuildings of Note?

No

Prohibited Uses May be Permitted?

No

Incorporated Document

No**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The Ballan Recreation Reserve at 1-5 Cowie Street, Ballan, established in 1926, is significant. Features which contribute to the site include:

- The turf sports oval
- Bowling Green
- Bowling Clubhouse (original portion only c.1938-1939)
- Mature Cypress to the rear of amenities block
- Phil Spencer memorial entrance gate piers and adjacent ticket booth structure (both of concrete block construction of 1964) at the Cowie Street entrance.

Features and elements of the site which do not contribute to the significance of the place include the modern sports pavilion, amenities block, tennis courts, skate park, modern fencing and landscaping.

How is it significant?

The Ballan Recreation Reserve, 1-5 Cowie Street, Ballan, is of local historical significance to the Moorabool Shire.

Why is it significant?

The Ballan Recreation Reserve is of historical significance as it demonstrates the consolidation of Ballan into a township and community in the Interwar period from its beginnings as a trading outpost, as evidenced by the development of a recreation reserve on the location of the former cattle yards, and later Agricultural and Pastoral society showground. The location and layout of the bowling green and associated clubrooms and sports oval are original, and demonstrate the early and ongoing importance of sport to the community throughout various stages of life and levels of activity. The Cypress which survives to the rear of the amenities block dates from approximately c.1945 and is one of the last remaining specimens of Cypress within the reserve, as the boundary plantings and individual specimen Cypress have recently been removed. Cypress were a traditional Interwar and early Post War boundary and amenity planting at sporting grounds throughout Victoria during this period as the species were one of the only readily available and durable enough to survive in sufficient numbers during this period. The Phil Spencer Memorial entrance gate piers and ticket booth have associative historical significance at the local level. Named for the long standing inaugural Secretary of the Reserve (who served in the role 1925 -1959), Spencer made a significant contribution to the Ballan community, and the Recreation Reserve in particular, being instrumental from its inception. (Criteria A)

Heritage Overlay Map

It is recommended that the heritage overlay is applied the area shown by the blue boundaries in the following aerial image (Photo 1).



Photo 1: Aerial map

Source of aerial image: Moorabool Shire Council, 2021.

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. The oval is bound by a hollow 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 20th century. Immediately to the south-west of the amenities block is a mature Cypress tree (species unidentified) likely to date from the interwar or early post war period. A gravelled drive provides access to Edols Street.

In the south-east corner of the site are six tennis courts with modern synthetic surfaces and introduced powder coated cyclone wire fences. To the north of the tennis courts is a gravelled driveway accessed from Cowie Street. There are concrete brick gate piers and 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. A recent aluminium powder coated fence and gates have recently been added along the Cowie Street entrance to the site.

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. 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 2: Driveway from Edols Street to sports ground, 2021.



Photo 3: Sports Pavilion, 2015.

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Photo 4: Amenities block, 2015.



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



Photo 6: Tennis courts from Cowie Street, 2021.



Photo 7: Phil Spencer Memorial gate pier (one pier removed 2020), 2021.



Photo 8: Phil Spencer Memorial Ticket Booth and memorial gate piers (new fence 2020), 2021.



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 1850.¹ 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.² 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.³ 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

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.

(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. 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.⁴ 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.⁵

By 1890, the population of Ballan had reached 400.⁶ 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.'⁷ 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.⁸ 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.⁹

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.¹⁰ 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.'¹¹

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.¹² The first recreation ground in Ballan (bound by Fiskin, Steiglitz, Cowie and Atkinson Streets) (Figure 1) had been gazetted in 1872.¹³ 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.¹⁴ 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.¹⁵ Agreement was reached with the Council, with the former trustees of the Ballan Agricultural and Pastoral Society also seceding to the

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.¹⁶ The Progress Association purchased a block of land adjoining the old show ground from Mrs Alford.¹⁷ 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.'¹⁸

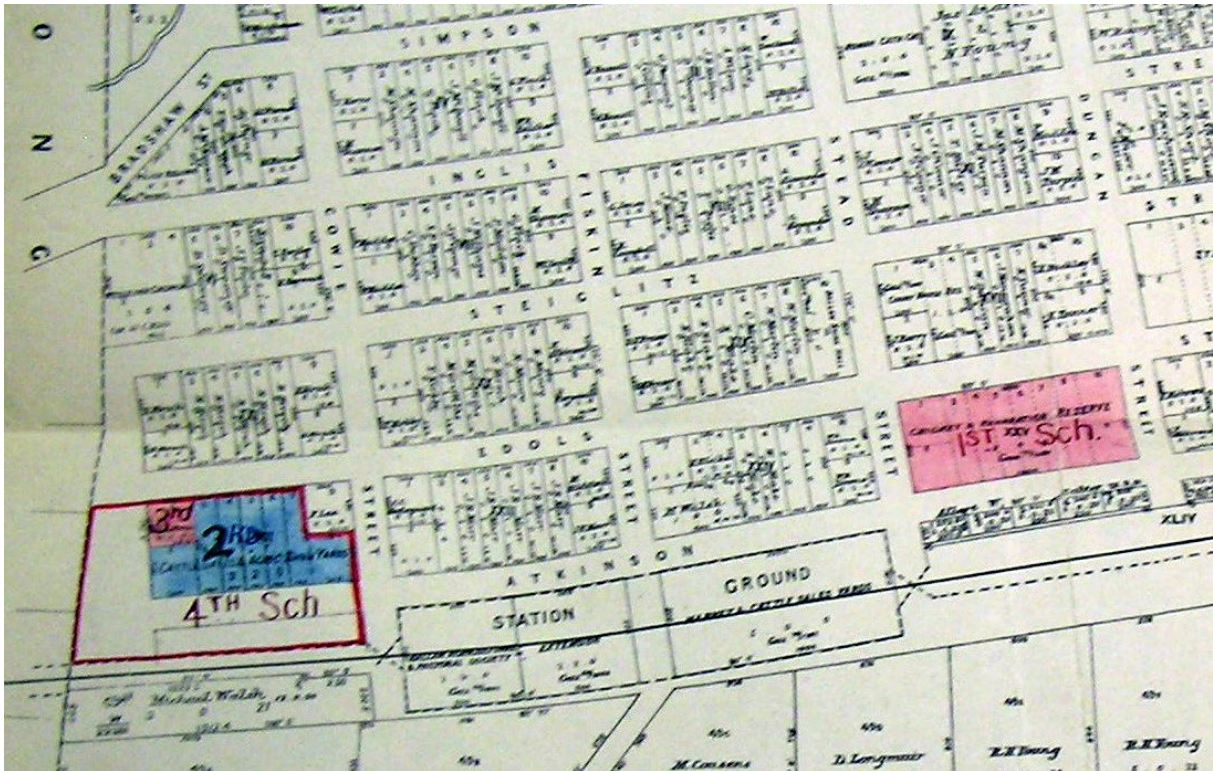


Figure 1: Town Plan of Ballan showing the proposed location of the Recreation Reserve (in blue on the left) and the former Recreation Reserve (in pink on the right).

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.

¹⁶ Ibid.

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

¹⁸ *Victoria Government Gazette*, 28 January 1925, p.175.

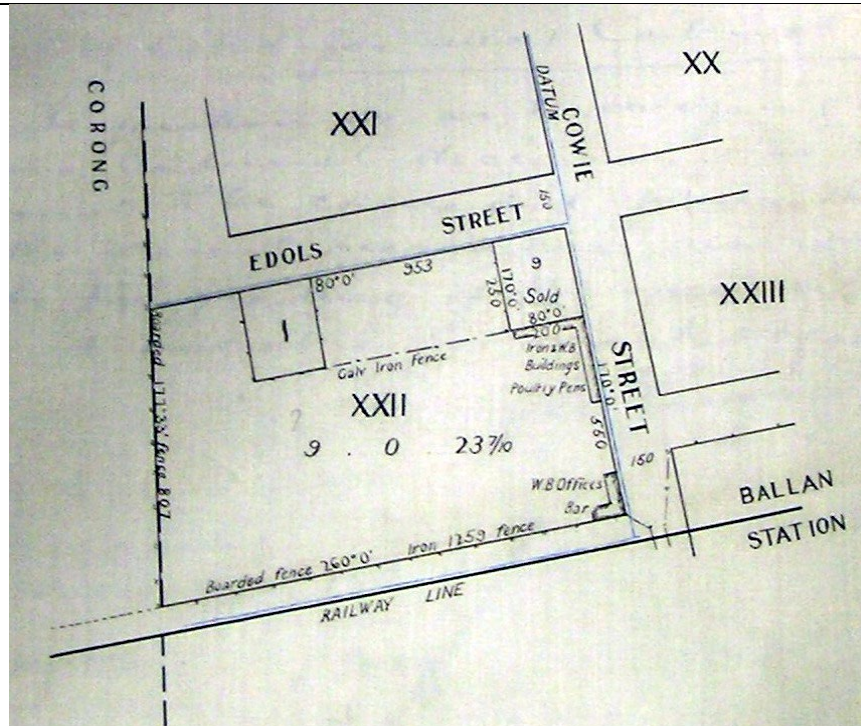


Figure 2: H.W. Moore, Survey Plan of former Cattle Yards & Show Grounds site, 4 December 1923.

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.¹⁹ The works included the removal of 500 yards of top soil and several trees.²⁰ 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.'²¹ 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.²² 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.²³ The recreation reserve was officially opened on 13 February 1926.²⁴

Towards the end of 1937, a bowling green was laid out on the east side of the site.²⁵ 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.²⁶ Other speakers present at the occasion were Sir William Angliss, M.L.C., Councillor E.R. Morgan, President of the Ballan Shire Council, Councillor Ansett of Daylesford, and Councillor W.G. Morton of Bacchus Marsh.²⁷ In 1980, the clubhouse was doubled in size with an extension on the south side (Figures 3-4).²⁸

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.

²⁷ *Ibid.*

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

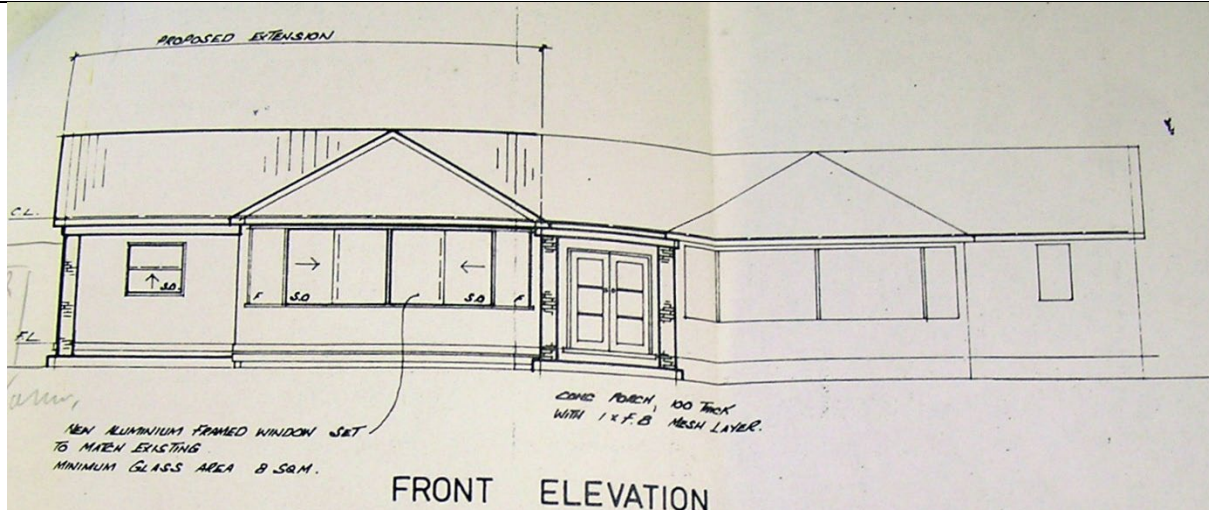


Figure 3: Front (east) elevation drawing of proposed addition to the Ballan Bowling Clubhouse, 1980.

Source: VPRS 440 Unit 180, PROV.

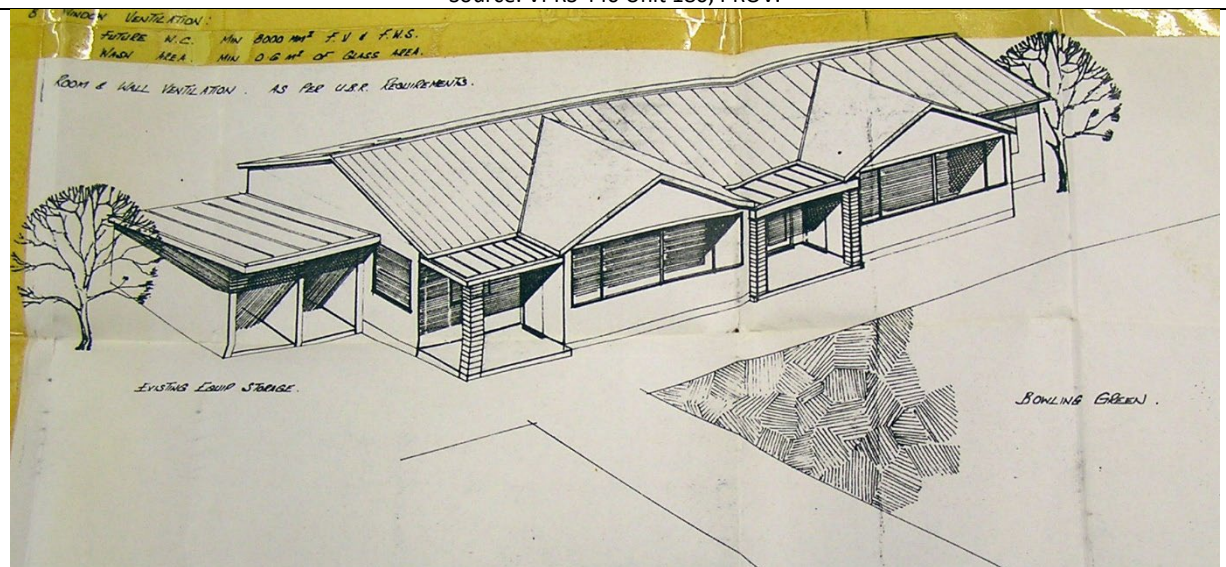


Figure 4: Perspective view of proposed addition to the Ballan Bowling Clubhouse, 1980.

Source: VPRS 440 Unit 180, PROV.

Other improvements were made in the second half of the 20th 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 1956-57²⁹, and later with synthetic surfaces. 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).³⁰ The following year in 1977, an adventure playground was installed following advice by the Landscape Architect, Mr Mugavin of the Land Management Office.³¹ The works included the provision of four tables and four fireplaces and the construction of a children’s play area.³² In more recent times, a skate park has been installed.

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.

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

32 *Ibid.*

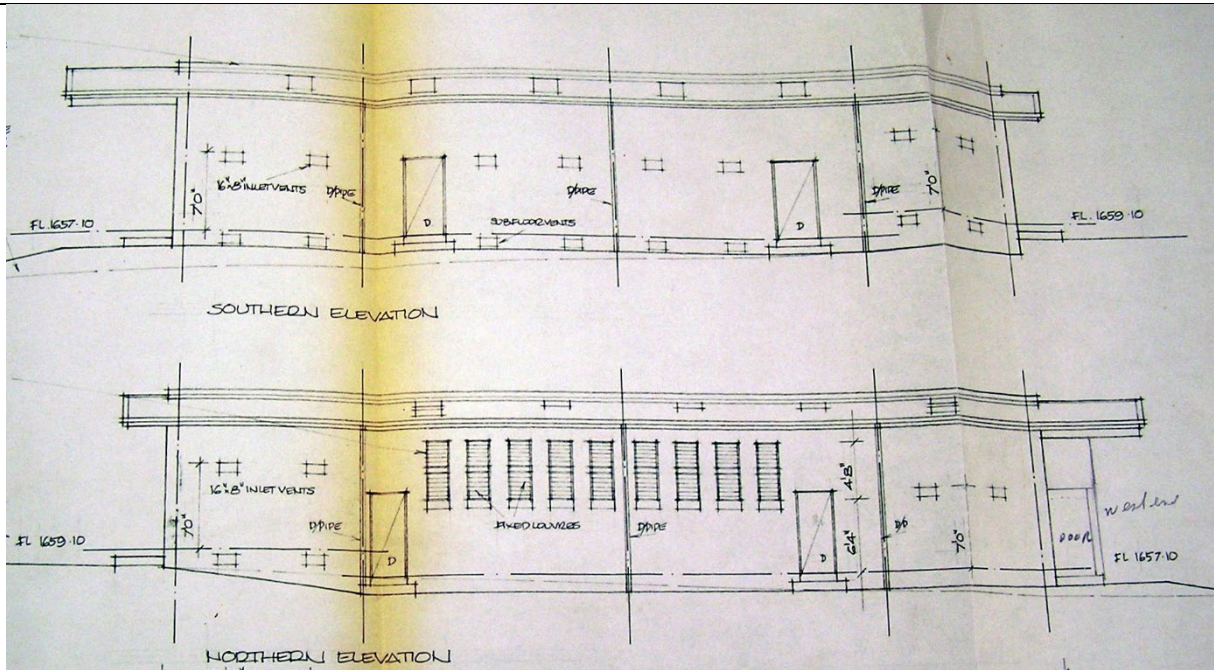


Figure 5: Brian F. Spears & Associates, South and North Elevation Drawings of Proposed Sports Pavilion, 1976.

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.³³ 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.³⁴ 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.'³⁵ New fencing was installed around tennis courts, along Edols Street and in other areas, the Monterey Cypress boundary plantings were removed, as were all but one of the specimen Cypresses in the grounds.

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.³⁶

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.³⁷ 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

³³ 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.

³⁴ Ibid.

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

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

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.

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by his father.³⁸ The following month in November 1884, he was appointed a Commissioner of the Supreme Court.³⁹ Walsh was made a Sheriff's Substitute in July 1885.⁴⁰ Ten years later on 2 September 1895, Walsh was dismissed from his position as legal clerk, having been charged with embezzling £22.⁴¹ 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 8th 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.⁴²

J.H. Walsh married Miss Caroline Ahern, daughter of Daniel and Catherine Ahern.⁴³ 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.⁴⁴ Throughout the remainder of his working life, Walsh was a commission agent.⁴⁵ He took an active interest and involvement in local community life and especially

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.

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.

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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 Korweinguboora Sports Committee.⁴⁶ 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.⁴⁷

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.'⁴⁸

Walsh died of a heart attack at Ballan in 1930 at the age of 67.⁴⁹ 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.'⁵⁰

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.⁵¹ In 1893, the young compositor accompanied his employer, Thomas A. Colebrook, to Ballan where he acquired the printing office of the *Ballan Times*.⁵² At the *Ballan Times*, business appears to have been successful because in 1895 the area for local news was extended to Gordon and Egerton.⁵³ 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'.⁵⁴ 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.⁵⁵

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.⁵⁶ Eventually, Robert Hamilton Inglis, proprietor of Baxter and Stubbs, Ballarat, agreed to publish *The Ballan News*. The first issue was released on 21 February 1957.⁵⁷

Although elderly, Philip Spencer remained the Ballan agent for all news items, advertisements and other features for the paper⁵⁸ 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.⁵⁹

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.*

56 *Ibid.*

57 *Ibid.*

58 *Ibid.*

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

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.⁶⁰

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.⁶¹ The work was carried out by the contractor, Torrance.⁶² 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 1860.⁶³ On October 1872, the foundation meeting of the Ballan Cricket Club was held (Photo 14).⁶⁴ 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 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.⁶⁵ The games were played on Wednesdays as this was an 'early closing' day.⁶⁶ 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.'⁶⁷

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.*

65 *Ibid.*

66 *Ibid.*

67 *Ibid.*, p.88.



Photo 14: 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.⁶⁸ Known as 'The Blues', the first game at the 'new' recreation reserve in Cowie Street took place on 8 May 1926 against Bacchus Marsh (Photo 15).⁶⁹ From 1928 until 1931, the Ballan Football Club was affiliated with the Dunnstown Association.⁷⁰ 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 1945.⁷¹



Photo 15: Ballan Football Club at the Recreation Reserve, 6 May 1926.

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

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

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

70 *Ibid.*

71 *Ibid.*

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.⁷² The Ballan Lawn Tennis Club was first established in 1888 with matches played on the ground 'in the Shire Hall enclosure.'⁷³ 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.⁷⁴ 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.⁷⁵

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.⁷⁶ 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.⁷⁷ Play commenced at the recreation reserve following the official opening of the green in 1939.⁷⁸ 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.⁷⁹

Other Sporting Clubs

Possibly in later years of the 20th 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 ANALYSIS

Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.

The Ballan Recreation Reserve, 1-5 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 Reserve (BLA09), 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.⁸⁰ It is characterised by the grassed sports ground, interwar timber pavilion (albeit altered) and stone gate piers with metal vehicular and pedestrian gates, together with more recent pavilions and other structures.

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.*

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

West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Ballan Recreation Reserve

Place No. BA124

ADDRESS: 1-5 Cowie Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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);⁸¹ Mt Egerton Recreation Reserve, Reserve Road East, Mt Egerton (gazetted in 1906);⁸² and Mount Wallace Recreation Reserve (gazetted in 1934).⁸³

At Morrisons, the Racecourse Reserve off Angees Road was first gazetted as a reserve for racing and general recreation purposes in 1873.⁸⁴ 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).⁸⁵ 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).⁸⁶ 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 1906.⁸⁷

There was also a cricket ground at the Spargo Creek springs reserve that was popular from the 1870s.⁸⁸ 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.

Most comparable to the Blackwood Cricket and Recreation Reserve, the Ballan Recreation Ground does not have the same aesthetically dramatic setting, and the loss of the boundary planting of Cypress have rendered it somewhat bare. It does however in its historical development have comparable historical and social value as demonstrated through the continued use and association with local sporting clubs and groups.

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

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 Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling

Place No. BA105

ADDRESS: 18 Duncan Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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
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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 - <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021</i>

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

The Edwardian timber dwelling at 18 Duncan Street, Ballan, constructed in 1902, is significant.

The non-original alterations and additions are not significant.

How is it significant?

The dwelling at 18 Duncan Street, Ballan, is of local historical and aesthetic significance to the Moorabool Shire.

Why is it significant?

The dwelling at 18 Duncan Street, Ballan has historical significance as an example of residential development for Ballan's working classes in the early 20th century. Built in c.1902 by local carpenter and undertaker, Frederick Joachion Mehrens, the dwelling is an historical legacy of the consolidation of housing in the early twentieth century as a result of the railway arriving in 1889, transforming the town from an outpost to a transport hub for agricultural produce. (Criterion A)

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PLACE NAME: Dwelling

Place No. BA105

ADDRESS: 18 Duncan Street, Ballan

Assessment Date: Feb 2016, updated May 2021

The dwelling at 18 Duncan Street is of local aesthetic significance as an unusual example of the Edwardian residential form at this scale 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 intact and contextually unusual design qualities. The design appears to reflect the aspirations of the original owner, Frederick Mehrens, providing an example his skills in house construction with which to attract future clients. (Criterion E)

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 (Photo 1).



Photo 1: Aerial map

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION: ¹

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 typical of the early 20th century 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

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.

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 1850.² 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.³ 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.⁴ 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.⁵ By 1872, the township had made further progress, with

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.

the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.⁶

By 1890, the population of Ballan had reached 400.⁷ 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.'⁸ 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.⁹ 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.¹⁰

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 1864.¹¹ With his wife, Elizabeth,¹² Knorr had also purchased the adjoining allotment 1 that had a frontage to Inglis Street.¹³ By the early 1870s, Knorr had built his family home on allotment 1, with the rear allotment 2 (subject site) comprising his rear yard.¹⁴

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.¹⁵ Several months later on 14 November 1901, she transferred ownership to her sister, Mrs Louise Henrietta Magdaline Mehrens.¹⁶ 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.¹⁷ It was in 1902 when Mehrens built this dwelling as his family home.¹⁸

F.J. Mehrens was the first son of Frederick Claus and Louise Henrietta Magdaline Mehrens (nee Knorr), having been born in Ballan in 1874.¹⁹ 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

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.

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/PO 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.

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PLACE NAME: Dwelling

Place No. BA105

ADDRESS: 18 Duncan Street, Ballan

Assessment Date: Feb 2016, updated May 2021

the undertaking business from his father before 1909.²⁰ One of F.J. Mehrens' larger commissions as a carpenter was the refurbishment of the Ballan Hotel in 1909.²¹

In 1898, F.J. Mehrens married Eva Tatnell Arnold of Myrtleford.²² 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).²³ 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.²⁴

In March 1916, Frederick and Eva Mehrens and their children relocated to Geelong.²⁵ The property at 18 Duncan Street was sold to Gilbert Cowan, farmer of Myrning.²⁶ He resided at the property and owned adjoining allotments 1 and 3 until his death in 1941.²⁷ At that time, the dwelling was described as 'a seven roomed wooden building with outbuildings and fencing.'²⁸

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

COMPARATIVE ANALYSIS

Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.

A small number of dwellings were constructed in the western region of the Moorabool Shire during the earliest years of the 20th century. Most of the Edwardian-era dwellings are modest in scale and form, and are of weatherboard construction often with gabled wings on one side and brick chimneys.

Other Comparable Edwardian Styled Dwellings in Ballan

The dwelling at 18 Duncan Street is one of a small group of weatherboard Edwardian era dwellings proposed for inclusion on the Heritage Overlay built in the early 20th century of moderate integrity in Ballan. The other dwellings include:

- 31 Atkinson Street, Ballan (BA084) (Photo 3): built 1911.³⁰ 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.
- 13 Fiske Street, Ballan (Proposed Fiske Street Heritage Precinct in West Moorabool Heritage Study): built in 1903-05:³¹ the asymmetrical, single storey dwelling has an elongated hipped roof

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.

31 Ibid., 1905-06.

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PLACE NAME: Dwelling

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form and a minor gabled wing and front post-supported skillion verandah. There are face brick chimneys with corbelled tops.

- 20 Fiske Street, Ballan (Proposed Fiske Street Heritage Precinct in West Moorabool Heritage Study): built 1910:³² 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 Fiske Street, Ballan (BA058) (Photo 4): built c.1910 and relocated to this site in c.1921-25:³³ 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, Ballan (BA006): built c.1900.³⁴ 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.



Photo 3: 31 Atkinson Street, Ballan, 2014.
Source: David Rowe.



Photo 4: 30 Fiske Street, Ballan, 2014.
Source: David Rowe.

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.

³² *Bacchus Marsh Express*, 10 November 1910.

³³ In the early 20th 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.

West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling

Place No. BA092

ADDRESS: 35 Edols Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes - Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The Victorian timber dwelling at 35 Edols Street, Ballan, constructed 1878-79, is significant.

The non-original alterations and additions are not significant.

How is it significant?

The dwelling at 35 Edols Street, Ballan, is of local historical and representative significance to the Moorabool Shire.

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 19th century. 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. (Criterion A)The dwelling has further historical significance as part of a class of surviving 19th century modestly scaled houses in Ballan built to accommodate Ballan's working class population. The historical

West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling

Place No. BA092

ADDRESS: 35 Edols Street, Ballan

Assessment Date: Feb 2016, updated May 2021

significance is embodied in the surviving physical fabric, including the 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 panelled timber door and transom, and the multi-paned timber framed double hung windows. (Criteria A and D)

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 (Photo 1).



Photo 1: Aerial map

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION:¹

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 non-original 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

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.

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 1850.² 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.³ 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.⁴ 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.⁵ By 1872, the township had made further

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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PLACE NAME: Dwelling

Place No. BA092

ADDRESS: 35 Edols Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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.⁶

By 1890, the population of Ballan had reached 400.⁷ 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.'⁸ 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.⁹ 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.¹⁰

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.¹¹ The first owner of the land was James Fallon in 1876, possibly on behalf of his brother, Patrick Fallon.¹² 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 1865.¹³ Unsuccessful, Fallon claimed to have been robbed of £40 on his return home.¹⁴ 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 Carroll) and Catherine (born 1868 at Gisborne), Catherine Sarah (who later became Mrs Sutherland).¹⁵ The Fallon family belonged to the Roman Catholic Church.¹⁶

In 1878-79, the dwelling at 35 Edols Street appears to have been constructed for Patrick Fallon's family and James Fallon.¹⁷ From this time, Patrick Fallon was a local contractor, tendering for commissions to build and metal roads and other infrastructure.¹⁸ James Fallon also pursued a similar occupation, but less frequently in the Ballan Shire. From the late 1870s until the early 20th century, Patrick Fallon was

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 20th century.

13 See *Ballarat Star*, 26 August 1865, p.4 & *Kilmore Free Press*, 31 August 1865.

14 *Ballarat Star, op.cit.*

15 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.

16 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.

17 Ballan Shire Rate Book, 1878-79, VPRS 5557/P0 Unit 45 PROV (Ballarat).

18 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.

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listed as the occupier of the dwelling at 35 Edols Street.¹⁹ He lived there with his family until his death in 1905, aged 78 years.²⁰ Mrs Mary Fallon was listed as the occupier at this time.²¹

In 1908, James Fallon sold the property to James Thomas Darcy, a saddler.²² 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 1886.²³ 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.²⁴ J.T. Darcy let the dwelling at 35 Edols Street to Mrs Maria Ellen Matthews, a widow, and the daughter of Mrs Mary Fallon.²⁵ In the ensuing years, she nursed her mother until Mary Fallon's death in 1919.²⁶ Maria Matthews inherited a third share of her mother's Estate.²⁷ This appears to have provided her with sufficient funds to purchase the dwelling at 35 Edols Street from J.T. Darcy in 1920.²⁸ Maria Matthews continued to reside at the property until it was sold to Herbert Arthur Tingate, a carpenter, in 1942.²⁹ The property was subdivided in 1979.³⁰

COMPARATIVE ANALYSIS

Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.

While there were a small number of large-scale pastoral homesteads developed in the western region of Moorabool Shire during the nineteenth century, considerably more prevalent throughout this area were smaller-scaled Victorian-era dwellings constructed between the 1860s and 1910s. These dwellings are a physical legacy of the varying socio-economic status of the original owners.

The majority of Victorian-era dwellings were single-storey, built of timber and were modestly-scaled with rudimentary detailing, being vernacular in design. Many of them were built with simple gabled forms and projected front verandahs. In the western region of the Moorabool shire, a notable number of these dwelling types survive in Ballan and Gordon.

There are no other Victorian dwellings located in Ballan currently listed on the Schedule to the Heritage Overlay of the Moorabool Planning Scheme. A number of comparable dwellings from this period are proposed for inclusion in the Heritage Overlay in the West Moorabool Heritage Study Stage 2A.

Other Similar modest Victorian Vernacular Dwellings in Ballan

Other modestly scaled, single storey, timber weatherboard, Victorian vernacular styled dwellings include those at:³¹

19 Ballan Shire Rate Books, op.cit., 1879, 1880, 1886, 1891, 1894, 1897, 1901-02 & 1903.

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

21 Ballan Shire Rate Book, op.cit., 1905.

22 Certificate of Title, op.cit.

23 See Town Plan of Ballan, op.cit.

24 Ballan Shire Rate Book, op.cit. 1910-11.

25 Ibid. & Fallon, Mary, Probate Administration files, op.cit.

26 Ibid.

27 Ibid.

28 Certificate of Title, op.cit.

29 Ibid.

30 Ibid., vol. 6568 fol. 412.

31 See heritage citations of the properties outlined for further details.

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- 34 Inglis Street, Ballan (BA002) (Photo4) (built c.1889), of moderate integrity.
- 42 Inglis Street, Ballan (BA005) (Photo 5) (built between 1874 and 1878), of moderate integrity.
- 56 Inglis Street, Ballan (BA009) (built c.1880), of moderate integrity.
- Former Police Residence, 172 Inglis Street, Ballan (BA051) (built c.1861), of moderate-high integrity, a more substantial construction than the other modest cottages.



Photo 4: Dwelling, 34 Inglis Street, Ballan, 2014. Source: David Rowe.



Photo 5: White Thorn, 42 Inglis Street, Ballan, 2014. Source: David Rowe.

While the dwelling at 35 Edols Street has experienced alterations and additions (mainly at the rear), its integrity is comparable to those at 34, 42 and 56 Inglis Street Ballan. The early design is clearly discernible and it is a representative example of the modest vernacular timber dwellings erected for working class people in Ballan (and more broadly, the municipality) in the late Victorian period.

West Moorabool Heritage Study (Stage 2a) Review, 2021**PLACE NAME:** State Savings Bank Dwelling

Place No. BA093

ADDRESS: 49 Edols Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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 - Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The State Savings Bank dwelling at 49 Edols Street, Ballan, constructed 1929, is significant.

Non-original alterations and additions are not significant.

How is it significant?

The State Savings Bank dwelling at 49 Edols Street, Ballan, is of local historical and aesthetic significance to the Moorabool Shire.

Why is it significant?

The State Savings Bank dwelling at 49 Edols Street has historical significance as an example of the modest, working class residential developments in Ballan township in the late 1920s. 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. Burrigge Leith, a Melbourne architect. (Criterion A)

West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: State Savings Bank Dwelling

Place No. BA093

ADDRESS: 49 Edols Street, Ballan

Assessment Date: Feb 2016, updated May 2021

The State Savings Bank dwelling at 49 Edols Street is aesthetically significant as one of four known Interwar timber 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 which is largely intact, although missing the original chimneys, and has had the roof cladding replaced. (Criterion E)

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 49 Edols Street containing the State Savings Bank dwelling as shown on the following map (Photo 1).



Photo 1: Aerial map

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION:¹

The State Savings Bank 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 (non-original) 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

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.

West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: State Savings Bank Dwelling

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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: State Saving Bank dwelling, 49 Edols 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 1850.² 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.³ 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.⁴ 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.⁵ By 1872, the township had made further

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.⁶

By 1890, the population of Ballan had reached 400.⁷ 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.'⁸ 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.⁹ 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.¹⁰

History of Dwelling

The State Saving Bank 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.¹¹ He had this house built on the western portion of the site in c.1929,¹² following the State Savings Bank's standard 'Type T42' design by G. Burrige Leith, Melbourne architect.¹³ Operated by the Bank in the 1920s and 1930s, the scheme provided a range of cottage types and plans designed by Leith.¹⁴ He created 56 standard timber designs in Victoria, generally of five main rooms.¹⁵ 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.¹⁶ 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 £800.¹⁷

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.*

16 *Ibid.*

17 *Ibid.*

TYPE NO. 42

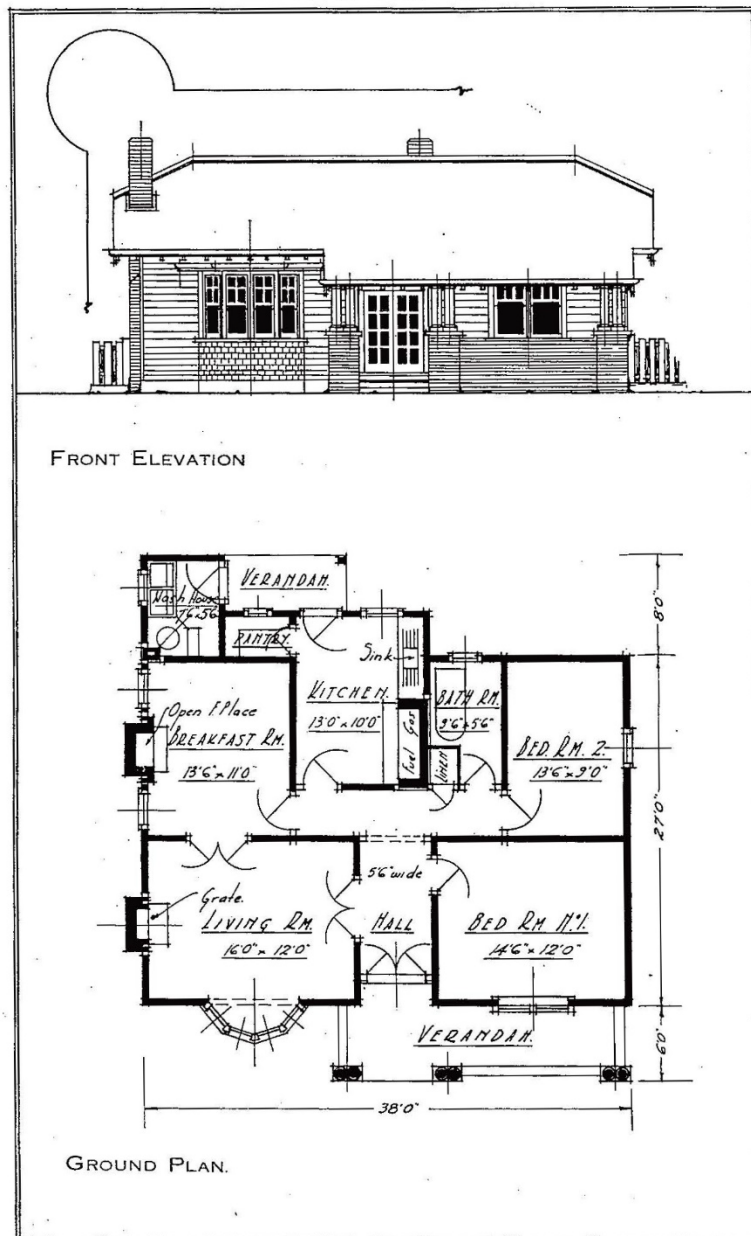


Figure 1: G. Burrige Leith, 'Type T42' Cottage Design.

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.

Dennis Wheelahan continued to reside at 49 Edols Street throughout the 1930s when the property had a net annual value of £20.¹⁸ 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).¹⁹ Dinny Wheelahan began work in his father's blacksmith shop in 1914. He continued his trade until 1985 at the age of 89 years.²⁰ Dinny Wheelahan was involved in a range of community

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.

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PLACE NAME: State Savings Bank Dwelling

Place No. BA093

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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.²¹



Photo 3: Dennis Wheelahan in his blacksmith's shop.
Source: *A Pictorial History of the Shire of Ballan*, p.157.

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Assessment Date: Feb 2016, updated May 2021

COMPARATIVE ANALYSIS

Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.

The interwar years witnessed further decline from the Edwardian-era in the construction of dwellings in the western region of the Moorabool Shire. Most of the interwar houses of significance are situated in Ballan which continued as a service centre for the nearby farms.

Another variation of the interwar Bungalow type at Ballan were the dwellings constructed as part of the State Savings Bank of Victoria's financial, design and construction scheme, which provided 56 standard timber designs by Melbourne architect G. Burridge Leith.

Other State Savings Bank Designs in Ballan

The State Savings Bank dwelling at 49 Edols Street is one of four surviving modest interwar Bungalows of timber weatherboard construction designed by G. Burridge 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 (BA087): Built in c.1929 for Walter Shimmen, blacksmith and motor mechanic, the dwelling represents the State Savings Bank's standard 'Type T31' design.²² 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 (Proposed Fiskin Street Heritage Precinct in West Moorabool Heritage Study): Built between 1931 and 1935 for Michael Brady, Postal Clerk,²³ the dwelling reflects the State Savings Bank's standard 'Type T2' design.²⁴ 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 Fiskin Street (Proposed Fiskin Street Heritage Precinct in West Moorabool Heritage Study): Built in c.1929-30 for Robert and Daphne McClelland,²⁵ the design and composition is suggestive of the State Savings Bank's standard 'Type 54' design.²⁶ 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.

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.

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PLACE NAME: State Savings Bank Dwelling

Place No. BA093

ADDRESS: 49 Edols Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Overall, the State Savings Bank 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. It is the only local example of this 'T42' State Savings Bank design known within Ballan, and while it has lost the original two chimneys and roof cladding (replaced with colourbond) it is considered to have sufficient integrity in its surviving fabric to be considered of comparable significance to other local examples.

West Moorabool Heritage Study (Stage 2a) Review, 2021**PLACE NAME:** Dwelling & former Bake House

Place No. BA058

ADDRESS: 30 Fisken Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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
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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 - Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021

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

The Edwardian timber dwelling at 30 Fisken Street, Ballan (relocated to this site c.1926) and the former stone bake house at the rear (constructed c.1871) are significant.

The non-original (post c.1926) alterations and additions to both buildings are not significant.

How is it significant?

The dwelling and former stone bake house at 30 Fisken Street, Ballan, is of local historical, representative and aesthetic significance to the Moorabool Shire.

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 20th century, being one of few bakeries operating in the town in the second half of the 19th century. Today, it is the only known surviving 19th century bakery building in the town. The historical significance is embodied in the surviving 19th century fabric, including the elongated hipped roof form, stone wall construction, single door opening and window openings. (Criterion A)

West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling & former Bake House

Place No. BA058

ADDRESS: 30 Fiskin Street, Ballan

Assessment Date: Feb 2016, updated May 2021

The dwelling at 30 Fiskin Street has historical significance for its associations with residential development for Ballan's working classes in the early 20th century. 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 20th century, a practice which has gained popularity from the late 20th century. (Criterion A)

The dwelling at 30 Fiskin Street is aesthetically significant as a good representative (and predominantly intact) example of an asymmetrical Edwardian styled timber dwelling in Ballan, despite being relocated to the site in the early 1920s, the physical fabric expresses the elements of this period and style of dwelling. These include the 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. (Criteria D and E)

Heritage Overlay Map

It is recommended that the heritage overlay is only applied to the site at 30 Fiskin Street as shown in blue shading on the following map (Photo 1).

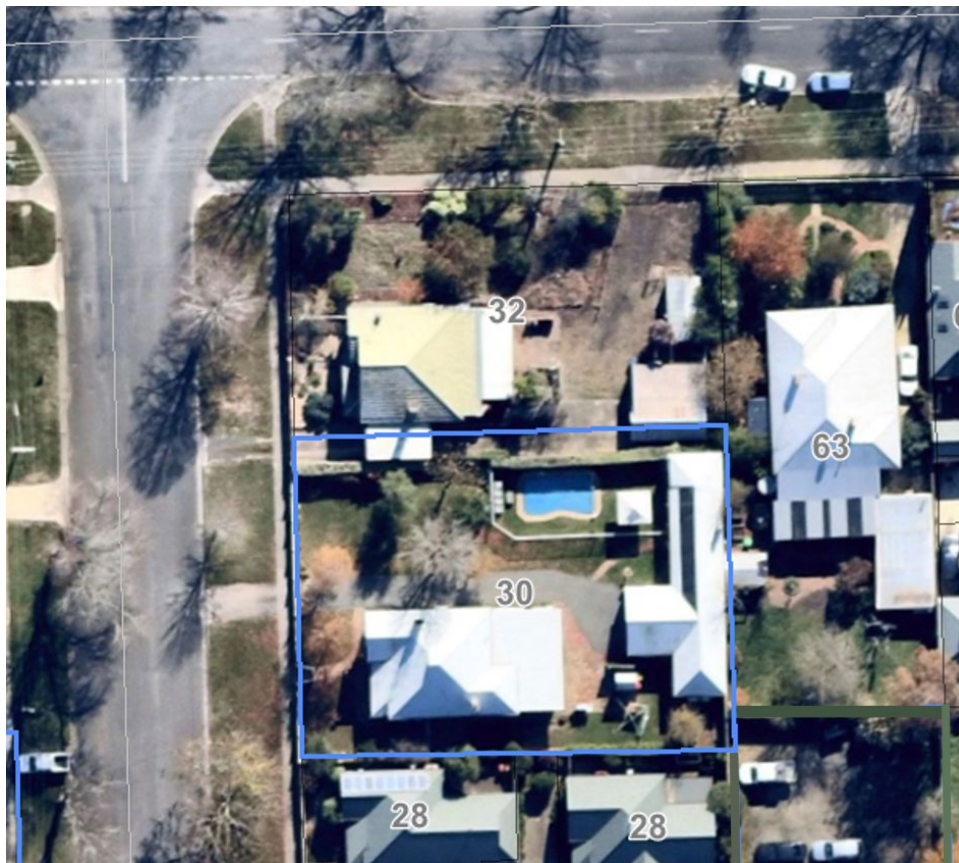


Photo 1: Aerial map

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION:¹

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.

West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling & former Bake House

Place No. BA058

ADDRESS: 30 Fisken Street, Ballan

Assessment Date: Feb 2016, updated May 2021

The dwelling at 30 Fisken Street, Ballan, is located on a contextually wide allotment, having originally formed part of a larger allotment with the property at 32 Fisken 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.



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

West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling & former Bake House

Place No. BA058

ADDRESS: 30 Fisken Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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 1850.² 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.³ 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.⁴ 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.⁵ 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.⁶

By 1890, the population of Ballan had reached 400.⁷ 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.'⁸ 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.⁹ 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.¹⁰

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 1851.¹¹ He sold the land to Robert Blair Denholm of Melbourne on 4 November 1853.¹² Seven years later on 8 September 1860, the land was purchased by James Roberts, a carrier of Ballan.¹³ He soon built a cottage near the front (Fisken Street) boundary.¹⁴ Roberts sold the cottage and land to James Charles and Isabella Smith on 6

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 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.

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PLACE NAME: Dwelling & former Bake House

Place No. BA058

ADDRESS: 30 Fisken Street, Ballan

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October 1866 for £39.¹⁵ They took out a mortgage of £100 from Edward Atkinson, a grazier and landowner in 1871,¹⁶ 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.¹⁷ 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 ...¹⁸

The property did not sell and in 1881 it was occupied by William Bastock, baker.¹⁹ 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.'²⁰

On 26 January 1888, the property was sold to Robert Fergus Marshall, a grazier.²¹ Born in Glasgow in c.1829, he had emigrated to Victoria by the 1860s.²² 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).²³ They had two children that were both born at Castlemaine: Elizabeth Henry (born 1879) and William (born 1880).²⁴

In the 1860s, R.F. Marshall was manager of C.H. Lyon's 'Ballanee' Run near Ballan.²⁵ 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).²⁶ 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 1886.²⁷

By 1891, Charles Dawson, baker, occupied the property at 30 Fisken Street.²⁸ He was followed by William R. Reeve, who in 1894 married Miss Helena Warhust.²⁹ 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.'³⁰ Arthur McKenna, baker, had taken up the bakery at 30 Fisken Street by 1901-02.³¹ On the death of R.F. Marshall on 6 November 1912, his Will gave the trustees of his Estate 'full authority and discretion to

15 Land Application No. 24730, op.cit.

16 Ibid.

17 Ibid.

18 *Bacchus Marsh Express*, 17 April 1880, p.2.

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.

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PLACE NAME: Dwelling & former Bake House

Place No. BA058

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sell' his properties, including 'The Old Bakehouse'.³² In August 1914, the bake house was sold to George Chambers, a draper of Kyneton.³³ It passed to his son, Hubert Randell Chambers of the 'Red House' drapery store (built in 1913) at 130 Inglis Street.³⁴ He had arrived from the family drapery at Avoca in 1910 to continue the family business in Ballan.³⁵ 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.³⁶ He recommenced business at 'The Red House' and on 28 August 1918, he married Miss Jessie Elizabeth Myers.³⁷ They took up residence in Simpson Street.³⁸

On 18 February 1921, Chambers sold the bake house to Hector Norman Flack.³⁹ It appears that he demolished the original cottage at the front of 30 Fiskin 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.⁴⁰ 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 £24.⁴¹ In 1936, the dwelling was sold to John Cuthbertson Hemingway, a hardware merchant.⁴² The rear of the dwelling and the former bake house were shown in an aerial image of the Ballan township at this time (Photo 3).

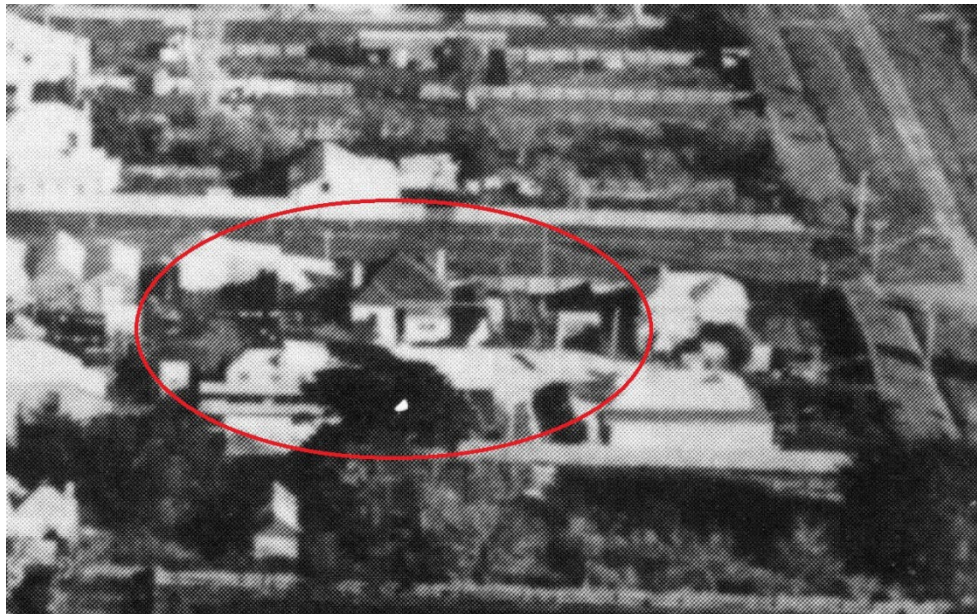


Photo 3: Rear view of dwelling (background) and the elongated hipped roofed bake house in the middle ground, 1936

Source: *A Pictorial History of the Shire of Ballan*, p.112.

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.

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.

Hemingway continued to reside at the property until it was sold to Ian Stewart Denhart, a grazier, in 1955.⁴³

COMPARATIVE ANALYSIS

Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.

Other Bakeries in Ballan

The other earliest bakeries in Ballan were at Flack's store formerly at 136 Inglis Street (replaced in 1859 by Ballan Hotel, BA040), and J. Adams's bakery in Inglis Street established by 1878 (closed in the early 1920s). In December 1858, Flack advertised 'for an experienced baker, for the country.'⁴⁴ The store (and bakery) no longer survives.

By 1878, Joe J. Adams had established a bakery in Inglis Street.⁴⁵ 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.'⁴⁶ 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'.⁴⁷ 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.⁴⁸ A gabled timber building with a projecting bracketed front verandah,⁴⁹ Elliott's bakery no long survives.

The former stone bake house at 30 Fisken Street is therefore the only bakery building of the 19th century surviving in Ballan.

Other Relocated Dwellings

Throughout the western region of the Moorabool Shire, anecdotal, historical and physical evidence indicates that a number of dwellings were relocated. After the peak of the gold rush in Ballarat, gold miners' cottages and other timber dwellings were transported beyond Ballarat to Melbourne and Geelong, and apparently, to parts of the Shire, such as Ballan and Bungaree. Similarly, slightly more substantial Victorian styled timber dwellings (of the conventional hipped roofed type) were transported from Ballarat and from parts of the Moorabool Shire from the late 19th century.

The timber Edwardian styled dwelling at 30 Fisken Street represents one of a small number of known relocated dwellings in Ballan. Throughout the 19th and early 20th 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.⁵⁰

43 Ibid., vol. 6066 fol. 043.

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.

At 11 Fisken Street, the timber Victorian vernacular styled dwelling was relocated to the existing site in c.1923.⁵¹ 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 the c.1950s.⁵² 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 1939-40.⁵³ These examples are all contributory graded places within proposed Fisken Street Heritage Precinct.

Other Edwardian Designed Dwellings

The dwelling at 30 Fisken Street is one of a small group of timber weatherboard Edwardian styled dwellings built in the early 20th century of moderate integrity in Ballan. The other dwellings include:

- 31 Atkinson Street, Ballan (BA084) (Photo 4): built 1911.⁵⁴ 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, Ballan (BA105) (Photo 5): built in 1902,⁵⁵ 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, Ballan (Proposed Fisken Street Heritage Precinct in West Moorabool Heritage Study): built in 1903-05,⁵⁶ 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, Ballan (Proposed Fisken Street Heritage Precinct in West Moorabool Heritage Study): built 1910,⁵⁷ 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.
- Girraween, 47 Inglis Street, Ballan (BA006): built c.1900.⁵⁸ 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.

51 See Fisken Street Heritage Precinct citation.

52 Ibid.

53 Ibid.

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.

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Place No. BA058

ADDRESS: 30 Fiskin Street, Ballan

Assessment Date: Feb 2016, updated May 2021



Photo 4: 31 Atkinson Street, Ballan, 2014.
Source: David Rowe.



Photo 5: 18 Duncan Street, Ballan, 2014.
Source: David Rowe.

Overall, the dwelling at 30 Fiskin Street has a similar asymmetrical composition as most of the other Edwardian dwellings in Ballan, the roughcast rectangular chimneys, typical of the interwar period representing the only indication that it was relocated to the existing site. It has moderate-high integrity.

West Moorabool Heritage Study (Stage 2a) Review, 2021**PLACE NAME:** Old Ballan Cemetery

Place No. BA107

ADDRESS: 5112 Geelong Ballan Road, Ballan

Assessment Date: Feb 2016, updated May 2021

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? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **Yes**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, 5112 Geelong-Ballan Road, Ballan is significant.

How is it significant?

The Old Ballan Cemetery, 5112 Geelong-Ballan Road, Ballan, is of local historical, representative and social significance to the Moorabool Shire.

Why is it significant?

The Old Ballan Cemetery, Geelong-Ballan Road, is historically significant as the first burial ground for the early pioneers of Ballan and was the only official burial site for the Ballan district from 1850 through to the opening of the New Ballan Cemetery in 1906. (Criterion A)

The cemetery is of further historical significance for the insight it provides into the composition of the Ballan community and the social divides evident in Ballan's early history. The cemetery is the final resting place of at least 300 pioneers and residents of Ballan and district, as well as the interment of

West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Old Ballan Cemetery

Place No. BA107

ADDRESS: 5112 Geelong Ballan Road, Ballan

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the Aboriginal chief, "King Billy", and demonstrates a range of social and spiritual divisions within the broader community in the nineteenth and early twentieth century. (Criterion A)

The Old Ballan Cemetery is of further significance as an intact (if rundown) example of a mid nineteenth century cemetery. Its early abandonment (c.1906) with the creation of the New Ballan Cemetery has allowed the key features of the cemetery to remain relatively undisturbed and intact. The elements which make this an excellent surviving example include the original 10 acre Reserve (reserved in 1851) and denominational division into four, one acre sections for the Church of England, Presbyterian, Roman Catholic and Other Denominations; the traditional boundary planting of English Hawthorn still evident on the north, east and western boundaries (largely superseded in most cemeteries by Pine or Cypress); the range of graves and grave surrounds, ranging in size and complexity from the sandstone vault of Thomas Henry Pyke, through to modest granite headstones in simple shapes and large number of unmarked graves; the early tree plantings on marked and unmarked graves including specimens of Funeral Cypress, Arizona Cypress, Bhutan Cypress and Stone Pine. (Criterion D)

The Ballan cemetery, 5112 Geelong-Ballan Road, is socially significant as it is recognised and valued by the Ballan community for cultural, spiritual and commemorative reasons, and for its continuing use as a place of burial for those whose estates are managed by the State Trustees. (Criterion 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 (Photo 1).



Photo 1: Aerial map

Source of base Map: Moorabool Shire Council, 2020.

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,

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PLACE NAME: Old Ballan Cemetery

Place No. BA107

ADDRESS: 5112 Geelong Ballan Road, Ballan

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with early English Hawthorn (*Crataegus mongyna*) hedging surviving on the northern, eastern and a portion of the western boundary fence. The cemetery entrance is defined by 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 sporadic early tree plantings of a range of conifers, including Funeral Cypress, Stone Pine, Arizona Cypress and Bhutan Cypress, as well as other introduced species.

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 2: Vault of Thomas Henry Pyke, 2009.



Photo 3: Side view of the vault of Thomas Henry Pyke, showing significant lean of the pedestal and obelisk, and substantially deteriorated base, 2009.



Photo 4: View looking north-east showing the open grassed grounds of the cemetery with scattered graves and trees.



Photo 5: Centrally located mature trees with graves within and surrounding the canopies.



Photo 6: Detail example of a headstone (Harriett Weller, died 1866 and Edward Weller, died 1889).



Photo 7: Detail example of a headstone (Emily Rose, died 1867, John Short, died 1871).



Photo 8: Views to more substantial graves in the Presbyterian section.



Photo 9: View of substantial grave in the Presbyterian section.



Photo 10: 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 1850.¹ 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.² 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.³ 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.⁴ 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.⁵

By 1890, the population of Ballan had reached 400.⁶ 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

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.'⁷ 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.⁸ 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.⁹

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.¹⁰ 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.¹¹

Another source suggests that the site of the cemetery was agreed upon by the Stieglitz and Atkinson families, 'as one mutually convenient to them.'¹²

On 28 May 1851, the cemetery was formally reserved, 15 months after the first burial at the site in March 1850.¹³ 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.¹⁴ 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).¹⁵

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.

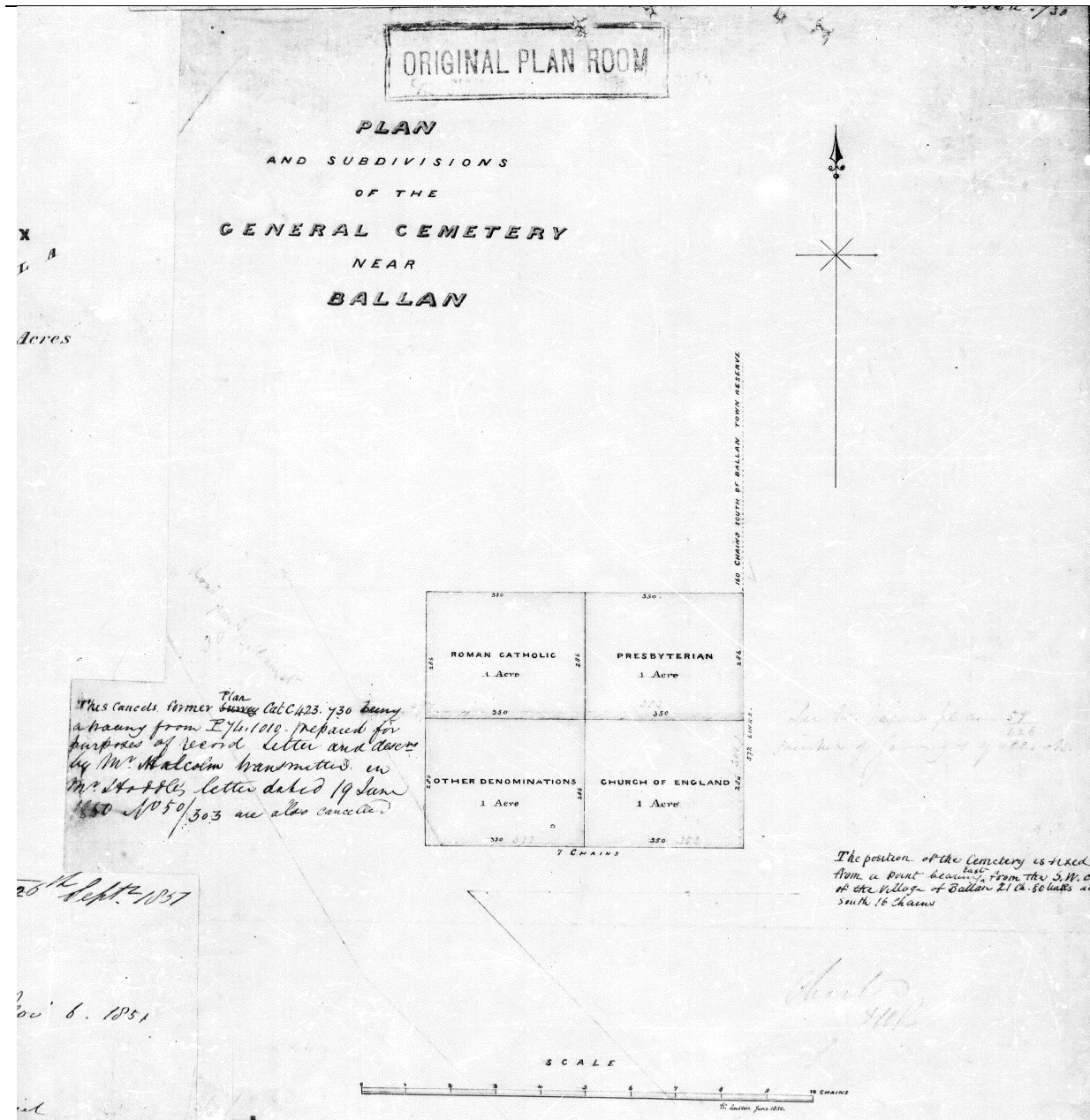


Figure 1: 'Plan and Subdivision of the General Cemetery near Ballan', 26 September 1851.

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.¹⁶ They prepared 13 rules and regulations for the cemetery that were published in the *Victoria Government Gazette* on 17 December 1861.¹⁷ 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).¹⁸ 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.'¹⁹ 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

16 *Victoria Government Gazette*, 10 July 1860, p.1271.

17 *Ibid.*, 17 December 1861, pp.2433-2434.

18 *Ibid.*

19 *Ibid.*

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a report defining the duties of the Sexton that was subsequently adopted.²⁰ Tenders were called for the office of Sexton and the first to take up the position was a Mr Headland.²¹ In 1874, William Spice was the successful tenderer as Sexton.²²

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.²³

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.²⁴ While a new cemetery was established within the Ballan township in April 1875, the old cemetery continued to take interments.²⁵

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.'²⁶ 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.²⁷

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.²⁸

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.²⁹ However, the cemetery trustees objected to the closure and so the Public Health Department decided that it remain open.³⁰ 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.'³¹ However, the trustees of the new cemetery refused to assume control of the old cemetery.³² A public meeting was soon held and James Cantwell, Dan Devlin and Eugene Cantwell were elected trustees of the old cemetery.³³

Burials at the Old Cemetery

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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.
32 *Ibid.*, 13 January 1916.
33 *Gordon, Egerton & Ballan Advertiser*, 28 January 1916.

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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).³⁴

In 1857, the cemetery became the final resting place of George Chewings who had been murdered by his mate, John Mason.³⁵ 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.³⁶

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 1840.³⁷ He died soon after his daughter and was interred in the family grave on 11 July 1850.³⁸ 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.³⁹ Captain Atkinson's wife, Elizabeth was buried in a separate plot with her daughter, Marion, in 1870.⁴⁰ Mrs Atkinson had lived a 'Ballan House' with her family until she built 'Carween' homestead in 1856.⁴¹

The Cantwell family of 'Hunterston' was also interred at the old Ballan Cemetery (Photo 11).⁴² Having arrived from Ireland in 1850, Phillip Cantwell died in 1857 and his second wife, Bridget Berhagra, in 1892.⁴³ 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).⁴⁴ In 1964, some 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 (Photo 12).⁴⁵

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.*

45 'Tour of Ballan', notes, National Trust of Australia (Victoria), n.d. p.3, Ballan Shire Historical Society collection.



Photo 11: 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.



Photo 12: 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 (Photo 13). 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.⁴⁶



Photo 13: Vault of Thomas Henry Pyke, 1966.

Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image jc000662.

The sandstone pedestal and obelisk marking Pyke's vault was the work of Nathaniel Brown (1815-1906), stonemason of Geelong.⁴⁷ Formerly of Nottingham, England, Brown came to Australia in 1854.⁴⁸ He was one of three important stonemasons in Geelong in the 19th century.⁴⁹ According to Nola McDonald and Robyn Doble, Brown's:

⁴⁶ Huggins, *op.cit.*

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.

... '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.'⁵⁰

Brown was responsible for the monument to Hugh Niven in 1839, being the first burial at the Eastern Cemetery, Geelong.⁵¹ He also prepared headstones at a range of other cemeteries including Queenscliff, Lethbridge and Ballan,⁵² and the private burial ground of the Gange family at Drysdale.⁵³ Brown's mason's yard was at the south-west corner of Ryrie and Gheringhap Streets.



Photo 14: 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.⁵⁴ John Purcell, a farmer in Stone Hut Lane, was interred at the cemetery in 1904, follow his wife, Dorothea (nee Cantwell).⁵⁵ 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.'⁵⁶

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

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.*

55 Huggins, *op.cit.*

56 *Ibid.*

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.⁵⁷

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 6th 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 21st July 1869 in the 75th 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 6th 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 diverted 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 2nd 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 26th 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 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 8th 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 19th 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

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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).⁵⁸

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.

"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.

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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."⁵⁹

COMPARATIVE ANALYSIS

Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.

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, and one of the largest.

There are currently only two cemeteries on the Schedule to the Heritage Overlay of the Moorabool Planning Scheme, Maddingley Cemetery (HO158) and Hopetoun Cemetery (HO16). Hopetoun Cemetery is unusual as a Catholic denominational cemetery associated with a chapel. The Reserve is relatively small, and has burials which date from c.1854, a range of graves and typical boundary planting of Monterey Cypress. Maddingley General Cemetery was opened in 1858 for Catholic and Church of England burials, and is a more substantial designed landscape with a high degree of integrity to the layout, landscape plantings and retains a cemetery residence.

Five cemeteries (including Old Ballan Cemetery) are proposed for inclusion on the Heritage Overlay by the West Moorabool Heritage Study Stage 2A.

Blackwood Cemetery (BLA12), reserved in 1860⁶⁰, comprising 8 acres is one of the earliest in the western region of the Moorabool Shire, and was developed to service the Blackwood Goldfield. The cemetery continues to be used, and retains a number of early graves of varying size and materials, grave surrounds and some early timber structures associated with the use of the cemetery. The

59 *The Age*, 19 January 2014.

60 *Victoria Government Gazette*, 22 June 1860, p.1164.

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replacement of plantings, fencing and beautification of the site has led to a reduction in its integrity to the nineteenth century.

Kerrit Bareet Cemetery (Gordons Burial Ground), Gordon (GOR44): 6 acres reserved in 1864 but reduced to 1 ¼ acres in 1867. The cemetery was closed for burials in 1891.⁶¹

New Gordon Cemetery (GOR005): 10 acres reserved in 1867.⁶²

Ballan New Cemetery (BA104): 6 acres, reserved in 1875 fronting Gosling Street as a second cemetery in Ballan, closer to the township.⁶³ The new Ballan Cemetery retains a high degree of integrity to the nineteenth century, and retains plantings, original gravestones and structures, but has a continuing use as a cemetery without compromising its sense of place.

The Old Ballan Cemetery is comparable in integrity to others proposed for inclusion in the Heritage Overlay, such as Blackwood and New Ballan, but is of particular interest for its surviving plantings and range of very early memorials, which are more comparable to those already included in the Heritage Overlay such as Maddingley and Hopetoun Cemeteries. It is the earliest surviving cemetery within the study area and has a higher degree of integrity others, such as than the Kerrit Barreet Cemetery at Gordon, or the Gordon Cemetery.

⁶¹ J. Huggins, 'The Gordon Pioneer Cemetery' in *The Settler*, vol.7, no.10, June 2005.

⁶² Parish of Moorabool West plan, part 1, 1942, VPRS 16171, PROV.

⁶³ *Ibid.*, 16 April 1875, p.750.

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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? **Yes**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **Yes**Fences &/or Outbuildings of Note? **Yes - former octagonal robing room & gabled sexton's building**Prohibited Uses May be Permitted? **No**Incorporated Document **No****Other Recommendations****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The Ballan New Cemetery, located in Gosling Street, Ballan, gazetted as Ballan's second burial ground in 1875, is significant.

Features which contribute to the significance include the layout of the cemetery into denominational sections, the pathways and vehicular drives, all graves, headstones, surrounds, the octagonal robing room, the sexton's building, all mature trees (including the perimeter planting of Monterey Cypress and specimen plantings of exotic trees within the reserve).

The non-original alterations and additions are not significant. These include modern fencing and gates, recent plantings, immature Elm tree suckers located on the norther boundary and all modern and temporary structures.

How is it significant?

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The Ballan New Cemetery, Gosling Street, Ballan, is of local historical, representative and social significance to the Moorabool Shire.

Why is it significant?

The Ballan New Cemetery, Gosling Street, is historically significant as an enduring record of those who have lived and died within the Ballan district from c.1875, when the Ballan New Cemetery site, of 6 acres was reserved as a second burial ground for Ballan, as the earlier cemetery (located at 5112 Geelong-Ballan Road [reserved in 1851]) was considered too distant and 'too wet'. It is of further historical significance as a record of the burials of individuals and families who made important contributions to their communities. (Criterion A)

The layout and arrangement of the design, and attempts by local shire engineer to 'beautify' the site in 1877, as evidenced by the paths, layout and tree planting demonstrates the importance which the community placed on the burial grounds in the Victorian period, and also, the range of social and spiritual divisions within the broader community in the nineteenth and early twentieth century. (Criterion A)

The cemetery demonstrates the principal characteristics of the late nineteenth century burial ground, including the neat arrangement of graves into traditional denominational areas, divided by paths; a boundary planting of a dark foliage – in this case, Monterey Cypress (although these may have replaced an earlier planting, and date from the twentieth century), and a range of specimen trees associated with individual grave sites, including specimens of Blue Atlantic Cedar, Arizona Cypress, Funeral Cypress and Western Cedar. Other plantings are more unusual and less often seen, reflecting the local Shire Engineer (French born architect and artist, Louis Le Gould) who designed a 'beautification scheme' for the site in 1877. The designs expressed in gravestones, grave statuary and surrounds of different materials is also typical of the period. The modest timber buildings (sexton's building and robing room) are of a standard design, and intact, although unusual to be found within the municipalities surviving cemeteries. (Criterion D)

The Ballan New Cemetery, Gosling Street, is socially significant for its continuous and ongoing use and association by the Ballan community for cultural, spiritual and commemorative reasons. (Criterion G)

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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 (Photo 1).



Photo 1: Aerial map

Source of base Map: Moorabool Shire Council, 2020.

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 19th 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

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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 mature specimens of *Thuja plicata* (Western Cedar), *Cedrus atlantica f. glauca* (Blue Atlantic Cedar), *Chamaecypraris funebris* (Funeral Cypress), *Cupressus arizonica* (Arizona Cypress) and other trees.



Photo 2: Main entrance to cemetery (east end on south boundary), 2014.



Photo 3: View of graves in Presbyterian Block B (immediately west of the east driveway), 2014.



Photo 4: 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 5: Vault of the Inglis family, 2014.

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Photo 6: Vault of Dugald MacPherson and family, 2014.



Photo 7: Examples of other graves in the lower section of the cemetery, 2014.



Photo 8: View of lawn section on east side of cemetery, 2014.



Photo 9: Former Robing Room, near main entrance, 2014.



Photo 10: Former Sexton's building, near main entrance, 2014.



Photo 11: Memorial niche wall in lawn section, 2014.

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Photo 12: View along main driveway looking north to shed, 2014.



Photo 13: View along west driveway to shipping container and park-like setting in background, 2014.

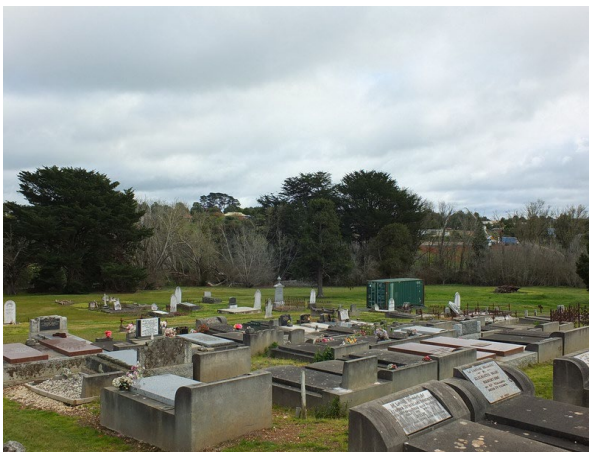


Photo 14: View looking north-west to graves and lower park-like setting, 2014.



Photo 15: 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 1850.¹ 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.² 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.³ 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

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.

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.⁴ 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.⁵

By 1890, the population of Ballan had reached 400.⁶ 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.'⁷ 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.⁸ 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.⁹

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.¹⁰ 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.¹¹

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.¹² 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.¹³

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.*

12 *Victoria Government Gazette*, 16 April 1875, p.750.

13 *Bacchus Marsh Express*, 24 April 1875.

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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.¹⁴

By October 1875, a plan of the new cemetery showing the locations of grave plots had been prepared, along with 16 rules and regulations.¹⁵ 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 7th 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.¹⁶

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.'¹⁷ Brick graves or vaults were required to be erected under the direction of the surveyor.¹⁸

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.¹⁹ 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 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 £20.²⁰

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

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.

20 *Ibid.*, 20 October 1877.

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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 (Figure 1) (the lawn and Lutheran sections formed part of a later extension of the cemetery as discussed later).

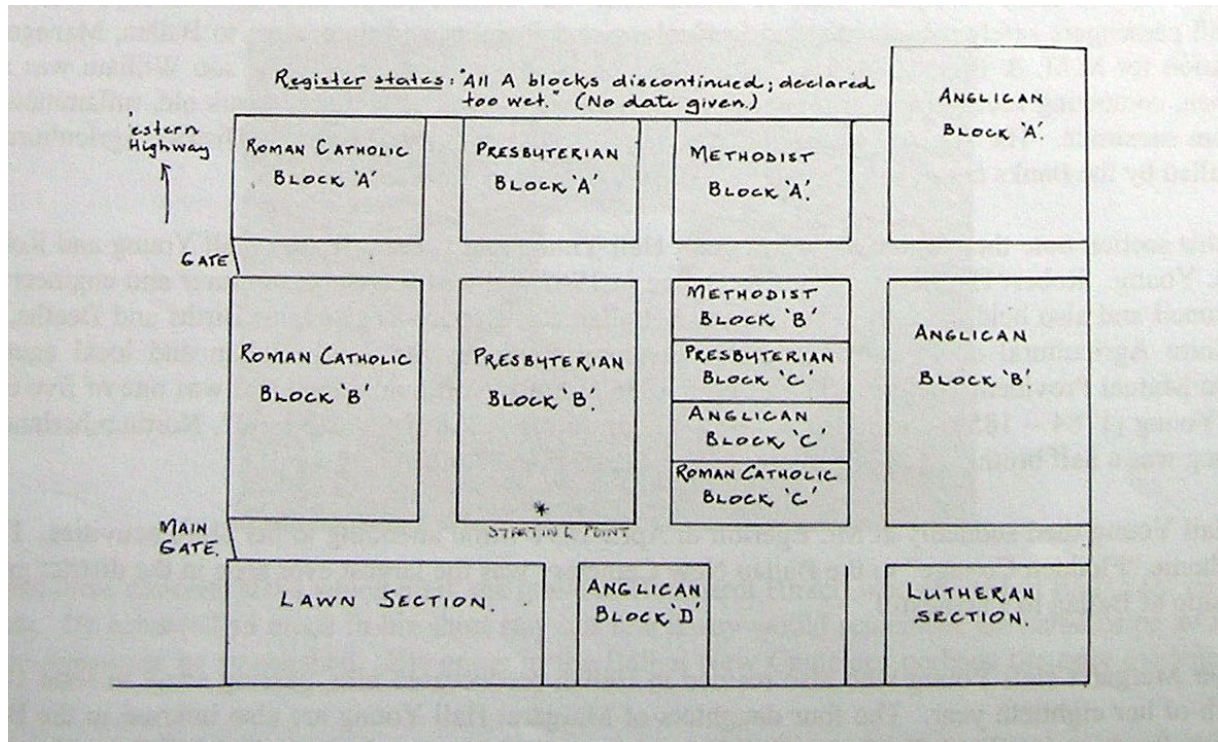


Figure 1: 'Plan of the Ballan New Cemetery. Source: J. Huggins, *The Settler*, December 2011. North is to the right.

Born in France, Louis Le Gould was first recorded as an artist in 1856-57 at 86 Collins Street East.²¹ 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.²² In 1861, he was employed by the Queensland Roads Branch to prepare plans for bridges over the Condamine River and Myall Creek.²³ Licensed as a surveyor in April 1862, Le Gould practised in Brisbane as a civil engineer and surveyor, being responsible for the surveying of the Central Queensland townships of Marlborough and Peak Downs.²⁴ 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

²¹ 'Louis Le Gould', Design and Arts Australia Online, <http://www.daao.org.au/bio/louis-g-le-gould/biography/>

²² Ibid.

²³ D. Watson & J. McKay, *Queensland Architects of the 19th Century: A Biographical Dictionary*, Queensland Museum, Brisbane, 1994, p.113.

²⁴ Ibid.

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.²⁵

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.²⁶ 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.'²⁷

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.²⁸ 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.²⁹ At the new Ballan Cemetery, this might have included a Classical symmetrical layout and ordered landscape.³⁰ Le Gould resigned in 1878 to take up an appointment in connection with the Exhibition Building, Melbourne.³¹

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).³² Five years later in 1887, Edward Blake and Andrew Young replaced George Flack junior and Dugald Macpherson who had been appointed Trustees in earlier years.³³ 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.³⁴

In 1893, a timber octagonal robing room was constructed (Photo 16).³⁵ Income was raised to help fund the robing room through the sale of grass in the cemetery in two lots.³⁶ Tenders were also called 'for stripping grass off side paths and metalling and gravelling.'³⁷ Fir trees had been planted in previous years and these young trees were 'to be secured by being firmly staked and roped.'³⁸

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 19th century and particularly during the second half of the 19th 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.

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.*

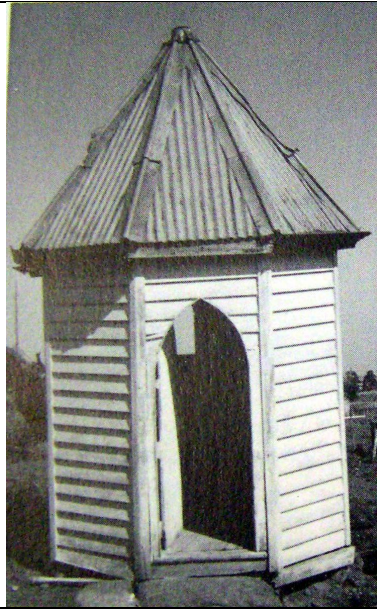


Photo 16: Robing Room, Ballan New Cemetery, c.1989.

Source: *A Pictorial History of the Shire of Ballan*, p.36.

The earliest known Sexton at the new Ballan cemetery was Frederick Knorr in 1894.³⁹ 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.⁴⁰

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).⁴¹ The sexton was R. Shimmon.⁴² Arthur Blake was elected chairman of the Trustees in 1915, an office he had earlier held in 1913-14.⁴³

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.'⁴⁴ However, the Trustees for the new cemetery refused to assume control of the old cemetery.⁴⁵ 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.⁴⁶ Further trees were removed on the eastern boundary in 1917, 'with a view to planting a cypress hedge on that boundary.'⁴⁷ 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.'⁴⁸

39 *Ibid.*, 14 July 1894, p.3.

40 *Ibid.*

41 *Ballan Times*, 2 April 1914.

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.

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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.'⁴⁹ The land was subsequently temporarily reserved from sale in 1944.⁵⁰ 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.⁵¹ At this time, Ballan averaged 16 burials a year but there had only been two by May.⁵²

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.⁵³ 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 \$2,077.⁵⁴

Burials at the Ballan New Cemetery⁵⁵

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 kindly leave their subscriptions at the Commercial Bank, with as little delay as possible, so that the matter may be settled at once.⁵⁶

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.

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.

56 *Bacchus Marsh Express*, 1 December 1877, p.3.

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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.⁵⁷ 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.⁵⁸

COMPARATIVE ANALYSIS

Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.

The Ballan New Cemetery is one of 12 public cemeteries in the western region of the Moorabool Shire.

There are currently only two cemeteries on the Schedule to the Heritage Overlay of the Moorabool Planning Scheme, Maddingley Cemetery (HO158) and Hopetoun Cemetery (HO16).

Only five (including New Ballan Cemetery) are proposed for inclusion on the Heritage Overlay by the West Moorabool Heritage Study Stage 2A.

Blackwood Cemetery (BLA12), reserved in 1860⁵⁹, comprising 8 acres is one of the earliest in the western region of the Moorabool Shire, and was developed to service the Blackwood Goldfield. The cemetery continues to be used, and retains a number of early graves of varying size and materials, grave surrounds and some early timber structures associated with the use of the cemetery. The replacement of plantings, fencing and beautification of the site has led to a reduction in its integrity to the nineteenth century.

⁵⁷ P. Taylor, 'Pro deo et patria: a survey of Victoria's Boer War Memorials', Master of Arts (Public History) thesis, Monash University, 1997.

⁵⁸ Ibid.

⁵⁹ *Victoria Government Gazette*, 22 June 1860, p.1164.

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PLACE NAME: Ballan New Cemetery

Place No. BA104

ADDRESS: Allot. 2 Sec. 41, TOWNSHIP OF BALLAN, Gosling Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Kerrit Bareet Cemetery (Gordons Burial Ground) (GOR44): 6 acres reserved in 1864 but reduced to 1 ¼ acres in 1867. The cemetery was closed for burials in 1891.⁶⁰

New Gordon Cemetery (GOR005): 10 acres reserved in 1867.⁶¹

Old Ballan Cemetery (BA107), the earliest (c1851) and one of the largest reserves, of 10 acres. The old Ballan Cemetery was primarily used between 1851 and 1875, when most burials transferred to the new cemetery in Gosling Street, closer to the township.⁶² The Old Ballan cemetery is in poor condition, but retains a range of elements including grave statuary, surrounds, tree plantings and the original denominational layout.

⁶⁰ J. Huggins, 'The Gordon Pioneer Cemetery' in *The Settler*, vol.7, no.10, June 2005.

⁶¹ Parish of Moorabool West plan, part 1, 1942, VPRS 16171, PROV.

⁶² *Ibid.*, 16 April 1875, p.750.

West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling

Place No. BA002

ADDRESS: 34 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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 - Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The Late Victorian timber dwelling at 34 Inglis Street, Ballan, constructed c.1889, is significant.

The non-original alterations and additions are not significant.

How is it significant?

The dwelling at 34 Inglis Street, Ballan, is of local historical and representative significance to the Moorabool Shire.

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 19th century. 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. (Criterion A)

The dwelling has further historical significance as part of a class of surviving 19th century modestly scaled houses in Ballan built to accommodate Ballan's working class population. The historical significance is embodied in the surviving physical fabric, including the simple gabled roof form that

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PLACE NAME: Dwelling

Place No. BA002

ADDRESS: 34 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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 (one of which survives) and the narrow eaves and symmetrical arrangement typical of workers housing built in Ballan after the arrival of the railway in 1889. (Criteria A and 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 (Photo 1)



Photo 1: Aerial map

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION:¹

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.

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.

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. A recent fire removed the rear skillion additions on the east side and to the rear. 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 (although one window appears to have been destroyed in the recent fire. 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 1850.² 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.³ 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.⁴ 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.⁵ 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.⁶

By 1890, the population of Ballan had reached 400.⁷ 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.’⁸ 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.⁹ From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were

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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PLACE NAME: Dwelling

Place No. BA002

ADDRESS: 34 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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.¹⁰

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.¹¹ In early May 1890, these allotments, together with adjoining allotment 3 to the north, were transferred to Henry Wilhelme (c.1837-1913), a groom.¹² With his wife, Charlotte (nee Butler) (c.1837-1912), the German immigrant first appears to have come to Ballan in the 1870s.¹³ It was here that his three children were born: Fanny Charlotte (born 1877), William Henry (born 1879) and Frederick Richard (born 1883).¹⁴

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 1889.¹⁵ By November 1890, the property was widely recognised in the township, being colloquially known as 'Wilhelm's corner'.¹⁶ Throughout the ensuing 10 years, Wilhelm's occupation was as a labourer.¹⁷ 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.¹⁸

Two years were to elapse before Wilhelme's property was sold to John and Cornelius Robert Hishon.¹⁹ John Hishon was a horse breaker and livestock dealer,²⁰ and in 1914 he was the local agent for Coghlan, Boase and Co., Ballarat.²¹ In 1918, John Hishon became sole proprietor of the property.²² It was sold to Frederick Thomas Dowsett in 1953.²³

COMPARATIVE ANALYSIS

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 Wilhelme 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.

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.

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PLACE NAME: Dwelling

Place No. BA002

ADDRESS: 34 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.

While there were a small number of large-scale pastoral homesteads developed in the western region of Moorabool Shire during the nineteenth century, considerably more prevalent throughout this area were smaller-scaled Victorian-era dwellings constructed in townships between the 1860s and 1910s. These dwellings are a physical legacy of the varying socio-economic status of the original owners.

The majority of Victorian-era dwellings were single-storey, built of timber and were modestly-scaled with rudimentary detailing, being vernacular in design. Many of them were built with simple gabled forms and projected front verandahs. In the western region of the Moorabool shire, a notable number of these dwelling types survive in Ballan and Gordon

Other Similar modest Victorian Vernacular Dwellings in Ballan

Other modestly scaled, single storey, timber weatherboard, Victorian vernacular styled dwellings include those at:²⁴

- 35 Edols Street (BA092) (Photo 2) (built 1878-79), of moderate integrity.
- White Thorn, 42 Inglis Street (BA005) (Photo 3) (built between 1874 and 1878), of moderate integrity.
- 56 Inglis Street (BA009) (built c.1880), of moderate integrity.
- Former Police Residence, 172 Inglis Street, Ballan (BA051) (built c.1861), of moderate-high integrity, a more substantial construction than the other modest examples.

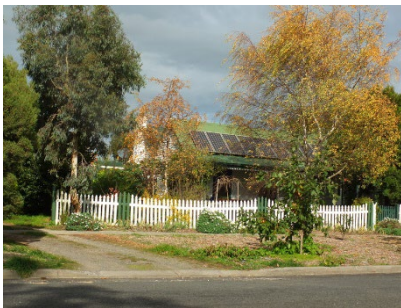


Photo 2: Dwelling, 35 Edols Street, Ballan, 2014.
Source: David Rowe.



Photo 3: White Thorn, 42 Inglis Street, Ballan, 2014.
Source: David Rowe.

While the dwelling at 34 Inglis Street has experienced alterations and additions at the rear (as have most of the comparable dwellings), its early design is clearly discernible and it continues to be representative example of a timber Victorian vernacular styled dwelling of its type surviving in Ballan.

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PLACE NAME: Dwelling

Place No. BA004

ADDRESS: 36 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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 - Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The Late Victorian dwelling at 36 Inglis Street, Ballan, constructed c.1895-97, is significant.

The non-original alterations and additions, including the stone walls and front fence, are not significant.

How is it significant?

The dwelling at 36 Inglis Street, Ballan, is of historical and aesthetic significance to the Moorabool Shire.

Why is it significant?

The dwelling at 36 Inglis Street is of historical significance for its associations with the class residential developments in the central Ballan township in the 19th century. Built in c.1895-97 for Robert Denholm Jr., labourer and later farmer, the dwelling was the home of numerous tenants throughout the early 20th century. (Criterion A)

The dwelling is of aesthetic significance as an unusual local example of the Victorian Italianate style and detailing applied to a late nineteenth century working class dwelling. The Italianate style is expressed in

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Assessment Date: Feb 2016, updated May 2021

both the form and detailing of the residence, with typical features including the asymmetrically composed portion, with transverse gabled roof form, front projecting gabled wing and a faceted bay window (with hipped concave roof), front convex post-supported verandah and modest 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. The dwelling at 36 Inglis Street is unlike the majority of dwellings constructed for the working class in Ballan in the late nineteenth century, which usually take a hipped main roof form, sometimes with a projecting gable, with modest decoration and simple forms. (Criterion E)

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 (Photo 1).



Photo 1: Aerial map

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION:¹

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

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.

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 defined 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 1850.² 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.³ 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.⁴ 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.⁵ By 1872, the township had made further

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.⁶

By 1890, the population of Ballan had reached 400.⁷ 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.'⁸ 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.⁹ 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.¹⁰

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 1872.¹¹ In 1874, she sold the unimproved allotment to William Henry Cutts, Adolph Hermann Ennis and Charles Swan.¹² Several years later on 19 December 1891, the land was purchased by Aldis Gosling, butler and hawker.¹³ He also does not appear to have developed the site.¹⁴

Gosling sold the site to Robert Denholm junior (1864-1936) on 1 March 1893.¹⁵ Denholm married a Mary Witnish (1872-1951) in October of 1893¹⁶ 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.¹⁷

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 £18.¹⁸ 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.¹⁹ By 1901-02, the property was leased to John M. Sutherland, a

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.

15 Certificate of Title, *op.cit.* For genealogical details, see 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 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

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PLACE NAME: Dwelling

Place No. BA004

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butcher.²⁰ 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.²¹

On 26 April 1902, Robert Denholm sold the property at 36 Inglis Street to Michael Walsh, a grazier.²² He had acquired the adjoining allotment (lot 7) in 1890.²³ 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 £100.²⁴ 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 £150.²⁵

Caroline Walsh's property at 36 Inglis Street was bequeathed to her husband, James Henry Walsh (son of Michael Walsh).²⁶ Born at Wyndham near Werribee in 1863, he spent his childhood years at 'Tregothnan' Homestead where his father was employed as an overseer.²⁷ 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.²⁸ The following month in November 1884, he was appointed a Commissioner of the Supreme Court.²⁹ Walsh was made a Sheriff's Substitute in July 1885.³⁰ Ten years later on 2 September 1895, Walsh was dismissed from his position as legal clerk, having been charged with embezzling £22.³¹ 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

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.

³¹ Ibid., 6 September 1895, p.3157. See also *Sydney Morning Herald*, 3 September 1895, p.5.

West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling

Place No. BA004

ADDRESS: 36 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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 8th 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.³²

J.H. Walsh married Miss Caroline Ahern, daughter of Daniel and Catherine Ahern.³³ 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.³⁴ Throughout the remainder of his working life, Walsh was a commission agent.³⁵ 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 Korweinguboorra Sports Committee.³⁶ 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.³⁷

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.'³⁸

Walsh died of a heart attack at Ballan in 1930 at the age of 67.³⁹ 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.'⁴⁰

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.⁴¹

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.

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.

Walsh sold the property to Mrs Catherine Fraser on 24 October 1924.⁴² She let the dwelling during her ownership, with the last tenant prior to her death in 1941 being W. Blackmore.⁴³ 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 £400.⁴⁴

COMPARATIVE ANALYSIS

Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.

While there were a small number of large-scale pastoral homesteads developed in the western region of Moorabool Shire during the nineteenth century, considerably more prevalent throughout this area were smaller-scaled Victorian-era dwellings constructed between the 1860s and 1910s. These dwellings are a physical legacy of the varying socio-economic status of the original owners.

A variation on the Victorian stylistic type that was adopted in the construction of dwellings in the Shire from the late 1860s until the early 20th century was the Victorian Italianate style. These dwellings were defined by traversing principal hipped or gabled roof forms, with projecting steeply-pitched gabled or hipped wings and verandahs at the front, the front gabled wings often featuring bay windows. The Victorian Italianate style was rarely applied to working class dwellings, and was more commonly associated with the middle or merchant class developments within the shire.

Other Similar Victorian Styled Dwellings in Ballan

The most comparable dwellings within Ballan to the house at 36 Inglis Street are the former Uniting Church (Presbyterian) Manse at 73 Inglis Street (BA014) and the dwelling known as Girraween at 47 Inglis Street (BA006). Although the manse at 73 Inglis Street was constructed over 30 years earlier,⁴⁵ 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 20th 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.1900,⁴⁶ is more typical of the style and form of working class housing established in the late nineteenth century in Ballan, but has additional decorative features. The roof is a traversing hipped roof form (unlike the dwelling at 36 Inglis Street) but a projecting minor gabled wing at the front featuring decorative timber bargeboards is evident (like the dwelling at 36 Inglis Street). This dwelling also has a return front verandah, having replaced an early front projecting verandah.

Other comparable local 19th century dwelling examples which feature a traversing steeply pitched gable roof form and projecting minor gable and verandah include:

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.

West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling

Place No. BA004

ADDRESS: 36 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

- 18 Duncan Street (BA105) (Photo 2) (built 1902 – predominantly intact),⁴⁷ 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).
- Westcott, 188 Inglis Street (BA054) (Photo 3) (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).



Photo 2: 18 Duncan Street, Ballan, 2014.
Source: David Rowe..



Photo 3: Girraween, 47 Inglis Street, Ballan, 2014.
Source: David Rowe

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 19th century dwellings in the town. Apart from the much earlier (c.1860) 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.

West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: White Thorn

Place No. BA005

ADDRESS: 42 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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 - Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021****STATEMENT OF SIGNIFICANCE:****What is Significant?**

White Thorn at 42 Inglis Street, Ballan, constructed between 1874 and 1878 is significant.

The front fence and outbuildings are not significant. The non-original alterations and additions are not significant.

How is it significant?

White Thorn at 42 Inglis Street, Ballan, is of local historical, representative and aesthetic significance to the Moorabool Shire.

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 19th century. Built between 1874 and 1878 for Emile Edward Plovier, labourer, the dwelling was the home of several labourers in the 20th century. The historical significance is embodied within the fabric of the dwelling. The arrival of the railway in 1889 led to an increase in more sophisticated forms of working-class housing, with a predominance of hip roofs with a single projecting gable and more decorative detailing. (Criterion A)

West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: White Thorn

Place No. BA005

ADDRESS: 42 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

White Thorn is aesthetically significant as a good representative example of a class of modestly scaled, gabled, timber weatherboard Victorian vernacular styled dwellings that reflect Ballan's working-class residential development. The principal characteristics of this class of place are represented in the fabric, particularly 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 eaves, face brick chimney (with external chimney breast), central front doorway with a four panelled timber door and the timber framed double hung windows. (Criteria E and D)

Heritage Overlay Map

It is recommended that the heritage overlay to the curtilage as shown on the following map:



Photo 1: Aerial map.

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION:¹

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, including a modern garage located immediately to the west of the cottage. The large side portion of the site is screened at the front (on the southern boundary) by exotic 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 1850.² 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.³ 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.⁴ 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.⁵ 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.⁶

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 400.⁷ 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.'⁸ 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.⁹ 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.¹⁰

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 1874.¹¹ The existing cottage appears to have been built between 1874 and 1878.¹² In 1879, Plovier also purchased the adjoining allotment 3 that now comprises the large treed yard to the west of the dwelling.¹³

Emile Edward Plovier was born in Richmond, Victoria, in 1857 to French-born Alphonse and Rosalie (nee Noury) Plovier.¹⁴ 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 (Photo 2).

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.

Photo 2: Advertisement by Gosling and Plovier, Tanners and Curriers in the *Bacchus Marsh Express*, 3 October 1868, p.4.

<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> 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).

<sup>13</sup> Certificate of Title, 23 June 1879, vol. 1112, fol. 366, PROV.

<sup>14</sup> *Victorian Births, Deaths and Marriages Indexes*, Department of Justice, Melbourne.

## West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: White Thorn

Place No. BA005

ADDRESS: 42 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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 ANALYSIS

*Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.*

While there were a small number of large-scale pastoral homesteads developed in the western region of Moorabool Shire during the nineteenth century, considerably more prevalent throughout this area were smaller-scaled Victorian-era dwellings constructed between the 1860s and 1910s. These dwellings are a physical legacy of the varying socio-economic status of the original owners.

The majority of Victorian-era dwellings were single-storey, built of timber and were modestly-scaled with rudimentary detailing, being vernacular in design. Many of them were built with simple gabled forms and projected front verandahs. In the western region of the Moorabool shire, a notable number of these dwelling types survive in Ballan and Gordon

### 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, Ballan (BA092) (built 1878-79), of moderate integrity.
- 34 Inglis Street, Ballan (BA002) (Photo 2) (built c.1889), of moderate integrity.
- 56 Inglis Street, Ballan (BA009) (built c.1880), of moderate integrity.

The former police residence at 172 Inglis Street, Ballan (BA051) is also comparable to White Thorn. 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

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<sup>15</sup> 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.

<sup>16</sup> *Ibid.*, 14 February 1871, p.3 & 12 September 1874.

<sup>17</sup> Victorian Births, Deaths and Marriages Indexes, op.cit. & Emile Plovier, Probate Administration files, 1936, VPRS 28/P3, Unit 2910, PROV.

<sup>18</sup> Certificate of Title, 26 August 1937, vol. 671, fol. 001, PROV.

<sup>19</sup> *Ibid.*, 13 July 1938.

<sup>20</sup> *Ibid.*, 1 August 1945.

<sup>21</sup> *Ibid.*, 4 July 1949.

<sup>22</sup> *Ibid.*, 24 February 1958 & 18 August 1948, vol. 1112 fol. 366.

<sup>23</sup> See heritage citations of the properties outlined for further details.

**West Moorabool Heritage Study (Stage 2a) Review, 2021**

**PLACE NAME:** White Thorn

Place No. BA005

**ADDRESS:** 42 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

additions of 1880 are also significant. It is of a more substantial scale than White Thorn and other similar modest gabled cottages in Ballan.



**Photo 2:** Dwelling, 34 Inglis Street, Ballan, 2014.  
Source: David Rowe.



**Photo 3:** Dwelling, 52 Inglis Street, Ballan, 2014.  
Source: David Rowe.

The dwelling at 42 Inglis Street is a good representative example of a timber Victorian vernacular styled dwelling of its type surviving in Ballan that embodies residential development of Ballan's working class in the 19<sup>th</sup> century. It has similar level of intactness and integrity to others within this class of places and is considered to be of sufficient integrity to meet the threshold for local significance.

**West Moorabool Heritage Study (Stage 2a) Review, 2021**

PLACE NAME: Girraween

Place No. BA006

ADDRESS: 47 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Altered**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? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes - Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021****STATEMENT OF SIGNIFICANCE:****What is Significant?**

Girraween at 47 Inglis Street, Ballan, constructed c.1900, is significant.

The non-original alterations and additions, including the modern carport and pergola are not significant.

**How is it significant?**

Girraween at 47 Inglis Street, Ballan, is of local historical and representative significance to the Moorabool Shire.

**Why is it significant?**

Girraween at 47 Inglis Street is of historical significance for its associations with residential developments for Ballan's working class in the late 19<sup>th</sup> and very early 20<sup>th</sup> centuries. The arrival of the railway in 1889 heralded the increase in population, and there is a demonstrable change within Ballan in the composition and style of working class dwellings, from the modest gabled timber cottages to a more substantial typical Victorian form. (Criterion A)

Girraween, erected in c.1900 for local labourer, Dennis Wheelahan junior is good local example of the transitional Victorian/Edwardian form of workers housing which references the more elaborate

## West Moorabool Heritage Study (Stage 2a) Review, 2021

**PLACE NAME:** Girraween

Place No. BA006

**ADDRESS:** 47 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Edwardian style through more detailing than other earlier local examples (such as decorative timber bargeboards and multi-corbelled top brick chimneys) while retaining a mainly Victorian form. In particular, the hipped roof form that traverses the site, minor gabled wing that projects towards the front, rear double hipped roof forms, brick chimneys with 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 are typical of the vernacular transitional Victorian/Edwardian form and detailing. (Criterion D)

### 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 (Photo 1).



**Photo 1:** Aerial map.

Source of base Map: Moorabool Shire Council, 2020.

## West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Girraween

Place No. BA006

ADDRESS: 47 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

### 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 chimney (one has recently been lost) 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. A modern carport and pergola are located to the immediate east of the residence.



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. Gunsler 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.*

## West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Girraween

Place No. BA006

ADDRESS: 47 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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 (Photo 4) 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 (Photo 3).<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>



**Photo 4:** E. Wheelahan's Blacksmith shop, corner Inglis & Stead Streets, 1896.

Source: *A Pictorial History of the Shire of Ballan*, p.60.



**Photo 5:** 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.

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.

20 Ibid.

21 Wheelahan was not listed as the owner of a tenement in the Ballan Shire Rate Book, VPRS 5557/PO 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.



## West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Girraween

Place No. BA006

ADDRESS: 47 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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### COMPARATIVE ANALYSIS

*Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.*

Over the late 19<sup>th</sup> century and early 1900s, prevalent throughout the western region of the Moorabool Shire were smaller-scaled Victorian-era dwellings constructed between the 1860s and 1910s. These dwellings are a physical legacy of the varying socio-economic status of the original owners. The construction of modest scaled dwellings continued during the earliest years of the 20<sup>th</sup> century. Most of the transitional period dwellings are modest in scale and form, and are of weatherboard construction often with gabled wings on the side and brick chimneys.

### 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 transitional period dwellings in Ballan include:

- 18 Duncan Street, Ballan (BA105) (Photo 5): 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, Ballan (Recommended for inclusion in the Fiskin Street Precinct in the West Moorabool Heritage Study): 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.
- Ruddle House, 17 Fiskin Street, Ballan, (Recommended for inclusion in the Fiskin Street Precinct in the West Moorabool Heritage Study): 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, Ballan (Recommended for inclusion in the Fiskin Street Precinct in the West Moorabool Heritage Study): 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, Ballan (BA058): 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.

## West Moorabool Heritage Study (Stage 2a) Review, 2021

**PLACE NAME:** Girraween

Place No. BA006

**ADDRESS:** 47 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

- 36 Inglis Street, Ballan (BA004) (Photo 6): 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, 88 Inglis Street, Ballan, (BA021) (Photo 7): 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.



**Photo 5:** 18 Duncan Street, Ballan, 2014.  
Source: David Rowe.



**Photo 6:** 36 Inglis Street, Ballan, 2014.  
Source: David Rowe.



**Photo 7:** Lucerne, 88 Inglis Street, Ballan, 2009.  
Source: David Rowe.

Overall, Girraween at 47 Inglis Street, while of a similar asymmetrical composition as other transitional period dwellings in Ballan, is one of the more decorative examples of the types of dwellings constructed for most of Ballan's working class at that time. It is of similar integrity to most of the comparable dwellings, and compares well.

**West Moorabool Heritage Study (Stage 2a) Review, 2021**

PLACE NAME: Dwelling

Place No. BA009

ADDRESS: 56 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

**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 - Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The Victorian timber dwelling at 56 Inglis Street, Ballan, constructed c.1880, is significant.

The non-original alterations and additions are not significant.

**How is it significant?**

The dwelling at 56 Inglis Street, Ballan, is of local historical, representative and aesthetic significance to the Moorabool Shire.

**Why is it significant?**

The dwelling at 56 Inglis Street, Ballan 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. Built in c.1880 for George Shimmen, farmer and wheelright, who owned the property until his death in 1918. The historical significance of the dwelling is embodied in the surviving original Victorian vernacular building fabric of the dwelling. The arrival of the railway in 1889 led to an increase in more sophisticated forms of working-class housing, with a predominance of hip roofs with a single projecting gable and more decorative detailing. (Criterion A)

## West Moorabool Heritage Study (Stage 2a) Review, 2021

**PLACE NAME:** Dwelling

Place No. BA009

**ADDRESS:** 56 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

The dwelling at 56 Inglis Street, Ballan is aesthetically significant as a good representative example of a class of modestly scaled, gabled, timber weatherboard Victorian vernacular styled dwellings that reflect Ballan's working-class residential development. The principal characteristics of this class of place are represented in the fabric of the dwelling, particularly the single storey height, modest scale, simple gabled roof form that traverses the site and post-supported front skillion verandah, rear skillion wing, corrugated profile sheet metal roof cladding, timber weatherboard wall cladding, central timber framed front doorway (altered), timber framed four paned double hung windows and the narrow eaves and symmetrical. (Criteria E and 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 and modest rear setback as shown on the following map (Photo 1).



**Photo 1:** Aerial map.

Source of base Map: Moorabool Shire Council, 2020.

## West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling

Place No. BA009

ADDRESS: 56 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

### 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.

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 Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling

Place No. BA009

ADDRESS: 56 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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 wheelwright.<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.

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>

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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.

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.*

## West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling

Place No. BA009

ADDRESS: 56 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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.

### COMPARATIVE ANALYSIS

*Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.*

While there were a small number of large-scale pastoral homesteads developed in the western region of Moorabool Shire during the nineteenth century, considerably more prevalent throughout this area were smaller-scaled Victorian-era dwellings constructed between the 1860s and 1910s. These dwellings are a physical legacy of the varying socio-economic status of the original owners.

The majority of Victorian-era dwellings were single-storey, built of timber and were modestly-scaled with rudimentary detailing, being vernacular in design. Many of them were built with simple gabled forms and projected front verandahs. In the western region of the Moorabool shire, a notable number of these dwelling types survive in Ballan and Gordon

### Other Similar modest Victorian Vernacular Dwellings in Ballan

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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., 1929-21, 1930-31 & 1935-36. See also Certificate of Title, vol. 1262 fol. 381, which listed Jones' death in 1947.

27 *Ibid.*, 25 September 1967.

## West Moorabool Heritage Study (Stage 2a) Review, 2021

**PLACE NAME:** Dwelling

Place No. BA009

**ADDRESS:** 56 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Other modestly scaled, single storey, timber weatherboard, Victorian vernacular styled dwellings similar to 56 Inglis Street, Ballan, include those at:<sup>28</sup>

- 35 Edols Street, Ballan (BA092) (built 1878-79), of moderate integrity.
- 34 Inglis Street, Ballan (BA002) (Photo 4) (built c.1889), of moderate integrity.
- White Thorn, 42 Inglis Street, Ballan (BA005) (Photo 5) (built between 1874 and 1878), of moderate integrity.
- Former Police Residence, 172 Inglis Street, Ballan (BA051) (built c.1861), of moderate-high integrity, a more substantial construction than the other modest examples.



**Photo 4:** Dwelling, 34 Inglis Street, Ballan, 2014.  
Source: David Rowe.



**Photo 5:** White Thorn, 42 Inglis Street, Ballan, 2014.  
Source: David Rowe.

The dwelling at 56 Inglis Street is a good representative example of the vernacular worker's class timber residences typical within Ballan prior to 1889. It is comparably, a moderately intact example of its type, which retains most of the principal features and details type of modest cottage better than most others within Ballan.



**West Moorabool Heritage Study (Stage 2a) Review, 2021**

PLACE NAME: Dwelling

Place No. BA011

ADDRESS: 63 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

**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 - Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The Victorian timber dwelling at 63 Inglis Street, Ballan, constructed c.1880-1881, is significant.

The non-original alterations and additions are not significant.

**How is it significant?**

The dwelling at 63 Inglis Street, Ballan, is of local aesthetic and historical significance to the Moorabool Shire.

**Why is it significant?**

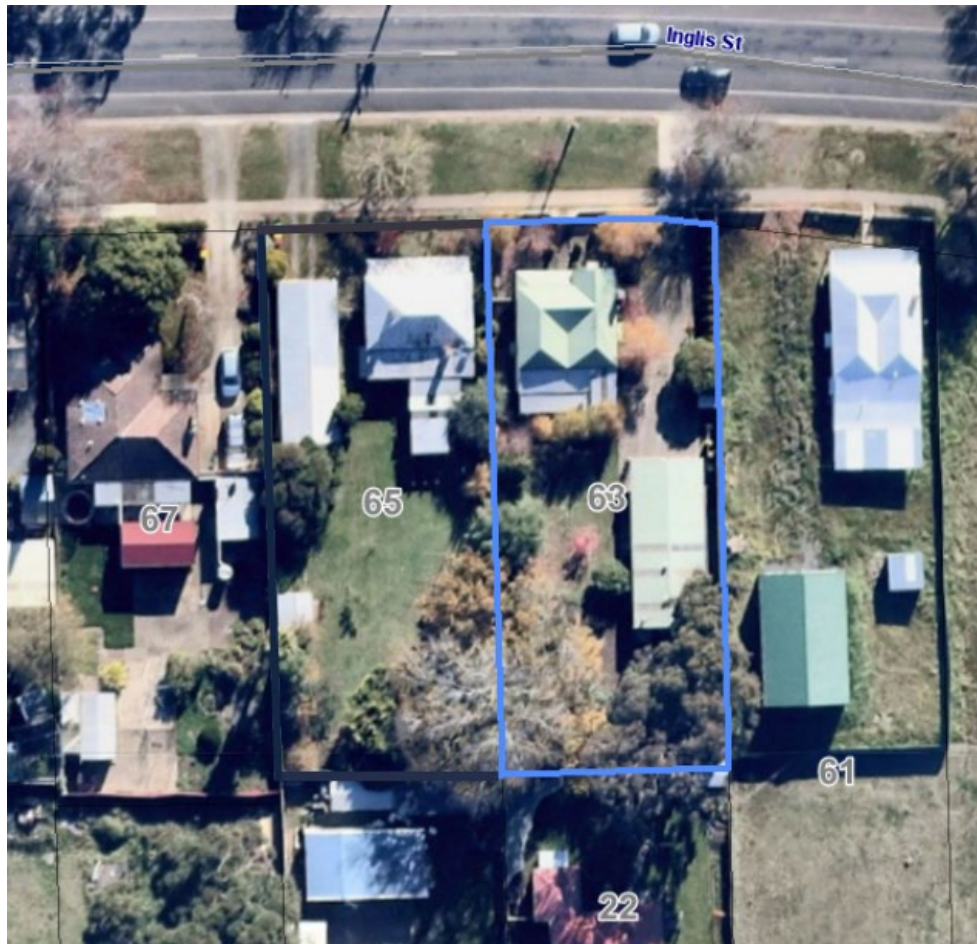
The dwelling at 63 Inglis Street has historical significance for its associations with the modest, working class residential developments in the central Ballan township in the 19<sup>th</sup> century. It was built in 1880-81 for Henry Persia Mallett, labourer, and is a locally unusual example of a vernacular working class residence with asymmetrical form constructed in Ballan before the arrival of the railway in 1889. Most working class dwellings in Ballan pre 1889 were modestly scaled, gable roofed timber weatherboard with a symmetrical arrangement. More substantial residences, with more sophisticated forms (including predominance of hip roofs with single projecting gable) such as that at 63 Inglis Street

tended to be constructed for working class people after the arrival of the railway and the subsequent development of Ballan into an agricultural produce hub. (Criterion A)

The dwelling at 63 Inglis Street is aesthetically significant as a locally atypical example of a Victorian vernacular style in Ballan for this period, with its asymmetrical composition defined by the main hipped roof form and projecting minor gabled wing and verandah at the front. (Criterion E)

### 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 (Photo 1):



**Photo 1:** Aerial map.

Source of base Map: Moorabool Shire Council, 2020.

### 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 timber fence and gates are not original. 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 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

<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.

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 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>

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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.

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

## West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling

Place No. BA011

ADDRESS: 63 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

### 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>

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>

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11 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.

12 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.

13 Certificate of Title, 3 January 1869, vol. 88 fol. 428.

14 Ibid., 10 March 1869, vol. 296 fol 106.

15 Ibid., vol. 299 fol. 773.

16 Ibid., vol. 651 fol. 090.

17 Ballan Shire Rate Book, op.cit., 1881.

18 Victorian Registry of Marine Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

19 Ibid.

20 Ibid.

21 *Ballan Times*, 4 January 1917, p.3.

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

23 Ibid.

24 Ibid.

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.

## West Moorabool Heritage Study (Stage 2a) Review, 2021

**PLACE NAME:** Dwelling

Place No. BA011

**ADDRESS:** 63 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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 ANALYSIS

*Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.*

While there were a small number of large-scale pastoral homesteads developed in the western region of Moorabool Shire during the nineteenth century, considerably more prevalent throughout this area were smaller-scaled Victorian-era dwellings constructed between the 1860s and 1910s. These dwellings are a physical legacy of the varying socio-economic status of the original owners.

### Other Victorian Vernacular Styled Dwellings in Ballan

A dwelling type that was common to the western region of the Moorabool Shire and particularly to the goldfields townships were the hipped Victorian vernacular styled dwellings, following the steeply-pitched hipped roof forms of the earlier Victorian Georgian designs elsewhere. Most of these dwellings were constructed of timber with corrugated sheet metal roof cladding.

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 wing and projecting front verandahs. These dwellings are:

- 34 Inglis Street, Ballan (BA002) (Photo 3) (built c.1878),<sup>29</sup> of moderate integrity.
- White Thorn, 42 Inglis Street, Ballan (BA005) (Photo 4) (built between 1874 and 1878),<sup>30</sup> of moderate integrity.
- 56 Inglis Street, Ballan (BA009) (built c.1875),<sup>31</sup> of high integrity.

<sup>29</sup> Ballan Shire Rate Books, op.cit., 1878, listed Henry Wilhelme as the owner of a tenement.

<sup>30</sup> See Certificate of Title, 20 February 1874, vol. 671, fol. 001 PROV & Ballan Shire Rate Book, op.cit., 1878.

<sup>31</sup> Ibid., Certificate of Title, vol. 671 fol. 022 & Ballan Shire Rate Book, op.cit., 1880, which listed George Shimmen as the first owner.



**Photo 3:** Dwelling, 34 Inglis Street, Ballan, 2014.  
Source: David Rowe.



**Photo 4:** White Thorn, 42 Inglis Street, Ballan, 2014.  
Source: David Rowe.

Compositionally, the dwelling at 63 Inglis Street is similar of some of the modestly-scaled, asymmetrical timber dwellings constructed in the transitional period, including:

- 13 Fiskin Street, Ballan (Recommended for inclusion in the Fiskin Street Precinct in the West Moorabool Heritage Study) (built 1902-03),<sup>32</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.
- Lucerne, 88 Inglis Street, Ballan (BA021) (Photo 5) (built c.1894),<sup>33</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.



**Photo 5:** Lucerne, 88 Inglis Street, Ballan, 2009.  
Source: David Rowe

Overall, while the dwelling at 63 Inglis Street has been extensively restored and repaired, it has moderate integrity comparable to above examples, particularly 88 Inglis Street. With the combination of a projected gabled end and hipped roof form, it represents a locally atypical example of the late Victorian period vernacular style of dwelling in Ballan.

<sup>32</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>33</sup> Ibid., 1894, listed William Horder, Plumber, as owner of a tenement and shop for this property for the first time.

**West Moorabool Heritage Study (Stage 2a) Review, 2021**

PLACE NAME: Dwelling

Place No. BA012

ADDRESS: 65 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

**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 - Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The Late Victorian timber dwelling at 65 Inglis Street, Ballan, constructed c.1892-94, is significant.

The non-original alterations and additions, including the modern garage and outbuildings, are not significant.

**How is it significant?**

The dwelling at 65 Inglis Street, Ballan, is of local historical, representative and aesthetic significance to the Moorabool Shire Council.

**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. The dwelling was built in c.1892-94 for Thomas and Mary Glenny, pioneer farmers of Ballan. The historical significance is embodied within the fabric of the dwelling. The arrival of the railway in 1889 led to an increase in more sophisticated forms of working-class housing, and while the form of this dwelling is relatively simple, the high hipped roof and decorative detailing evident in the timber fretwork demonstrate the

## West Moorabool Heritage Study (Stage 2a) Review, 2021

**PLACE NAME:** Dwelling

Place No. BA012

**ADDRESS:** 65 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

transition to a more sophisticated style after 1889. 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. (Criterion A)

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. The dwelling demonstrates typical late Victorian vernacular form and detailing as expressed in the symmetrical arrangement, high pitched hip roof clad in corrugated iron, weatherboard cladding, narrow eaves, face brick chimneys, central front timber framed door with transom above, timber framed double hung windows, stop-chamfered timber verandah posts, timber verandah floor and straight verandah with timber posts and floor. Overall, it is noted for the good integrity and intactness when compared to other examples within Ballan. (Criteria E and 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 (Photo 1).



**Photo 1:** Aerial map.

Source of base Map: Moorabool Shire Council, 2020.



**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.

## West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling

Place No. BA012

ADDRESS: 65 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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 1841

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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.

## West Moorabool Heritage Study (Stage 2a) Review, 2021

**PLACE NAME:** Dwelling

Place No. BA012

**ADDRESS:** 65 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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 (Photo 2) (it has subsequently been demolished and replaced with the existing supermarket).



**Photo 2:** 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:

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

<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.

## West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling

Place No. BA012

ADDRESS: 65 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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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 ANALYSIS

*Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.*

While there were a small number of large-scale pastoral homesteads developed in the western region of Moorabool Shire during the nineteenth century, considerably more prevalent throughout this area were smaller-scaled Victorian-era dwellings constructed between the 1860s and 1910s. These dwellings are a physical legacy of the varying socio-economic status of the original owners.

### Other Similar Late Victorian Styled Dwellings in Ballan

A variation on the Victorian stylistic type that was adopted in the construction of dwellings in the Shire from the late 1860s until the early 20th century was the Victorian Italianate style. These dwellings were defined by traversing principal hipped or gabled roof forms, with projecting steeply-pitched gabled or hipped wings and verandahs at the front, the front gabled wings often featuring bay windows.

The dwelling at 65 Inglis Street represents one of a small group of timber dwellings constructed in Ballan in the 1890s. The houses at 45 Atkinson Street, Ballan (BA087), 77 Inglis Street, Ballan (BA017), 78 Inglis Street, Ballan (BA018), 101 Inglis Street, Ballan (BA026), 164 Inglis Street, Ballan (BA048), and 63 Steiglitz Street, Ballan (BA098), 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, Ballan (BA004) (Photo 4): 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.
- Girraween, 47 Inglis Street, Ballan (BA006) (Photo 3): 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.
- Lucerne, 88 Inglis Street, Ballan, 'Lucerne' (BA0021): 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.
- 91 Steiglitz Street, Ballan (Recommended for inclusion in the Steiglitz Street Precinct in the West Moorabool Heritage Study):<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

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<sup>32</sup> Hanrahan, op.cit.

<sup>33</sup> *Bacchus Marsh Express*, 30 September 1893, p.3, Ballan Shire Rate Book, 1897, op.cit.

<sup>34</sup> 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.

<sup>35</sup> Ibid., 1894, listed William Horder, Plumber, as owner of a tenement and shop for this property for the first time.

<sup>36</sup> See heritage citation for Steiglitz Street houses & *Bacchus Marsh Express*, 25 October 1890, p.2, 7.

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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, Ballan (Recommended for inclusion in the Steiglitz Street Precinct in the West Moorabool Heritage Study): 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.



**Photo 3:** Girraween, 47 Inglis Street, Ballan, 2014.  
Source: David Rowe.



**Photo 4:** 36 Inglis Street, Ballan, 2014.  
Source: David Rowe.

Overall, the dwelling at 65 Inglis Street is a moderately intact example of a late Victorian dwelling in Ballan. It has a higher degree of integrity and intactness than most other similar examples which take this vernacular form, from the period.

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### 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? **No**

Internal Alteration Controls Should Apply? **No**

Tree Controls Should Apply? **Yes**

Fences &/or Outbuildings of Note? **No**

Prohibited Uses May be Permitted? **Yes**

Incorporated Document **No**

*Opportunities are available to reconstruct the front timber picket fence (Photo 12).*

## STATEMENT OF SIGNIFICANCE

### What is Significant?

St. Paul's Uniting Church complex at 73 Inglis Street, Ballan is significant. The elements of the place which contribute to its significance include:

The Church (c 1866), Robertson Memorial Hall (c. 1933), boundary plantings of *Cedrus atlantica* (Atlas Cedar) *Cedrus atlantica* forma 'Glauca' (Blue Atlas Cedar) and hedges of *Crataegus monogyna* (English Hawthorn) and *Lingustrum sp.* (Privet) are significant.

The former Manse (c.1869), the post war hall (c.1958), modern outbuildings, fencing, garages, community vegetable garden and associated structures are not significant.

### How is it significant?

St. Paul's Uniting Church complex, 73 Inglis Street, is of local historical, aesthetic, social and associative significance to the Moorabool Shire.

### Why is it significant?

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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. The Complex, including the church, manse, Robertson memorial hall and plantings continue to be used and valued by the Uniting Church congregation and the development of the site over time demonstrates the ongoing evolution of the church within Ballan. 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. (Criterion A)

The St. Paul's Uniting Church complex, 73 Inglis Street, is aesthetically significant as the church and mature plantings of Atlas Cedar and Blue Atlas Cedar form a local landmark within Ballan. The church itself is of aesthetic significance as a fine and intact example of a Victorian Gothic Revival church, and demonstrates key characteristics of the style, including the slate clad steeply-pitched, gabled parapeted roof form and rear gabled parapeted 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. These elements were hallmarks of the architect, J.F. Matthews, first employed for the building of St. Andrew's Presbyterian Church, Bacchus Marsh. The setting of the St. Paul's Church complex, and particularly the mature Atlas Cedar and Blue Atlas Cedar trees on the front (north) boundary make a significant contribution to the setting of the church site, as does surviving Hawthorn hedge on the east boundary. The gabled timber Robertson Memorial Hall (comprising the former Bungeeltap Presbyterian Church) also contributes to the significance of the place. (Criterion E)

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. (Criterion G)

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 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

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School. It was named the Robertson Memorial Hall, in honour of Roderick Robertson, who left a bequest for the maintenance of the building. (Criterion H)

### Heritage Overlay Map

It is recommended that the heritage overlay is applied to the St. Paul's Church complex site, as shown on the following map (Photo 1).



**Photo 1:** Aerial map.

Source of base Map: Moorabool Shire Council, 2020.

Note: inclusion of the road reserve on the north and east sides to conserve trees.

### DESCRIPTION:

St. Paul's Uniting Church complex, 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 *Cedrus atlantica* 'Glauca' (Blue Atlas Cedar) interplanted with *Cedrus atlantica*



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(Atlas Cedar) 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 an early *Crataegus monogyna* Hawthorn and Privet 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 2:** Front setting of St. Paul's Church, showing mature 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 3:** St. Paul's Church, north (front) elevation, 2014.



**Photo 4:** St. Paul's Church, side (west) elevation, 2014.



**Photo 5:** 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.

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**Photo 6:** Former St. Paul's Manse, front (north) elevation, 2014.



**Photo 7:** 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 8:** Robertson Memorial Hall, side (east elevation), with postwar hall shown on the right, 2014.



**Photo 9:** Robertson Memorial Hall, rear (south) elevation & chimney, showing rear skillion addition, 2014.



**Photo 10:** Postwar Sunday School Hall, front (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>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

<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.

<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.*

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 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).

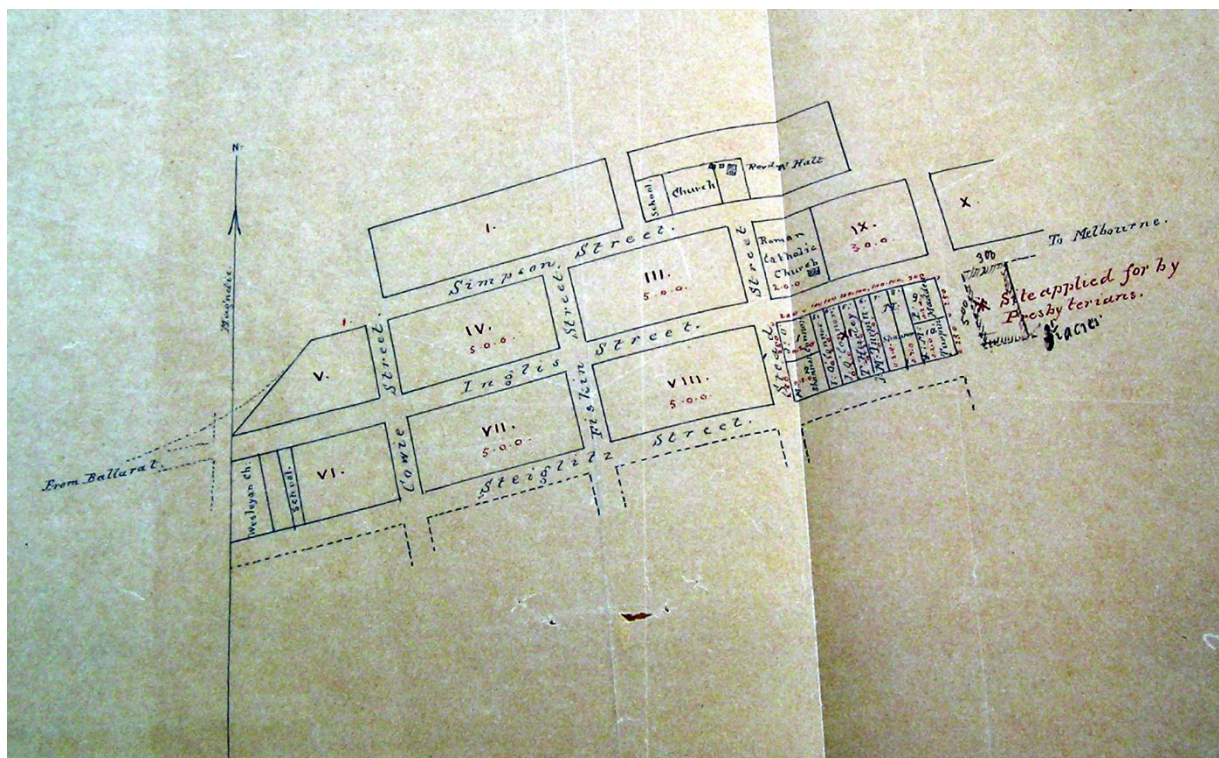


Figure 1: Plan of Ballan Township showing proposed site for a Presbyterian Church, 28 July 1860.

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>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> *Ballan Times*, 14 September 1916, p.3.

<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.

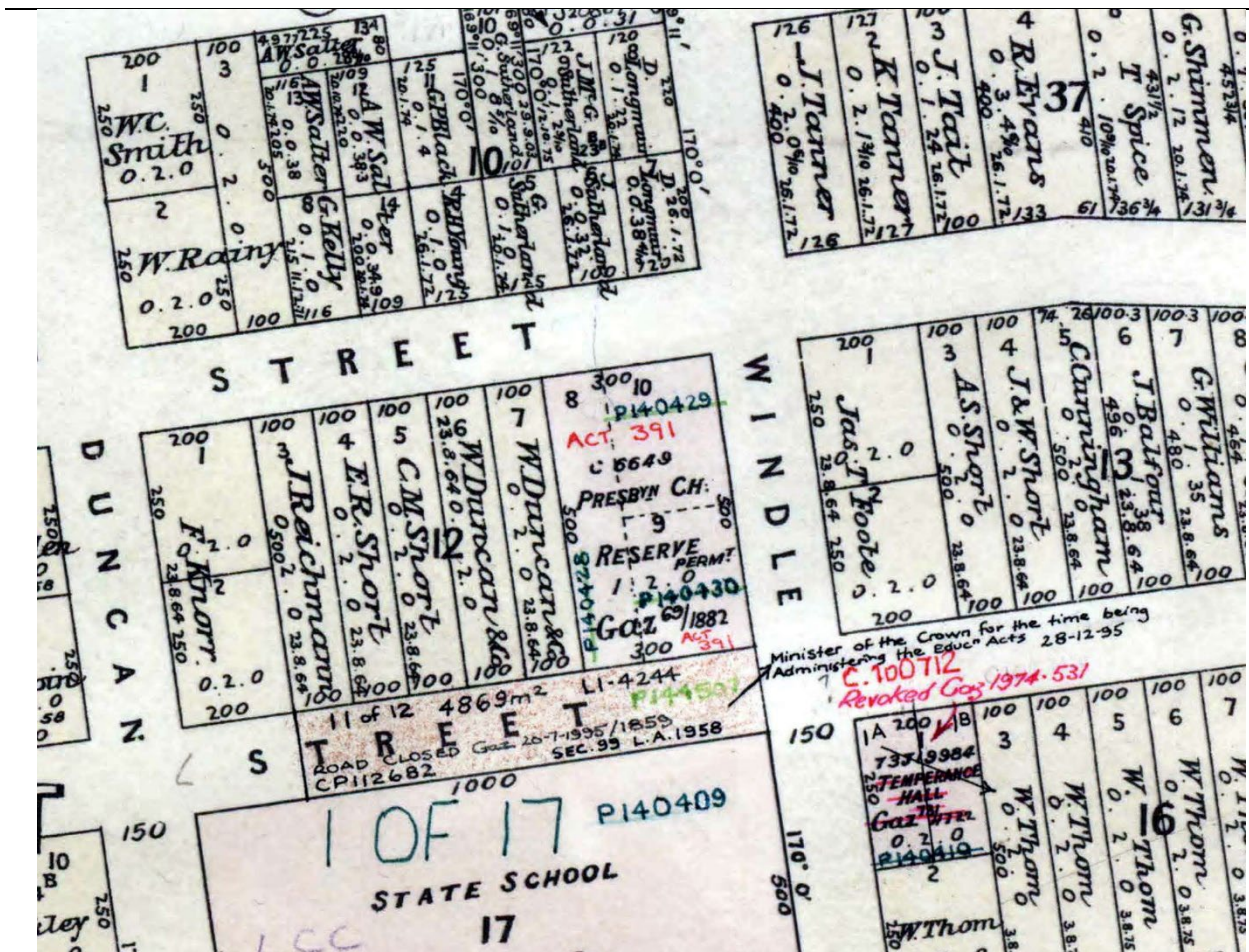


Figure 2: Part Plan of Ballan Township showing site reserved for the Presbyterian Church, 1869.

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 the design concept may have been attributed to him basing it on his recently-completed design for St.

13 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.  
 14 *Ibid.*  
 15 *Ibid.*  
 16 *Ibid.*

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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 is visible in the exterior of the building, is observable in the furnishing and decorating of the interior. Here all is comfort and elegance.

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17 *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.

18 *Ibid.*, 11 October 1864, p.3.

19 *Ibid.*, 2 November 1864, p.3, 12 November 1864, p.7 & *The Star*, Ballarat, 3 & 7 December 1864.

20 *Ibid.*

21 *Ballan Times*, 17 August 1916.

22 *The Argus*, 22, 23 & 27 December 1865.

23 *Bacchus Marsh Express*, 21 July 1866, p.2.

24 *Ibid.*

25 Huggins, *op.cit.*

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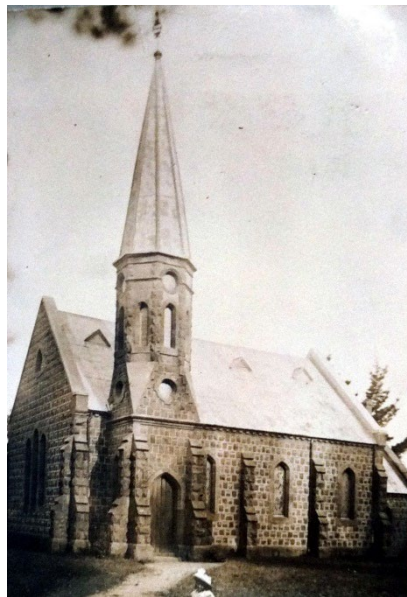
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On entering, the first thing that strikes the eye is the highly elaborate way in which the windows have been filled in with stain glass. They were furnished by Messrs Fergusson and Urie, North Melbourne. The large triple window in front is exceedingly 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>



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**Photo 11:** St. Paul's Presbyterian Church, n.d.

Source: Ballan Shire Historical Society.

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26 *Bacchus Marsh Express*, 7 July 1866.

27 *Geelong Times*, 12 October 1883.





**Photo 12:** 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 Blue Atlas Cedar 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>

### Building of the Manse

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.*

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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 *Cedrus Atlasa 'Glauca'* Blue Atlas Cedar 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 bequest in his will for the maintenance of the building and following its removal and repair to Ballan, it was

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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.*

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 3 and 4).<sup>45</sup> It included a substantial hall space and two classrooms at the west end.

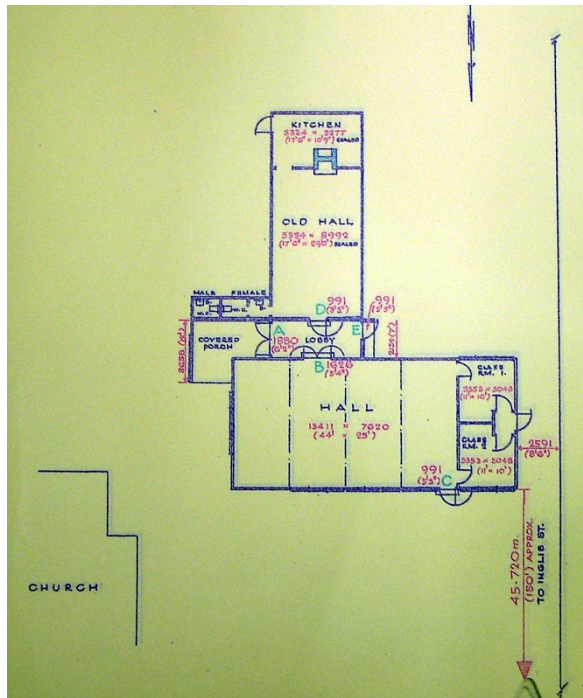


Figure 3: Plan of Robertson Memorial Hall (rear) & Proposed Hall, 1958.  
Source: VPRS 7882 Unit 11 PROV.

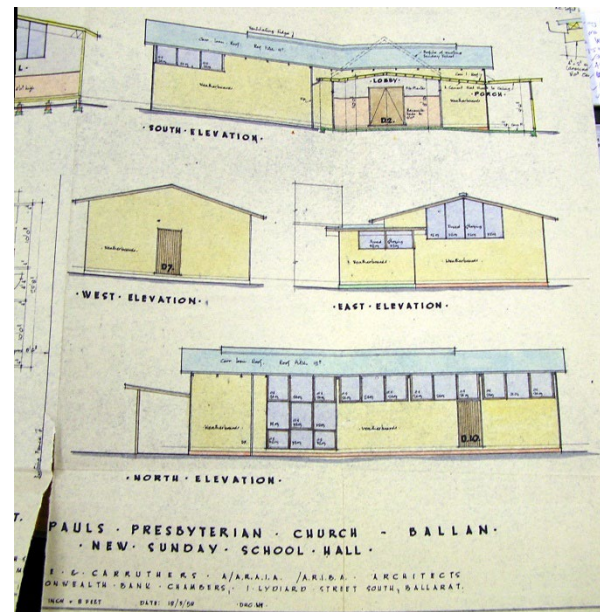


Figure 4: E.C. Carruthers, St. Paul's Presbyterian Church, Ballan, New Sunday School Hall', elevation drawings, 1958.  
Source: VPRS 7882 Unit 11 PROV.

### 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 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

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.*

51 J. Huggins, 'A stroll through the Ballan New Cemetery', in *The Settler*, vol. 10, no.6 December 2011.

52 *Ibid.*

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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 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

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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.*

62 *Ibid.*

63 *Ibid.*

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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 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

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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.

75 *Ibid.*, 28 July 1866.

76 Brown, op.cit.

77 *Bacchus Marsh Express*, 19 April 1873, p.3 & 19 August 1871, p.3.

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>

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>

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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.

90 *Bacchus Marsh Express*, 29 February 1868.

91 *The Argus*, 11 January 1893, p.2.

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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 ANALYSIS

*Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.*

### Other Churches in Ballares

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 Anglican Church (BA057), 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 Roman Catholic Church (BA025), 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 (HO63). 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 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

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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.*

97 *The Argus*, 25 August 1864.

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ventilation gables 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) (recommended for inclusion in the Simmons Reef Heritage Precinct proposed in the West Moorabool Heritage Study).<sup>99</sup>
- St. Patrick's Catholic Presbytery (GOR012), 5 Boundary 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 (BRE05-08) (built 1910).

Architecturally, the design of St. Paul's Manse is similar to the dwelling at 36 Inglis Street, Ballan (BA004) (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 Westcott, 188 Inglis Street (BA054). 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>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.



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**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**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 - Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021****STATEMENT OF SIGNIFICANCE:****What is Significant?**

Everleigh at 77 Inglis Street, Ballan, constructed 1896, is significant.

The non-original alterations and additions, including the fence and outbuildings are not significant.

**How is it significant?**

Everleigh at 77 Inglis Street, Ballan, is of local historical, representative and aesthetic significance to the Shire of Moorabool.

**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 (particularly Steiglitz and Inglis Streets) in the late 19<sup>th</sup> century. Built in 1896 by the Victorian Education Department to accommodate the Head Teacher at the Ballan State School, Everleigh has particular associations with the Victorian Education Department as the long term owner (from 1896 through 1951). The residence was occupied by Head Teacher, John William Venables and family from 1896 until 1920. J.W. Venables contributed much to community life at Ballan in addition to serving as the highly esteemed Head Teacher. These

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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. (Criterion A)

Everleigh at 77 Inglis Street is aesthetically significant as one of the few, contextually elaborate, Late Victorian timber dwellings in Ballan set on a substantial allotment. The design and opulent detailing, combines to present a good example of the local Late Victorian type, reflecting the importance of the original occupiers, the Head Teachers of the Ballan State School. The significance is reflected in the physical fabric of the dwelling, including the symmetrical composition, hipped roof form that traverses the site and the rear double hipped roof forms, projecting front 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. (Criteria E and D)

### 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 (Photo 1).



**Photo 1:** Aerial map.

Source of base Map: Moorabool Shire Council, 2020.

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### 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.

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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 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.

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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.

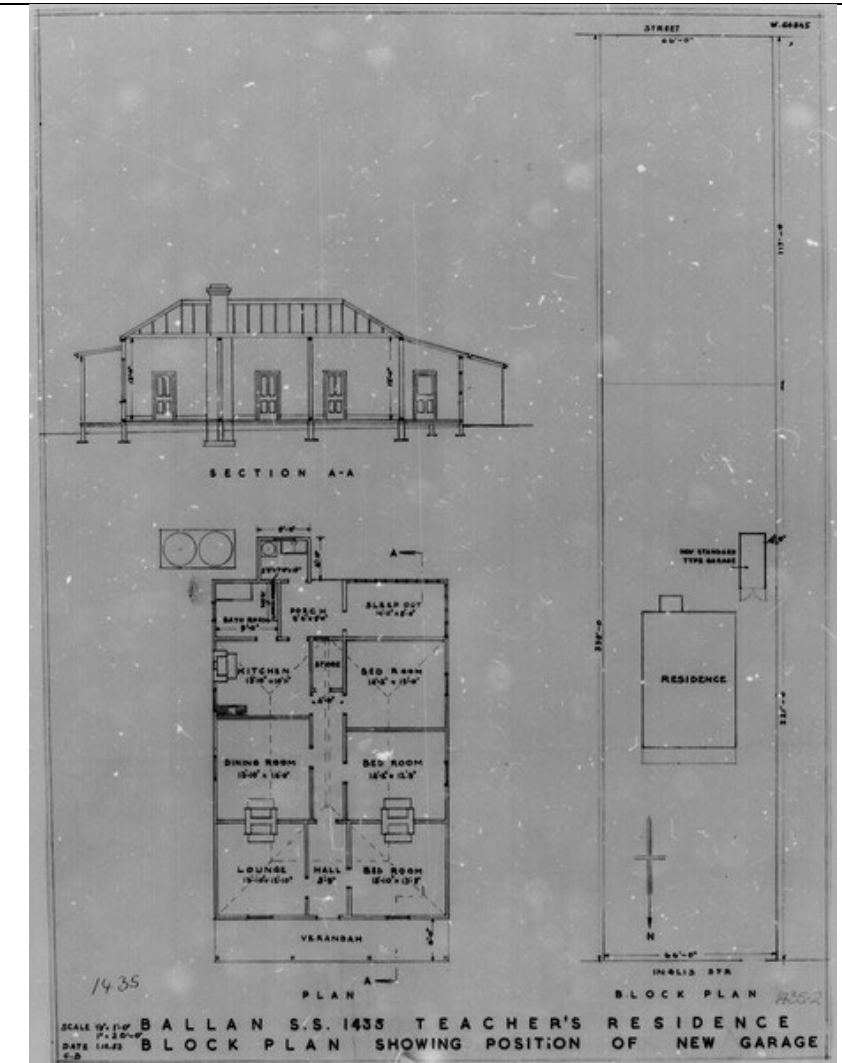


Figure 1: Floor plan, section A-A and block plan of Everleigh, 1 October 1953.

Source: Public Building File, Drawing No. SSN 1435.2, PROV.

## COMPARATIVE ANALYSIS

*Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e. BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.*

### Other Victorian Styled Dwelling on Substantial Allotments in Ballan

Several examples of the Late Victorian-era dwellings survive in the more traditionally affluent parts of Ballan, along Inglis and Steiglitz streets. The dwelling known as Everleigh at 77 Inglis Street is one of a small group of Victorian period dwellings on contextually substantial allotments in the Ballan township. The other dwellings include:

- Former Dr Salter's Medical Rooms, 81 Inglis Street, Ballan (BA020)<sup>39</sup> (Photo 5): 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

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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.

- Invergowrie, 101 Inglis Street, Ballan (BA026)<sup>40</sup> (Photo 4): 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, Ballan (BA098)<sup>41</sup> (Photo 3): 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.
- Ballan Health Care (formerly Annean), 164 Inglis Street, Ballan (BA048)<sup>42</sup> (Photo 6): 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, Ballan (BA102): 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.

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<sup>40</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>41</sup> *Bacchus Marsh Express*, 6 April 1895, p.3.

<sup>42</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>43</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.



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- Ramsgate, 59 Steiglitz Street, Ballan (BA099), 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.



Photo 3: 63 Steiglitz Street, Ballan, 2014.  
Source: David Rowe.



Photo 4: 101 Inglis Street, Ballan, 2014.  
Source: David Rowe.



Photo 5: 81 Inglis Street, Ballan, 2014.  
Source: David Rowe.



Photo 6: 164 Inglis Street, Ballan, 2014.  
Source: David Rowe.

### Other Similar Victorian and Late Victorian Styled Dwellings in Ballan

Other dwellings of similar Late Victorian design to Everleigh include:

- Dwelling, 78 Inglis Street, Ballan (BA018)<sup>45</sup> (Photo 7): 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, Ballan (Recommended for inclusion in the Steiglitz Street Precinct in the West Moorabool Heritage Study):<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.

<sup>44</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.

<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.

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- Dwelling, 93 Steiglitz Street, Ballan (Recommended for inclusion in the Steiglitz Street Precinct in the West Moorabool Heritage Study):<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, Ballan (Recommended for inclusion in the Steiglitz Street Precinct in the West Moorabool Heritage Study):<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.



**Photo 7:** 78 Inglis Street, Ballan, 2014. Source: David Rowe

Overall, Everleigh at 77 Inglis Street, Ballan, is one of the more intact and elaborate examples of it's the Late Victorian dwelling within the area, and is a good representative example of late Victorian Italianate dwellings situated on substantial allotments in the Ballan Township, which reflect more affluent socio-economic status of the original owners. The Former Dr Salter's Medical Rooms at 81 Inglis Street, Ballan (BA020), is most comparable to the subject dwelling at 77 Inglis Street, Ballan, sharing a similar composition, contextually elaborate architectural detailing, although the 77 Inglis Street is less altered.

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47 *Ibid.*

48 See heritage citation for Steiglitz Street houses. & *Bacchus Marsh Express*, 2 January 1875, p.2, briefly described the subject dwelling.

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PLACE NAME: Dwelling

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**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Fair**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 - Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The Late Victorian timber dwelling at 78 Inglis Street, Ballan is significant.

The non-original alterations and additions are not significant.

**How is it significant?**

The dwelling at 78 Inglis Street, Ballan, is of local historical, representative and aesthetic significance to the Moorabool Shire.

**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. 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 contextually substantial scale of the dwelling for the early 1890s reflects the affluence of John Farrow, grazier, and Mrs Farrow, even though they never occupied it. (Criterion A)

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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. 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. (Criteria D and E).

### 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 (Photo 1).



**Photo 1:** Aerial map.

Source of base Map: Moorabool Shire Council, 2020.

### 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.

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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.

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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 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

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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.

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>

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 leased 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

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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. 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 Sire 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.

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.

## West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling

Place No. BA018

ADDRESS: 78 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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 ANALYSIS

*Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.*

While there were a small number of large-scale pastoral homesteads developed in the western region of Moorabool Shire during the nineteenth century, considerably more prevalent throughout this area were smaller-scaled Victorian-era dwellings constructed between the 1860s and 1910s. These dwellings are a physical legacy of the varying socio-economic status of the original owners.

Numerous conventional Victorian styled dwellings were built in the Shire from the 1860s onwards. With hipped roof forms, they were often adorned with decorative cast iron front and/or return verandahs, reflecting the prosperity of the owners. A number of the dwellings of this stylistic type were also built in the late 19th and very early 20th centuries, for newcomers to different parts of the Shire, and for second and later generation owners of the Shire's pioneers.

### Other Victorian Period Dwelling on Substantial Allotments in Ballan

The dwelling 78 Inglis Street is one of a small group of Victorian period dwellings in the Ballan township. The other dwellings include:

- Everleigh, 77 Inglis Street, Ballan (BA017):<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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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.

- Former Dr Salter's Medical Rooms, 81 Inglis Street, Ballan (BA020):<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.
- Invergowrie, 101 Inglis Street, Ballan (BA026):<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.
- Ballan Health Care (formerly Annean), 164 Inglis Street, Ballan (BA048):<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, Ballan (BA102): 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, Ballan (BA099), 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

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32 *Bacchus Marsh Express*, 30 May 1891 & 6 June 1891, p.7.

33 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.

34 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.

35 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.

36 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 Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Dwelling

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decorative cast iron brackets and valances. The composition and return verandah of 'Ramsgate' are directly comparable to the dwelling at 78 Inglis Street.

- Longley, 63 Steiglitz Street, Ballan (BA098):<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, Ballan (Recommended for inclusion in the Steiglitz Street Precinct in the West Moorabool Heritage Study):<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, Ballan (Recommended for inclusion in the Steiglitz Street Precinct in the West Moorabool Heritage Study):<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, Ballan (Recommended for inclusion in the Steiglitz Street Precinct in the West Moorabool Heritage Study):<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.

78 Inglis Street is a good, and relatively intact local example of a substantial late Victorian timber dwelling within Ballan. It is comparable to other examples of its type within the township, and demonstrates some uncommon features, including the full return verandah on three sides. (now exposed through renovation).

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37 *Bacchus Marsh Express*, 6 April 1895, p.3.

38 See heritage citation for Steiglitz Street houses & *Bacchus Marsh Express*, 25 October 1890, p.2, 7.

39 *Ibid.*

40 See heritage citation for Steiglitz Street houses. & *Bacchus Marsh Express*, 2 January 1875, p.2, briefly described the subject dwelling.

**West Moorabool Heritage Study (Stage 2a) Review, 2021****PLACE NAME:** Former Dr Salter's Medical Rooms

Place No. BA020

**ADDRESS:** 81 Inglis Street, Ballan Assessment Date: Feb 2016, updated Oct 2016, updated May 2021**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:** Moderately intact**Photograph Date:** 1 April 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?          | No                                                                                                |
| Incorporated Document                      | Yes - Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021 |

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

The Former Dr Salter's Medical Rooms at 81 Inglis Street is significant.

**How is it significant?**

The Former Dr. Salter's Medical Rooms at 81 Inglis Street, Ballan, is of local historical and representative significance to the Moorabool Shire.

**Why is it significant?**

The Former Dr. Salter's Medical Rooms at 81 Inglis Street has historical significance as an example of a Victorian dwelling constructed in the period of late nineteenth century consolidation in Ballan. Built by local carpenter, Frederick Mehrens as his family home in 1890, the dwelling was purchased in 1894 by Dr. George Herbert Salter, for refitting as his medical rooms. It is of further significance as an example of the early conversion of residential buildings for medical or consulting rooms. At the same time as the dwelling was converted into a medical rooms, Salter commissioned the construction of a highly elaborate timber wing to the east of the 1 dwelling for his family home. Salter was the third doctor to set up a practice in Ballan and remained in practice at 81 Inglis Street until his untimely death in 1907. The c.1894

## West Moorabool Heritage Study (Stage 2a) Review, 2021

**PLACE NAME:** Former Dr Salter's Medical Rooms

Place No. BA020

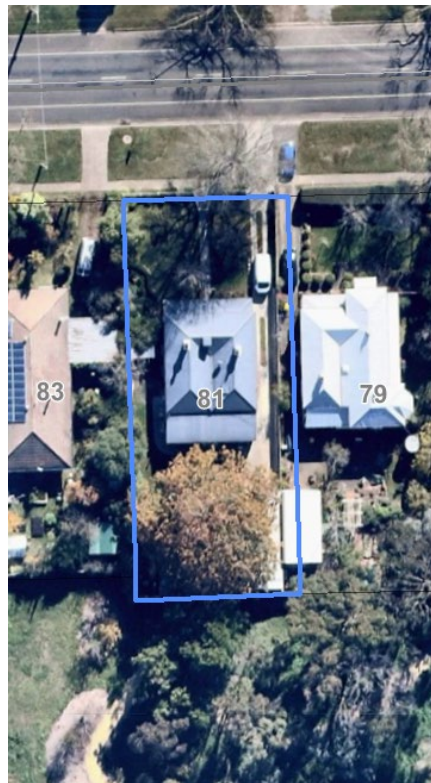
**ADDRESS:** 81 Inglis Street, Ballan Assessment Date: Feb 2016, updated Oct 2016, updated May 2021

timber section of the building was removed and relocated to the adjacent land at 79 Inglis Street in 1938, and now forms the eastern wing of a timber residence on that site. (Criterion A)

The Former Dr. Salter's Medical Rooms at 81 Inglis Street is significant as a good example of one of the few, contextually elaborate, Late Victorian styled timber dwellings in Ballan set on a substantial allotment. In particular, the significance is expressed through the front hipped roof form that traverses the site and the rear double hipped roof forms. Other features include the rendered brick chimneys with terra cotta pots, timber framed doorway with original four panelled timber door and sidelights and highlights, timber framed hung windows, moulded timber window architraves, timber window sills, paired timber eaves brackets, mock ashlar timber façade cladding and corrugated profile sheet metal roof cladding. Although the original return verandah has been replaced with the existing front verandah (incorporating the original cast iron valances and brackets) and the early timber addition has 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 (Criterion D).

### 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 (Photo 1).



**Photo 1:** Aerial map.

Source of base Map: Moorabool Shire Council, 2020.

## West Moorabool Heritage Study (Stage 2a) Review, 2021

**PLACE NAME:** Former Dr Salter's Medical Rooms

Place No. BA020

**ADDRESS:** 81 Inglis Street, Ballan    **Assessment Date:** Feb 2016, updated Oct 2016, updated May 2021

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### DESCRIPTION:<sup>1</sup>

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 (Photo 3), albeit without the moulded timber capitals and the timber pedestals. The cast iron valances and brackets are original.

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.



**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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## 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

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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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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 Former Dr Salter's Medical Rooms

81 Inglis Street is situated on allotment 4 of Section 12, and was first purchased on 23 August 1864 by E.R. Short r.<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:

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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 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.*

## West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Former Dr Salter's Medical Rooms

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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.

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 (Photo 3).

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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.

20 *Standard* (Frankston), 25 June 1943, p.3.

21 Certificate of Title, op.cit.

22 M. Lewis & T. Sawyer, *Australian Architectural Index* online, University of Melbourne, Parkville.

23 *Bacchus Marsh Express*, 11 August 1894, p.3.

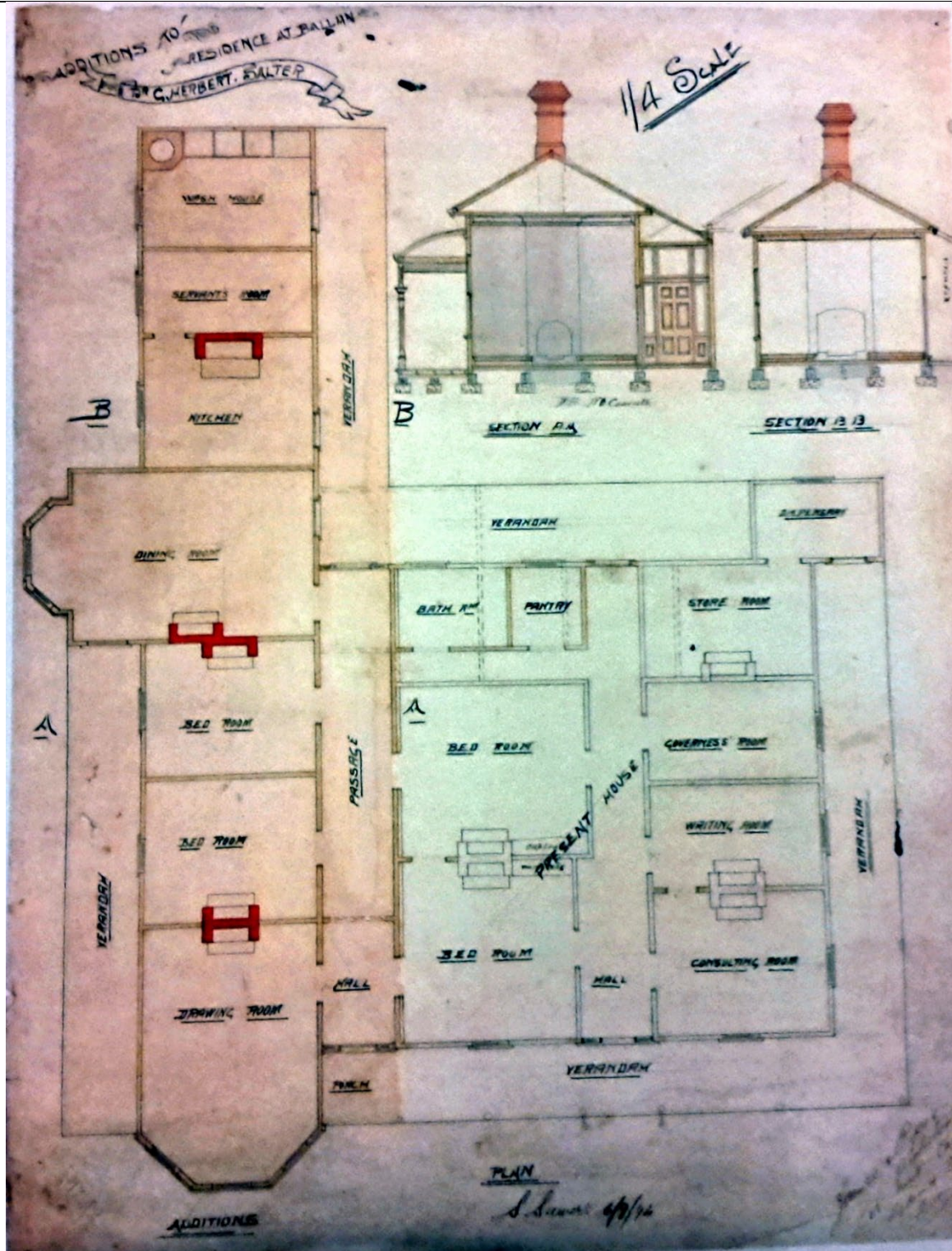


Figure 1: James and Piper architects, Ballarat: Floor Plan of proposed additions to Dr Salter's residence, Ballan, 1894.

Source: Dr Roger Glass, Melbourne & Vernon Architectural Drawings collection, Ballarat.

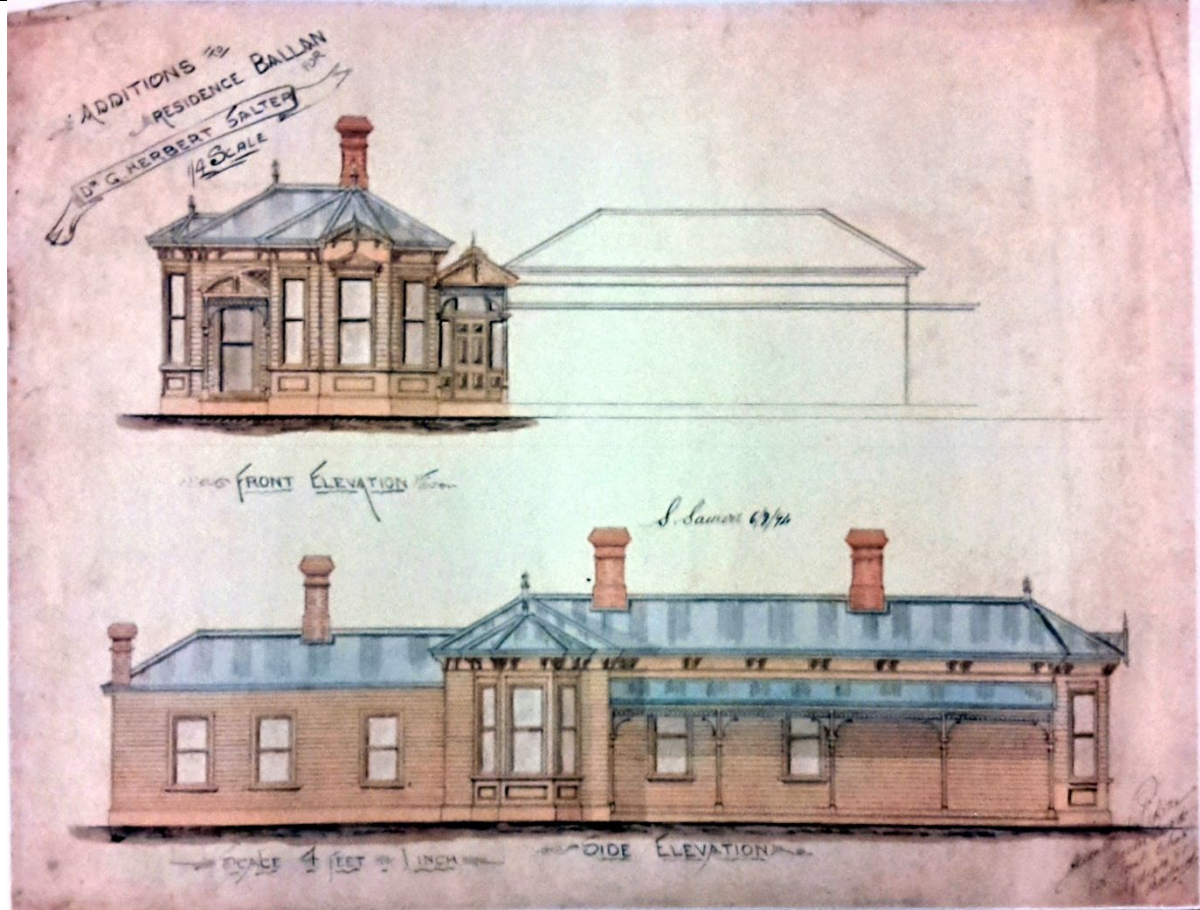


Figure 2: James and Piper architects, Ballarat: Front & Side Elevation Drawings for additions to Dr Salter's residence, Ballan, 1894.

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.



Photo 3: Salter residence at 81 Inglis Street showing additions of 1894 in the foreground, n.d. [c.1895].

Source: Dr Roger Glass, Melbourne.



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**PLACE NAME:** Former Dr Salter's Medical Rooms

Place No. BA020

**ADDRESS:** 81 Inglis Street, Ballan    **Assessment Date:** Feb 2016, updated Oct 2016, updated May 2021

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>



**Photo 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

<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.

<sup>28</sup> *The Argus*, 6 June 1885, p.11.

<sup>29</sup> *Bacchus Marsh Express*, 5 December 1885, p.4.

<sup>30</sup> Ibid. & 13 April 1889, p.2.

<sup>31</sup> 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.

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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 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>



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**Photo 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.

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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>

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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.

35 Roger Salter, op.cit.

36 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.

37 *Ibid.*

38 Salter, George Herbert, Probate Administration files, 1907, VPRS 28/P2 Unit 802 PROV.

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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>

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 ANALYSIS

*Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.*

While there were a small number of large-scale pastoral homesteads developed in the western region of Moorabool Shire during the nineteenth century, considerably more prevalent throughout this area were smaller-scaled Victorian-era dwellings constructed between the 1860s and 1910s. These dwellings are a physical legacy of the varying socio-economic status of the original owners.

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39        *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).

40        Ballan Shire Rate Book, op.cit., 1910-11.

41        Certificate of Title, op.cit., 30 July 1937.

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.*

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Numerous conventional Victorian styled dwellings were built in the Shire from the 1860s onwards. With hipped roof forms, they were often adorned with decorative cast iron front and/or return verandahs, reflecting the prosperity of the owners. A number of the dwellings of this stylistic type were also built in the late 19th and very early 20th centuries, for newcomers to different parts of the Shire, and for second and later generation owners of the Shire's pioneers.

### Other Victorian Period Dwellings Comparable to the Dwelling at 81 Inglis Street

Several examples of the Late Victorian-era dwellings survive in the more traditionally affluent parts of Ballan, along Inglis and Steiglitz streets. The dwelling at 81 Inglis Street is one of a small group of Victorian period dwellings in the Ballan township. The other dwellings include:

- Everleigh, 77 Inglis Street, Ballan (BA017):<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'.
- Invergowrie, 101 Inglis Street, Ballan (BA026):<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, Ballan (BA098):<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.
- Ballan Health Care (formerly "Annean"), 164 Inglis Street, Ballan (BA048):<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.

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<sup>52</sup> *Bacchus Marsh Express*, 16 May 1896, p.3, 5 December 1896, p.3, 18 February 1901, p.1.

<sup>53</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>54</sup> *Bacchus Marsh Express*, 6 April 1895, p.3.

<sup>55</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.

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PLACE NAME: Former Dr Salter's Medical Rooms

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- Dwelling, 78 Inglis Street, Ballan (BA018):<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, Ballan (BA102): 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.
- Ramsgate, 59 Steiglitz Street, Ballan (BA099), 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, Ballan (Recommended for inclusion in the Steiglitz Street Precinct in the West Moorabool Heritage Study):<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, Ballan (Recommended for inclusion in the Steiglitz Street Precinct in the West Moorabool Heritage Study):<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, Ballan (Recommended for inclusion in the Steiglitz Street Precinct in the West Moorabool Heritage Study):<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 (BA017), sharing a similar composition, contextually elaborate architectural detailing and front setting.

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<sup>56</sup> 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.

<sup>57</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>58</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.

<sup>59</sup> See heritage citation for Steiglitz Street houses & *Bacchus Marsh Express*, 25 October 1890, p.2, 7.

<sup>60</sup> *Ibid.*

<sup>61</sup> See heritage citation for Steiglitz Street houses. & *Bacchus Marsh Express*, 2 January 1875, p.2, briefly described the subject dwelling.

**West Moorabool Heritage Study (Stage 2a) Review, 2021**

PLACE NAME: Lucerne

Place No. BA021

ADDRESS: 88 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

**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:** 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**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 - Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021****STATEMENT OF SIGNIFICANCE:****What is Significant?**

Lucerne at 88 Inglis Street, Ballan, constructed 1892, is significant.

The non-original alterations and additions are not significant.

**How is it significant?**

Lucerne at 88 Inglis Street, Ballan, is of local historical, representative and aesthetic significance to the Moorabool Shire.

**Why is it significant?**

Lucerne at 88 Inglis Street is of historical significance for its associations with residential developments in the Ballan township in the late 19<sup>th</sup> century. Built in 1892 by William Horder, local plumper, tinsmith and blacksmith as a residence and shop (shop now demolished), the residence demonstrates (through its larger scale and asymmetrical form) the increasing prosperity of the residents and consolidation of Ballan as a township after the arrival of the railway in 1889. (Criterion A)

Lucerne at 88 Inglis Street is aesthetically significant as a representative and predominantly intact example of a small number of asymmetrical, timber weatherboard, transitional Victorian/Edwardian styled dwellings in Ballan. It demonstrates the principal characteristics of the vernacular style of both periods, including the 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 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. (Criterion D and E)

### **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 (Photo 1).



**Photo 1:** Aerial map

Source of base Map: Moorabool Shire Council, 2020.

### **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.

<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 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 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.*



## West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Lucerne

Place No. BA021

ADDRESS: 88 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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 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 (Photo 2).

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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.*

21 See Australian Imperial Force Nominal Roll for William Horder junior, joined 6 September 1915, Australian War Memorial online.

22 *Bacchus Marsh Express*, 25 July 1891, p.7, 14 October 1896, p.3, 21 November 1896, p.3, 26 August 1899, p.3.

23 *Ibid.*, 17 May 1890, p.7.

24 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.



**Photo 2:** 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 (Photo 3):

**W. HORDER, Tinsmith, Ballan,**  
**I**S prepared to carry out all kinds of  
Plumbing work. Estimates given.  
Tanks, Baths, Spouting, &c., in stock.

**Photo 3:** 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:

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 ANALYSIS

*Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the*

<sup>25</sup> *Bacchus Marsh Express*, 9 June 1894, p.2.

<sup>26</sup> Certificate of Title, vol. 2419 fol. 751.

<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/PO 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.

## West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Lucerne

Place No. BA021

ADDRESS: 88 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

*Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.*

Over the late 19<sup>th</sup> century and early 1900s, prevalent throughout the western region of the Moorabool Shire were smaller-scaled Victorian-era dwellings constructed between the 1860s and 1910s. These dwellings are a physical legacy of the varying socio-economic status of the original owners. The construction of modest scaled dwellings continued during the earliest years of the 20<sup>th</sup> century. Most of the transitional period dwellings are modest in scale and form, and are of weatherboard construction often with gabled wings on the side and brick chimneys.

### Other Comparable Late Victorian and Edwardian Styled Dwellings in Ballan

Compositionally, Lucerne is one of a small number of timber dwellings built in the late 1890s or early 1900s. Other transitional period dwellings in Ballan comparable to “Lucerne” are:

- 31 Atkinson Street, Ballan (BA084): 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 Fisken Street, Ballan (Recommended for inclusion in the Fisken Street Precinct in the West Moorabool Heritage Study): 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 Fisken Street has a more elongated principal hipped roof form and it also appears to be a more rudimentary example.
- Ruddle House, 17 Fisken Street, Ballan (Recommended for inclusion in the Fisken Street Precinct in the West Moorabool Heritage Study): 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.
- 36 Inglis Street, Ballan (BA004): 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>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.

## West Moorabool Heritage Study (Stage 2a) Review, 2021

**PLACE NAME:** Lucerne

Place No. BA021

**ADDRESS:** 88 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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- 47 Inglis Street, Ballan (BA006): 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, Ballan (BA011): 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.

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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.

**West Moorabool Heritage Study (Stage 2a) Review, 2021**

PLACE NAME: Lea Hurst

Place No. BA022

ADDRESS: 90 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

**Historic Themes:**

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

**Condition:** Good**Integrity:** Altered**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? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes - Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The Late Victorian transitional timber dwelling known as Lea Hurst at 90 Inglis Street, Ballan, constructed 1902-03, is significant.

The significant fabric includes: the 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.

The non-original alterations and additions are not significant.

**How is it significant?**

Lea Hurst at 90 Inglis Street, Ballan, is of local historical significance to the Moorabool Shire.

## West Moorabool Heritage Study (Stage 2a) Review, 2021

**PLACE NAME:** Lea Hurst

Place No. BA022

**ADDRESS:** 90 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

### 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. 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. (Criterion A)

### 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 (Photo 1).



**Photo 1:** Aerial map.

Source of base Map: Moorabool Shire Council, 2020.

**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.

## West Moorabool Heritage Study (Stage 2a) Review, 2021

PLACE NAME: Lea Hurst

Place No. BA022

ADDRESS: 90 Inglis Street, Ballan

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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 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 (Photo 2).

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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).





Photo 2: 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 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>

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.

30 *The Argus*, 2 November 1901.

31 Ballan Shire Rate Book, op.cit., 1904-05.

32 Ibid.

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Place No. BA022

**ADDRESS:** 90 Inglis Street, Ballan

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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 3: Lea Hurst, 2009.



Photo 4: Lea Hurst, 2009.



Photo 5: 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 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 ANALYSIS

*Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e. BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.*

33 *The Argus*, 6 December 1924, p.17.

34 Certificate of Title, op.cit.

35 Ibid.

36 Ibid.

Over the late 19<sup>th</sup> century and early 1900s, prevalent throughout the western region of the Moorabool Shire were smaller-scaled Victorian-era dwellings constructed between the 1860s and 1910s. These dwellings are a physical legacy of the varying socio-economic status of the original owners. The construction of modest scaled dwellings continued during the earliest years of the 20<sup>th</sup> century. Most of the transitional period dwellings are modest in scale and form, and are of weatherboard construction often with gabled wings on the side and brick chimneys.

#### **Other Comparable Late Victorian and Edwardian Period Dwellings in Ballan**

Lea Hurst at 90 Inglis Street is one of a number of timber dwellings built in the late 1890s or early 1900s in Ballan. Most other examples appear to be more intact and include the following:<sup>37</sup>

- Everleigh, 77 Inglis Street, Ballan (BA017): 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, Ballan (BA018): 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.
- Former Dr Salter's Medical Rooms, 81 Inglis Street, Ballan (BA020): 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.
- Invergowrie, 101 Inglis Street, Ballan (BA026): 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 'Invergowrie', although the L-planned composition is not comparable. Invergowrie appears to be more intact.
- Ballan Health Care (formerly Annean), 164 Inglis Street, Ballan (BA048): 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, Ballan (BA102): 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

## West Moorabool Heritage Study (Stage 2a) Review, 2021

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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. Apart from the main hipped roof forms, the composition and detailing of Mayfield is not directly comparable to Lea Hurst.

- Longley, 63 Steiglitz Street, Ballan (BA098): 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, Ballan (BA099): built 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, Ballan (recommended for inclusion in the Steiglitz Street Precinct in the West Moorabool Heritage Study): 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, Ballan (recommended for inclusion in the Steiglitz Street Precinct in the West Moorabool Heritage Study): 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, Ballan (recommended for inclusion in the Steiglitz Street Precinct in the West Moorabool Heritage Study): built in 1874, the hipped roof form, narrow eaves and construction materials are similar to 'Lea Hurst, but it is in earlier and more modest example.

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**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 **No****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The former Masonic Hall at 92 Inglis Street, Ballan, constructed 1910, with later 1927 additions is significant.

The post 1927 alterations and additions are not significant.

**How is it significant?**

The former masonic hall at 92 Inglis Street, Ballan is of local historical, rarity and aesthetic significance to the Moorabool Shire.

**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. 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 and is recognised by

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sections of the Ballan community for the role it played in the evolution and development of local freemasonic life between 1927 and 2009. (Criterion A)

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. (Criterion B)

The former masonic hall at 92 Inglis Street has aesthetic 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. The original design qualities of 1910 were largely retained when converted into a masonic hall in 1927, and includes 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. 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. (Criterion E)

### 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 (Photo 1).



**Photo 1:** Aerial map.

Source of base Map: Moorabool Shire Council, 2020.

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

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.

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

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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 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

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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 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/PO 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.*



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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>

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*:

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<sup>19</sup> *Bacchus Marsh Express*, 12 March 1910.

<sup>20</sup> 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.

<sup>21</sup> See Ballan Shire Rate Book, op.cit., 1881.

<sup>22</sup> Ibid., 1886 & Victorian Births, Deaths and Marriages Indexes, op.cit. White died at Ballarat aged 79 years.

<sup>23</sup> Ibid.

<sup>24</sup> Ibid.

<sup>25</sup> Ibid.

<sup>26</sup> L. & P. Jones, op.cit.

<sup>27</sup> *The Argus*, 13 May 1878, p.8.

<sup>28</sup> The Ballan Shire Rate Book, op.cit., 1886 listed White as owner of a tenement and flour mill.

<sup>29</sup> *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.

<sup>30</sup> *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.

<sup>31</sup> *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.

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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 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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32 *Ibid.*, 26 September 1891.

33 *Bacchus Marsh Express*, 18 January 1908, p.2.



**Photo 2:** 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, with the early window and door openings at the front re-established and other improvements carried out.

<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>



**Photo 3:** Ballan Masonic Hall, 2009.

### **COMPARATIVE ANALYSIS**

*Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.*

Critical in the evolution and development of the Moorabool Shire has been the establishment of community organisations such as the Horticultural Societies, Country Women’s Associations, Hibernian Societies, Ladies Guilds, Pastoral and Agricultural Societies, and a range of other charities and auxiliaries. Most of these organisations made frequent use of the local public halls and mechanics institutes.

Today, 10 public halls and/or mechanics institute halls exist in the study area. They are located at Ballan, Blackwood, Blakeville, Bungaree, Elaine, Gordon, Lal Lal, Mt Egerton, Mt Wallace and Navigators. Generally, they continue to function as community centres.

### **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

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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.

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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.

### Other Masonic Halls in Moorabool Shire

There are only two other masonic halls in the Moorabool Shire. These are:

- 86 Main Street, Bacchus Marsh: 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.
- 12 Westcotts Road, Wallace (WAL021): 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.



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Photo 4: 12 Westcotts, Road, Wallace.

Source: David Rowe.

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### 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 (WAL04-05):<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

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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 Heritage Study (Stage 2a) Review, 2021

**PLACE NAME:** Former Masonic Hall

Place No. BA023

**ADDRESS:** 92 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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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.

**West Moorabool Heritage Study (Stage 2a) Review, 2021****PLACE NAME:** The Mill Cottage

Place No. BA024

**ADDRESS:** 96 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

**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**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                                                                                                      |
| 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 - <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021</i> |

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

The stone dwelling known as The Mill Cottage at 96 Inglis Street, Ballan, constructed 1857, is significant.

The non-original alterations and additions are not significant.

**How is it significant?**

The Mill Cottage at 96 Inglis Street, Ballan, is of historical, rarity and aesthetic significance to the Moorabool Shire.

**Why is it significant?**

The Mill Cottage at 96 Inglis Street is of historical significance as the earliest known surviving dwelling in the Ballan township, having been erected in 1857 for Nathaniel Young, part owner of the adjacent Werribee Flour Mill. It is of further historical significance for its association with the earliest phases of development of the Ballan township as a service centre to the outlying pastoral properties, which is reinforced by the relationship between The Mill Cottage and the Werribee Flour Mill. (Criterion A)

## West Moorabool Heritage Study (Stage 2a) Review, 2021

**PLACE NAME:** The Mill Cottage

Place No. BA024

**ADDRESS:** 96 Inglis Street, Ballan

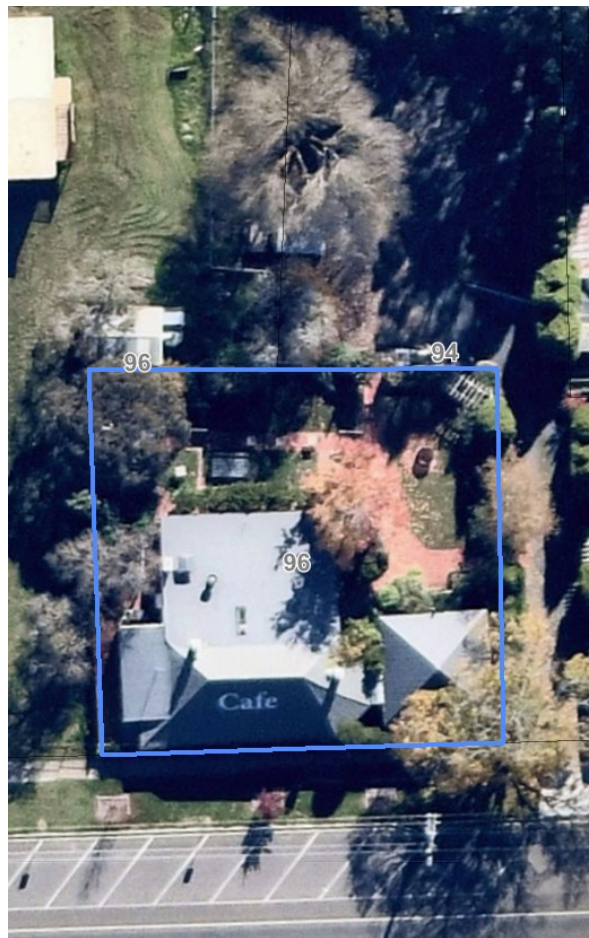
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It is of further historical significance as a rare surviving example of a pre-1860 dwelling within Ballan, and the locality, most having been destroyed by natural disasters or demolished. (Criterion B)

The Mill Cottage is aesthetically significant as a relatively intact and unusual local example of an early Victorian stone cottage in the Georgian style. The distinctive steeply pitched hipped roof form and broken back verandah with fenced balustrade and intact brick chimneys, stone wall construction and front door and windows distinguishes The Mill Cottage from other Victorian dwellings within Ballan. (Criterion E)

### 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 (Photo 1).



**Photo 1:** Aerial map

Source of base Map: Moorabool Shire Council, 2020.

### 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.

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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 Heritage Study (Stage 2a) Review, 2021

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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 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,

<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.

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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 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 (Photos 3 and 4) 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 (Photo 5). It appears that all building works had been completed by mid 1857 when milling commenced.

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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 *Bacchus Marsh Express*, 2 October 1909.

13 *The Argus*, 10 July 1856, p.3.

14 *The Age*, 4 March 1857, p.6.

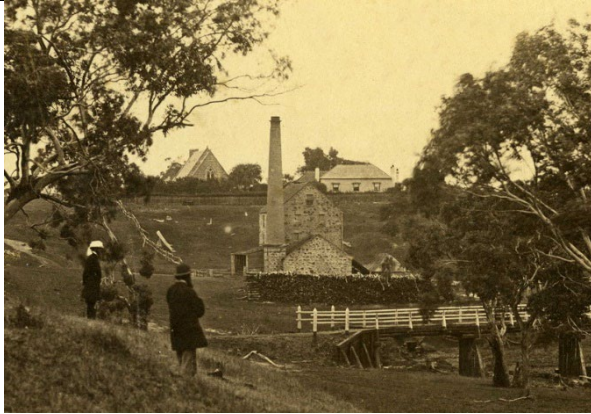
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**ADDRESS:** 96 Inglis Street, Ballan

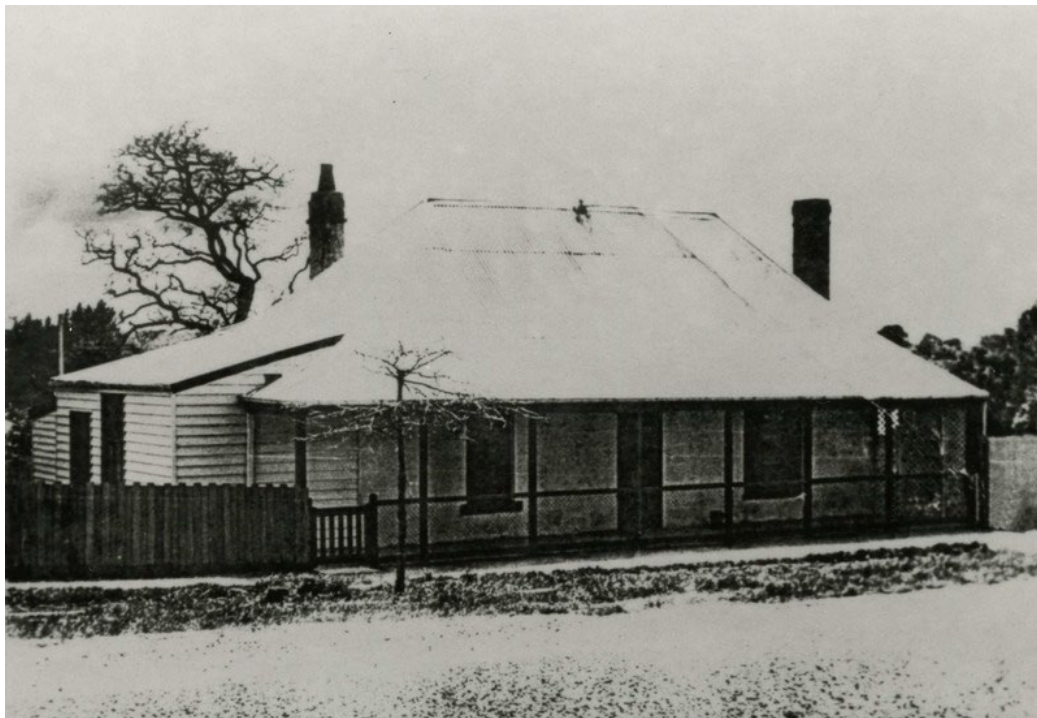
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**Photo 3:** Werribee Flour Mill, Ballan, 1863.  
Source: Ballan Shire Historical Society.



**Photo 4:** Werribee Flour Mill, Ballan, when a chaff mill & produce store, n.d. [c.1905].  
Source: Ballan Shire Historical Society.



**Photo 5:** The Mill Cottage, 96 Inglis Street, Ballan, n.d.  
Source: Ballan Shire Historical Society.

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

## West Moorabool Heritage Study (Stage 2a) Review, 2021

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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 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

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15 *Ibid.*, 16 September 1858, p.3.

16 The earliest available reference to the partnership of Young and Duncan is on 27 October 1866 in the *Bacchus Marsh Express*, p.4.

17 '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.

18 *Ibid.* & Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

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.

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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 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

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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.

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.*

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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>

### COMPARATIVE ANALYSIS

*Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.*

Numerous conventional Victorian styled dwellings were built in the Shire from the 1860s onwards. With hipped roof forms, they were often adorned with decorative cast iron front and/or return verandahs, reflecting the prosperity of the owners. A number of the dwellings of this stylistic type were also built in the late 19th and very early 20th centuries, for newcomers to different parts of the Shire, and for second and later generation owners of the Shire's pioneers.

### 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:

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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.

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- The Avenue, 122 Inglis Street, Ballan (BA034) (Photo 6), 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, Ballan (BA051) (Photo 7), 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, Ballan (BA054), 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.



Photo 6: The Avenue, 122 Inglis Street, Ballan, 2014. Source: David Rowe.



Photo 7: Former Police Residence, 172 Inglis Street, Ballan, 2009. Source: David and Wendy Rowe.

### 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:

<sup>45</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.

<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 Bungeeltap. 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.

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Assessment Date: Feb 2016, updated May 2021

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- Hunterston, 360 Ballan-Egerton Road, Ballan (BA108), 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, 90 Carween Lane, Ballan (HO22), 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 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.

The Mill Cottage at 96 Inglis Street, Ballan, is one of a small group of very rare surviving dwellings from the 1850s and 1860s in Ballan, and one of two dwellings constructed pre 1860. Most comparable to Carween (HO22) in style and intactness, the dwelling meets the threshold of local significance as a very good example of the Victorian Georgian style as applied to a modest residential cottage. The dwelling, as possibly the earliest surviving residence within the Ballan township is clearly of historical significance.

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<sup>48</sup> *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.

<sup>49</sup> Australian Heritage Database online, 31 May 2009 & *A Pictorial History of the Shire of Ballan, op.cit.*, p.42.