

West Moorabool Heritage Study (Stage 2a) Review, 2021**PLACE NAME:** St. Brigid's Roman Catholic Church & Gates

Place No. BA025

ADDRESS: 98-100 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Historic Themes:

Theme 6.1: Building Towns

Theme 8.1: Spiritual Life

Condition: Good**Integrity:** Moderate**Photograph Date:** 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:**

No

Victorian Heritage Inventory:

No

Local Planning Scheme:

No

CURRENT HERITAGE STATUS ON OTHER REGISTERS:**National Trust (Victoria) Register:**

No

RECOMMENDED LEVEL OF SIGNIFICANCE:

Local Significance

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

External Paint Controls Should Apply?

No

Internal Alteration Controls Should Apply?

No

Tree Controls Should Apply?

No

Fences &/or Outbuildings of Note?

Yes - *metal entrance gates fronting Inglis Street*

Prohibited Uses May be Permitted?

Yes

Incorporated Document

No

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

St. Brigid's Roman Catholic Church and Gates, 98-100 Inglis Street, constructed c.1911-12 is significant.

Elements which contribute to the significance of the place are:

- the exterior of the brick church c.1911 (reconstructed c.2010)
- the metal entrance gates and brick piers fronting Inglis Street (c.1912)
- scrolled metal pedestrian gate adjacent to metal entrance gates.

Elements which do not contribute to the significance of the place are: all buildings, structures, playgrounds, sporting courts and ovals associated with St Brigid's School, boundary fencing, plantings including trees and the modern entrance foyer and additions to the front of the church.

How is it significant?

St. Brigid's Roman Catholic Church and Gates, 98-100 Inglis Street, is of local historical, aesthetic and social significance to the Moorabool Shire.

Why is it significant?

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St. Brigid's Roman Catholic Church and Gates site, 98-100 Inglis Street, is historically significant for its associations with the life and witness of Roman Catholicism in Ballan from 1912, although a Roman Catholic Church and School have been associated with the site since 1859. It is of further historical significance as it represents a period of growth within the town and district when new and larger places of worship were constructed to serve the growing congregations in the town. The reconstruction of the church to the original c.1912 design by prolific Melbourne architects, Kempson and Conolly (who were responsible for numerous designs for the Roman Catholic Church in rural Victoria in the late 19th and early 20th centuries) demonstrates the continuing importance of the Church into the twenty first century. The front metal entrance gates surmounted by shamrocks, made by E. Wheelahan and installed in 1912 soon after the opening of the church building, also have historical significance as part of the important phase of development of the church in the early 20th. (Criterion A)

St Brigid's Roman Catholic Church and Gates is of aesthetic significance as one of the most elaborate examples of the churches designed by Kempson and Conolly. It is an enduring local landmark on the main thoroughfare of Ballan to both the local community generally, and especially to those of the Catholic faith. Although substantially reconstructed, the exterior largely represents the original Federation Gothic design by architects Kempson and Conolly, demonstrated by the steeply-pitched, gabled roofed nave, a projecting gabled chancel at the rear (north) that terminates with an octagonal apse, a projecting gabled roofed vestry on the east side, and a projecting gable roofed front entrance porch. Other original or appropriate qualities include the slate roof cladding, galvanised steel ridge ventilator, red brick wall construction off-set by rendered bandings and copings, face brick buttresses with rendered cappings and topped with octagonal pinnacles capped with cupolas (and topped with finials and/or crosses) at parapet level, rendered pointed-arched tracery windows and rendered sills, large pointed-arched, rendered, Perpendicular Gothic tracery window in the main (southern) gable end, chancel window and flanking smaller pointed-arched windows, stepped parapets to the main gable ends surmounted by rendered, pointed piers having niches, rendered cross above the apex in the northern main gable end, small pointed-arched vestry opening with tracery windows in the east end, Tudor-arched vestry door opening (with rendered architraves and label mould) on the south side, timber vestry door, and the brick chimney on the north side of the vestry. The intrusive modern porch does not contribute to the significance. (Criterion E)

St. Brigid's Roman Catholic Church and Gates is of social significance for its long and continuing relationship with and use as a place of worship, gathering and spirituality for the Catholic community of Ballan for over 100 years. It is a physical legacy of the Catholic faith and faith education that has endured since the early 1850s. The continuous use of the church, and dedication to its reconstruction after fire in 2009 further demonstrate the strength of attachment. (Criterion G)

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the southern portion of the site containing St. Brigid's Church and school, as shown on the following aerial image(Photo 1).



Photo 1: Aerial map.

Source of base Map: Moorabool Shire Council, 2020

DESCRIPTION:

The Setting

St. Brigid's Roman Catholic Church, 98-100 Inglis Street, Ballan, is located on a large rectangular allotment on the north side of the street, bound by Inglis, Stead and Simpson Streets on the south, west and north boundaries respectively. Much of the rear (northern) portion of the site is identified by an open grassed sports ground (on the west side) and basketball and handball courts (east side). There is a row of cypress trees (overgrown hedge) on the west boundary, screening the sports ground from Stead Street. Immediately south of the basketball court is a mature golden cypress tree. On the east side from Inglis Street is a car park with asphalt surface. The church building is situated in the eastern portion of the site. In the south-west corner is St. Brigid's Catholic School, comprising a single storey building of cuboid form constructed of red brick and corrugated sheet metal. The Inglis Street frontage of the site is bound by simple black powder-coated palisade school fencing and gates that are stepped to follow the gradient of the ground, being approximately 1500 mm high. Intermediate solid brick wall panels complete the western portion of the front boundary. There are introduced brick gate piers and early metal gates forming the main entrance at the front of the church. On the Stead Street boundary is an introduced black powder-coated palisade fence with landscaping in front.



Photo 2: St. Brigid's Church with front addition, Inglis Street. Part of the school building is shown on the left, 2014.



Photo 3: St. Brigid's Church (rear, showing apse) & School, viewed from Stead Street, 2015.



Photo 4: St. Brigid's School from corner of Inglis & Stead Streets, 2015.



Photo 5: St. Brigid's Church gates, 2015.

St. Brigid's Church

The face brick, Federation Gothic Styled St. Brigid's Roman Catholic Church building is characterised by a steeply-pitched, gabled roofed nave, a projecting gabled chancel at the rear (north) that terminates with an octagonal apse, a projecting gabled roofed vestry on the east side, and a projecting gabled roofed front entrance porch. The roofs are parapeted and clad in slate, the nave roof being surmounted by a galvanised steel ridge ventilator. The red brick construction is off-set by rendered bandings and copings.

The five-bayed nave is defined by projecting face brick buttresses with rendered cappings and topped with octagonal pinnacles capped with cupolas (and topped with finials and/or crosses) at parapet level. Each bay has rendered pointed-arched tracery windows and rendered sills. The main (southern) gable end has a large pointed-arched, rendered, Perpendicular Gothic tracery window. A similarly-designed window is centrally located on the north wall of the apse, flanked by smaller pointed-arched windows. The parapets to the main gable ends are stepped and surmounted by rendered, pointed piers having niches. The apex of the northern gable end is topped with a rendered cross (the cross is missing on the southern gable).

Projecting from the east side of the chancel is the vestry. There is a small pointed-arched opening with tracery windows in the east end, with a Tudor-arched door opening (with rendered architraves and label mould) on the south side, accessed by a small series of steps. The vestry door is vertically-boarded of timber construction. On the north side is a brick chimney having a decorative rendered top with pointed tracery and topped by a terra cotta cap. The parapeted apex of the gable end of the vestry has a rendered cross.

Projecting from the front of the nave is the original minor gabled entrance porch. It is of identical design and construction as the vestry wing but it is now obscured by early 21st storey single storey cuboid additions that extend at the front. These additions are constructed with expressed steel and timber posts and beams, with large glazed walls and windows. To the east of the additions on the south wall of the nave is an introduced, large window opening.

Overall, St. Brigid's Church is in good condition when viewed from the road, having been recently restored. While the original fabric has been greatly compromised by the fire of 2009, the reconstruction of the exterior has largely returned the building to its original appearance of 1912.

HISTORY:

The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.¹ 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), and Anglican Church, hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.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

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

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

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

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

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

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

7 *Ibid.*

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

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

History of the St. Brigid's Church Complex

The Early Years of Catholicism in Ballan

From the early 1850s and particularly after the discovery of gold in Ballarat in 1851, priests visited Ballan enroute to the goldfields to serve the Roman Catholic population.¹⁰ Father Houlihan was the first visiting priest to the town. He was followed by Fathers Stack and Shinnik, often with two-three month intervals between visits.¹¹ The lack of permanent clergy in Ballan drew protest by the local Catholics, which were first represented by just seven families: the D'Arcys, Shannons, Cantwells, Doyles, Connors, Egans and Abey Harrington.¹²

On 23 December 1854, two acres of land fronting Inglis Street and bound by Stead and Simpson Streets (comprising allotments 1-4 of Section 9) in the Township of Ballan was reserved for church purposes.¹³ The temporary reservation was noted in *The Argus* in October 1855 which reported that 'a well-selected reserve of two acres is set apart for a Catholic Church upon which it is intended to erect a temporary place of worship.'¹⁴ Impetus for the construction of a church building also came after a visit by the Roman Catholic Bishop of Melbourne, J.A. Goold, in 1855.¹⁵ Two years later, the Rev. Dr. Goold, Rev. Eugene O'Connell, Phillip Cantwell, James Egan and Michael Shannon were appointed trustees of the Roman Catholic Reservation.¹⁶ The land also appears to have been fenced at this time.¹⁷

The first church building, dedicated to St. Agnes' appears to have been built in 1859.¹⁸ The gabled timber building was situated towards the south-east corner of the site. There was a small gabled vestry that projected from the south-east corner and a gabled porch at the north end. Costing £300, timber for the new building was cut from a sawpit in Wall's paddock, south-east of the Bostock Reservoir.¹⁹ This building served as a church and school for the remainder of the 19th and the first decade of the 20th centuries. In 1862, the church site was permanently reserved for Roman Catholic Church purposes.²⁰

10 *St. Brigid's School, Ballan: A Short History*, St. Brigid's Primary School, Ballan, 2011, p.8.

11 *Ibid.*

12 J.H. Walsh, 'Early Ballan No. 45' in the *Ballan Times*, 31 January 1918, p.3.

13 *St. Brigid's School, op.cit.* & Plan of the Town of Ballan, 1954, VPRS 16171, PROV.

14 *The Argus* 19 October 1855, p.6.

15 D.D. Fraser & J.B. Ranken (eds.), *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.59 & W. Ebsworth, *Pioneer Catholic Victoria*, Polding Press, Melbourne, 1973, pp.201-202.

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

17 Walsh, *op.cit.*

18 A number of references claim that the building was constructed in either 1856, 1857 or 1858. See for example, St. Brigid's School, *op.cit.*, Fraser & Ranken, *op.cit.*, and *Some of the Fruits of Fifty Years: Annals of the Catholic Church in Victoria*, A.H. Massina & Co., Melbourne, 1897, pp.67-68. However, Walsh, *op.cit.*, states that 'the first church (portion of the present school [now demolished]) was not erected until 1859.' In 'Early Ballan No. 43', *Ballan Times*, 17 January 1918, p.3, Walsh also states that 'The first portion of the Catholic church was also built in this year [1859], and Mr Egan fixes that year from the fact that his family left the Werribee Hunt inn for their Greendale property at the end of 1858, and the carpenters who erected the church afterwards built a barn from them at Greendale.'

19 *St. Brigid's School, op.cit.* & *Some of the Fruits, op.cit.*

20 *Victoria Government Gazette*, 28 October 1862, p.2096.

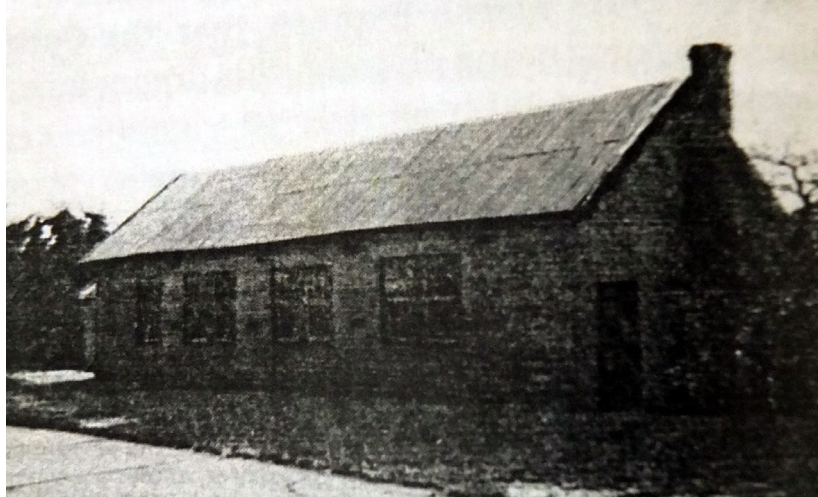


Photo 6: St. Agnes' Catholic Church & School, n.d.

Source: L.F. Wheelahan, 'The History of the Catholic Schools in Ballan' in *The Settler*, vol.1, no.9, June 198-1009, p.6.

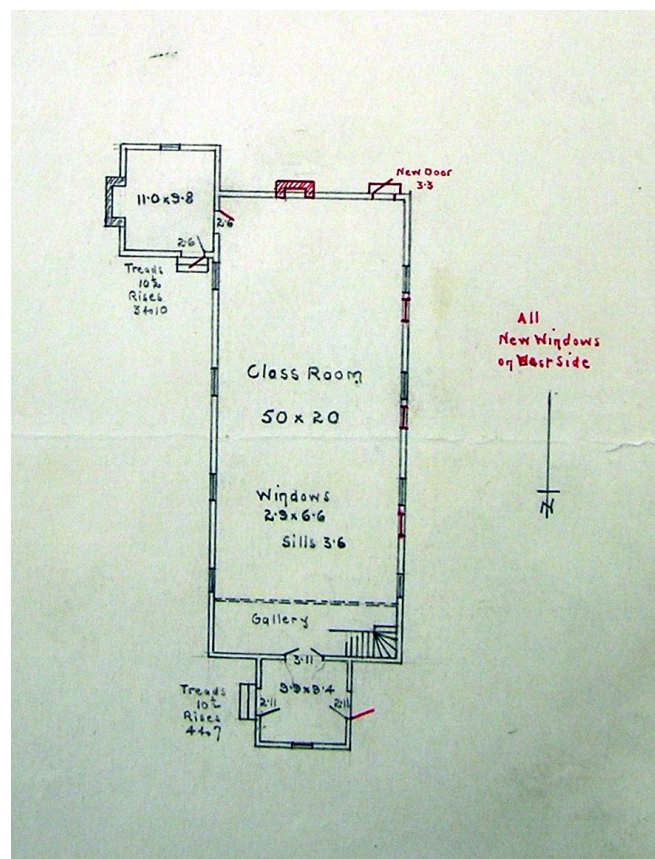


Figure 1: Floor Plan of St. Brigid's Catholic School, n.d. [c.1914]

Source: 'St. Brigid's Catholic School, Ballan', public building file, VPRS 7882 Unit 3701, PROV.

The Early Clergy

In August 1868, the *Bacchus Marsh Express* and *The Advocate* reported that 'we understand that the Roman Catholics of Ballan, Gordons and Blackwood are very warmly agitating at present for a priest to come to reside with them.'²¹ However, it was not until 1875 when the Gordon Parish was formed (which then comprised Gordon, Ballan, Mt Egerton, Mt Blackwood, Baccus Marsh and Ormond [now known as Springbank]) and the Rev. Father Ellis was first appointed to take charge.²² He continued until

21 *Bacchus Marsh Express*, 29 August 1868, p.3 & *The Advocate*, 15 August 1868, p.6.

22 *St. Brigid's School*, op.cit., p.9.

1884 when he was replaced by Father Ryan.²³ Other resident priests until 1892 included Fathers Brady, Nelan, Boyle, McGee and O'Donoghue.²⁴ In 1892, Father O'Halloran was appointed. A keen musician, he promoted exchange visits between the choirs of St. Agnes', Ballan, and St. Patrick's, Gordon.²⁵

In 1896, the Rev. J.P. Cusack was appointed Curate to the Gordon Parish and three years later he became Parish Priest.²⁶ Father Cusack was transferred in 1916, being replaced by Father O'Dwyer.²⁷ Father Gavan Duffy was appointed Parish Priest in 1926, spending ten years there before relocated to Bacchus Marsh in 1936.²⁸ He was replaced by Father Hoare and subsequently by Father J.J. Lande, who had transferred from Diamond Creek in 1938. Retiring in 1972, Father Lande was succeeded by Father Carse and Father Randall.²⁹

Construction of a New Church Building

It was as early 1875 when the Ballan correspondent for the *Bacchus Marsh Express* reported on the intended construction of a new Catholic Church at Ballan:

I am informed that the Roman Catholics intend erecting a new church in Ballan. It is to be built of stone, and if is anything like the one at Gordon, it will prove an ornament to the township. There is no reason why this should not be done, as I imagine they are quite as wealthy if not more so than any denomination here.³⁰

Several years elapsed before such intentions came to reality. Impetus came in 1904 when Michael Walsh, a committed parishioner of St. Agnes' and a respected, wealthy townsman, left a bequest if £500 to St. Agnes' Church for the purpose of erecting a new edifice on the condition that a like amount was subscribed by the people within five years from the date of his death.³¹ News of Walsh's bequest and the anticipated building of a new church was reported by Christopher Crisp in the *Bacchus Marsh Express* in 1905:

We believe that the existing church buildings are the first of their order in Ballan, but it supposed that the Roman Catholic church (now a wooden building, on the best site in Ballan, as those churches usually are, everywhere) will soon put on a brick dress, with cement facings, and a slate roof, the necessary fillip having been given by a golden sovereigns bequest by the late Cr. Michael Walsh, J.P. – a somewhat stern, but strictly just man, a credit to his country and to Ballan, made Cosmopolitan by long experience, but never relaxing his anchorage to what is generally spoken of affectionately as "the old sod."³²

By 9 May 1909, promises of up to £572 had been received, having responded to calls from Father Cusack.³³ This gave favour for the formation of a building committee, with James H. Walsh, son of the

23 *Ibid.*

24 *Ibid.*

25 *Ibid.*

26 *Ibid.*

27 *Ibid.*

28 *Ibid.*

29 *Ibid.*

30 *Bacchus Marsh Express*, 15 May 1875, p.3.

31 J. Huggins, 'St. Brigid's Catholic Church, Ballan' in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society Inc.*, vol. 7 no. 8, December 2004, p.3.

32 *Bacchus Marsh Express*, 13 May 1905, p.3.

33 Huggins, *op.cit.*

benefactor, elected secretary.³⁴ In January 1910, further progress had been made, with £1200 placed on fixed deposit for 12 months given that the estimated cost of the new church was over £2000.³⁵

In 1911, the prolific Melbourne architects, Kempson and Conolly, were engaged to design the new church building that was to accommodate 350 people.³⁶ Tenders were subsequently called and the successful tenderer later forfeited the contract due to a miscalculation of £400.³⁷ New tenders were called and A.A. Meyers, builder from Ivanhoe, was successful with a price of £2437.³⁸ Modifications to reduce costs were made, including a reduction in the length of the nave by five feet (much to the indignation of the parishioners³⁹) the chancel was to be sealed with red deal instead of stamp steel, some ornamental windows were to be dispensed with and the foundation was to be constructed of lime cement instead of bluestone.⁴⁰ W. Watson of Melbourne was Clerk of Works, with construction commencing on 27 July 1911.⁴¹

The new brick church building, dedicated to St. Brigid, was completed in May 1912 and it was opened by His Grace Archbishop Carr on 2 June of that year.⁴² The church was described in the *Gordon Advertiser* (the description being republished in the *Bacchus Marsh Express*):

The new Church consists of a nave, 55ft. by 28ft.; chancel, with octagonal apse, 19ft. by 18ft.; sacristy, 15ft. by 12ft.; and porch, 8ft. by 8ft. The height of the nave from floor to top of walls is about 19ft., and inclusive of enriched frieze, 20ft. 6in.; the total height from floor to apex of roof is 35ft. The style of architecture adopted is perpendicular Gothic. The windows are of pressed cement, with tracery heads and mullions filled in with leadlight tinted cathedral glass colored marginal cusperings. The chancel triplet lights have symbolical designs, one memorial window, donated by the Rev. Fr. Carney, is a beautiful piece of figure work, St. Brigid being the subject. This work was executed by Messrs. Brooks, Robinson & Co., Melbourne, who also executed the other glasswork. The church is constructed with cement concrete footings, brick in cement foundations, the superstructure being of bricks from Ballarat. The dressings are of cement, with pressed cement crosses, finials, pinnacles and foliated terminals of nice design. The roof is covered with Welsh slates, the ridging is of galvanized iron and is a ventilating ridge of new form for the extraction of vitiated air from inside. The fresh air is admitted by means of double hopper vents in each window, and this ventilation is up to and even over Board of Health requirements. The roof internally is handsomely treated, the principals being adorned with arches and moulded ribs, cusper panels, and twined columns, in accordance with the style. The roof has diagonally boarded panels or bays, moulded all round, the frieze of gothic stamped metal work mouldings. These and the roof timbers are painted a strong brown leather color, the boarding being stained and varnished. The walls internally are plastered and finished stucco work, lined in imitation stone ashlar work, the dado being of cement, smooth trowelled. There are moulded labels over windows, with foliated, plaster bosses or terminals. The chancel arch has plaster and corbel [sic.] columns and enrichments. The design generally, both outside and inside, with roof and finishings, is, from an architectural point of view, an exceedingly handsome one. The work has been well carried out by Mr. A. A. Myers, contractor, of Ivanhoe, who, it may be mentioned, was greatly retarded in progress by the prevailing scarcity of labor. Mr. Watson, of Melbourne, carried out the duties of clerk of works. The whole work was executed to the designs, details, and under the general supervision of the well known firm of

34 *Ibid.*

35 *Ibid.*

36 *Ibid.*

37 *Ibid.*, p.5.

38 *Building*, 12 July 1911, p.51.

39 *Bacchus Marsh Express*, 27 May 1911, p.2.

40 Huggins, *op.cit.*

41 *Ibid.*

42 *Ibid.*

architects, Messrs. Kempson & Connolly, M.R.V.I.A., of Oxford Chambers, Bourke street, Melbourne.⁴³

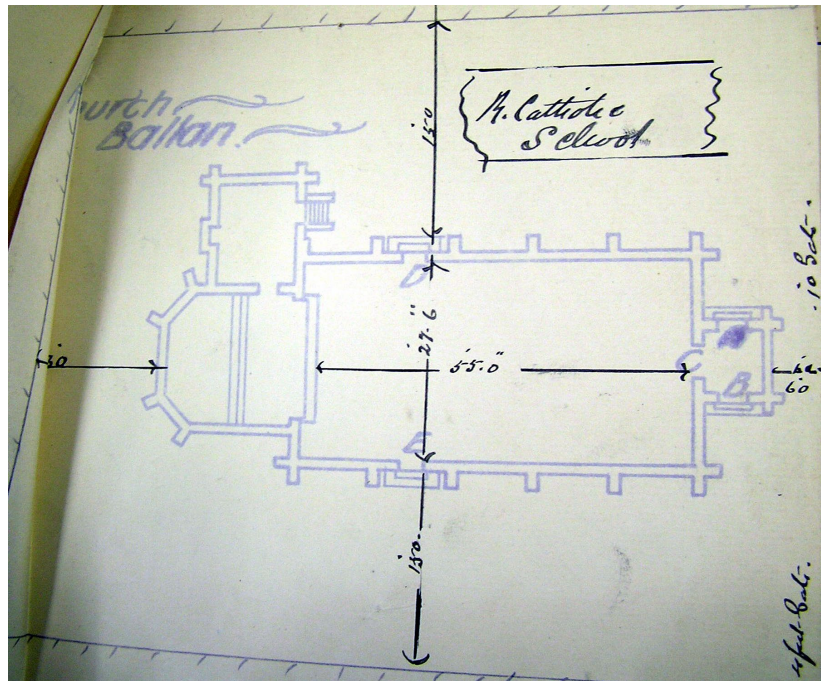


Figure 2: Board of Public Health, Floor Plan of St. Brigid's Church, n.d. [c.1913].

Source: 'Roman Catholic Church, Ballan', public building file, VPRS 7882 Unit 4610, PROV.



Photo 7: St. Brigid's Church, 1912.

Source: *The Advocate*, 8 June 1912.

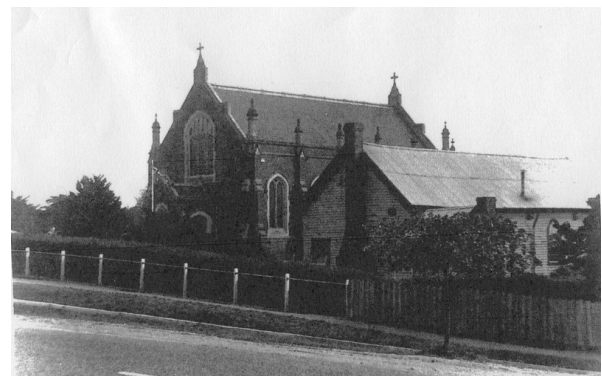


Photo 8: St. Brigid's Church and School buildings, n.d. [c.1940s].

Source: Ballan Shire Historical Society.

In October 1912, new iron gates were made and presented by E. Wheelhan.⁴⁴ Painted dark green with the representation of the shamrock on them, the gates were erected in front of the church building.

By 1936, a tennis court had been constructed in the south-west corner the site, to the west of the church building. The northern portion of the church site was open and grassed, being used as a play area for the school children. The largely open grounds were punctuated only by a couple of outhouses and gum trees.

⁴³ *Bacchus Marsh Express*, 15 June 1912, p.1.

⁴⁴ Huggins, *op.cit.*

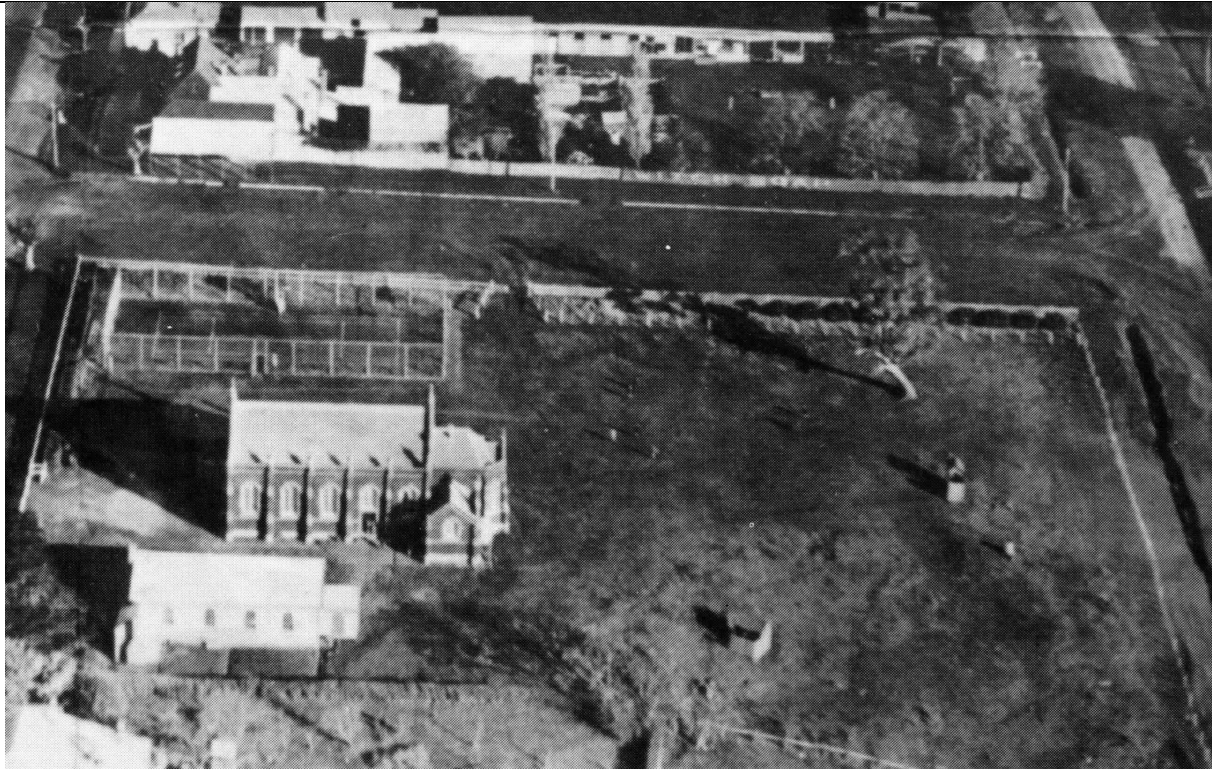


Photo 9: Aerial view of St. Brigid's Church and School site, 1936.

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

In 2007, a foyer addition of contemporary cuboid design and timber, steel and glass construction was built at the front of the church.⁴⁵

Only two years later on 8 April 2009, St. Brigid's Church was completely gutted by a fire caused by an electrical fault.⁴⁶ Such devastation was reported to have 'a big impact on the small town' given that the church was 'pretty significant for the Catholic population.'⁴⁷ Work on reconstructing the church building to its original external appearance began in February 2010 at a cost of approximately \$1 million.⁴⁸ Some changes were made to the interior and a new stained glass window depicting Mary MacKillop was installed to replace the original plain window.⁴⁹ Pews, Stations of the Cross and statues donated by St. Michael's Catholic Church, Beeac that had recently closed, together with an altar and baptismal font made by the Hallett family of marble from the Ballarat monastery, represented other changes to the interior.⁵⁰ The rebuilt church was reopened by Bishop Peter Connors on 12 December 2010 with 'overjoyed' past and present parishioners and invited guests in attendance.⁵¹

The Catholic School & Its Teachers

With the reservation of the church site and the construction of St. Agnes' Church building came the establishment of the first Catholic School in Ballan in September 1859 by Father Eugene O'Connell.⁵² Initially, there was an average attendance of 25 pupils⁵³ with Timothy Cronin and a Mr Scott being the

⁴⁵ *The Courier*, Ballarat, 22 April 2009.

⁴⁶ *Melton Leader*, 9 April 2009.

⁴⁷ *Herald Sun*, 8 April 2009.

⁴⁸ *The Courier*, Ballarat, 10 February 2010.

⁴⁹ *Ibid.*

⁵⁰ *Ibid.* & L. Bowers, 'St. Brigid's Church Re-Opens', *E-news*, Catholic Diocese of Ballarat, December 2010.

⁵¹ *Ibid.*

⁵² Ebsworth, *op.cit.*, p.203.

⁵³ *Ibid.*

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PLACE NAME: St. Brigid's Roman Catholic Church & Gates

Place No. BA025

ADDRESS: 98-100 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

first teachers.⁵⁴ They were succeeded by Mr M.J. O'Callaghan in 1863 and he in turn was replaced by Miss Mary Anne McBride in 1871 who conducted a private school with thirty children.⁵⁵ While the school continued throughout the 1870s, it appears to have closed in 1879, reopening in 1900 with a Miss Kelly, formerly of the Newport Grammar School, as teacher.⁵⁶ She taught at St. Agnes' for four years and upon her departure in 1904, The Advocate reported on the presentation given to her:

On Friday Miss Kelly, late teacher of the Ballan Catholic school, was presented by her many friends with a purse of sovereigns, as a token of the esteem in which she was held in the district. Miss Kelly was also the recipient of a handsome manicure set, the gift of her late pupils, with whom she was intensely popular. The presentation, which took place at Hanrahan's Hotel, was made by Mr. John Egan.⁵⁷

Miss Kelly was succeeded by Miss Alice Doherty (later Mrs Egan of Bradshaw) and Miss Rose Brady in 1910.⁵⁸ In 1912 with opening of the new church, the name of the school was changed to St. Brigid's.

In August 1915, Miss Kitty O'Kane, a young teenager from Sacred Heart College, Ballarat, commenced teaching at St. Brigid's School.⁵⁹ Dedicated to teaching and her pupils at Ballan, Miss O'Kane remained at St. Brigid's School for 49 years.⁶⁰ As outlined in St. Brigid's School, Ballan: A Short History:

Miss O'Kane must have been a remarkably committed Catholic and a devoted teacher who regarded her position as one of great responsibility to the parents and families of children within the Ballan community, in which she spent her entire working life.

She appears to have single handedly taught the fluctuating numbers of pupils who attended the old wooden building which doubled as both church and school for almost half a century and for the entire length of her teaching career. ... Clearly, she believed strongly in the value of what she was doing and felt that her efforts did not go unnoticed in the St. Brigid's church/school community, especially among the many students she had taught over the years, some of whom she then taught their children and their children's children over the length of her career.⁶¹

In 1942, Miss Sarah Thompson (once owner of the dwelling at 59 Steiglitz Street⁶²), bequeathed £1,500 to St. Brigid's Church for school purposes. Part of the funds was used for the construction of a brick shelter shed and toilet block in 1956.⁶³

In 1963, the original St. Agnes' Church building that had served as the school building was destroyed by fire.⁶⁴ A new brick building designed by Joseph T. McCarthy and Associates, Architects, Melbourne, was soon built to the west of the church with a frontage to Stead Street, and behind the tennis court (which by then had been converted into a basketball court).⁶⁵ The rudimentary building featured a skillion roof form. It was partly funded by Richard Cantwell of Hunterston,⁶⁶ who had regularly given generously to

54 *St. Brigid's School, op.cit.*, p.11.

55 *Ibid.*

56 *Ibid.* & Fraser & Ranken, *op.cit.*

57 *The Advocate*, 8 October 1904, p.16.

58 Fraser & Ranken, *op.cit.*

59 *St. Brigid's School, op.cit.*, p.12.

60 *Ibid.*

61 *Ibid.*, p.17.

62 See heritage citation for 59 Steiglitz Street for further details.

63 *St. Brigid's School, op.cit.*, p.15.

64 *A Pictorial History of the Shire of Ballan, op.cit.*, p.142.

65 St. Brigid's School, public building file, VPRS 7882 Unit 3701 PROV.

66 *The Argus*, 10 July 1940, p.4.

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

PLACE NAME: St. Brigid's Roman Catholic Church & Gates

Place No. BA025

ADDRESS: 98-100 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

St. Brigid's and whose final donation of £5,000 had been set aside for the new school building.⁶⁷ It was opened on 8 March 1964 by Archbishop Simmons.⁶⁸

On the retirement of Miss O'Kane in 1963, the Josephite Nuns from the Gordon and Springbank Catholic School assumed teaching responsibilities at St. Brigid's.⁶⁹ Head Teacher, Sister Jerome and Sister Margaret Maria were permanently appointed.⁷⁰ Between 1966 and 1968, the Head Teacher was Sister M. Helene (who taught grades 4-6), with Sister M. Josephine teaching prep to grade 3.⁷¹ In 1976, the Josephite nuns relinquished their teaching duties at St. Brigid's.⁷²

New classrooms were constructed in the early 1990s.⁷³ In 2013, a hedge along the Inglis Street boundary (planted in the 1940s) was removed to allow for the construction of major alterations and additions to the school building.⁷⁴ The work was designed by Morton Dunn architects of Ballarat, the construction being carried out by Page Constructions also of Ballarat. The refurbished school building was blessed and officially opened by Bishop Paul on 22 April 2014.⁷⁵

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 Ballan

St. Brigid's (including St. Agnes') Roman Catholic Church is one of four churches established in Ballan in the 19th century, with the existing church building being the latest constructed. The other churches are:⁷⁶

- St. John's Anglican Church, 56 Simpson Street (BA057): built in 1861-62, the Victorian Early English Gothic styled bluestone building has a steeply-pitched, gabled roof form with a gabled chancel, paired narrow pointed-arched windows with freestone surrounds, projecting buttresses and a stained glass tracery chancel window. While the original design and character of the building is clearly discernible, its integrity has been slightly diminished by the introduced roof tiles.
- St. Paul's Uniting Church Complex, 73 Inglis Street (BA104): built in 1865-66, the Victorian Gothic Revival styled building is the most intact church in Ballan. The bluestone building has a steeply pitched gabled roof form and rear gabled and parapeted vestry, a landmark octagonal tower having a splayed bluestone tower based with blind oculus windows, octagonal blind arcade of lancet openings with blind oculus windows above, and an elongated spire clad in corrugated sheet metal and crowned by an iron Celtic cross finial. There is a triple pointed arched window in the main gable end (with decorative stained glass, being the work of the well-known stained glass artists and manufacturers, Ferguson and Urie).

⁶⁷ St. Brigid's School, *op.cit.*, p.13.

⁶⁸ *Ibid.*, p.14.

⁶⁹ *Ibid.*, p.13.

⁷⁰ *Ibid.*

⁷¹ *Ibid.*

⁷² *Ibid.*, p.14.

⁷³ P. Johnson, 'New Classrooms and Refurbishments at Ballan', *E-news*, Catholic Diocese of Ballarat, May 2014.

⁷⁴ *Ibid.*

⁷⁵ *Ibid.*

⁷⁶ See heritage citations for St. John's Church and St. Paul's Church for further details.

Other Brick Federation Era Churches in the Western Region of the Moorabool Shire

The western region of the Moorabool Shire, and particularly the towns and district of Bungaree, Millbrook, Navigators, Gordon, Warrenheip and Dunnstown has been referred to as "Little Ireland", given the unique embodiment of agricultural and social fabric of the Irish Catholics who settled there from the late 1850s and early 1860s.⁷⁷ This area, including other northern parts such as Clarkes Hill, Claretown and Springbank, reflect Irish Catholic culture through the distinctive social indicators of the churches, presbyteries, schools and hotels.

Within the study area are five, brick, late Victorian and Federation Gothic styled Roman Catholic Church buildings. Unlike St. Brigid's, these buildings have not suffered significant fire damage and they are more intact, but St. Brigid's is one of the most elaborate examples of the type. Like St. Brigid's Church, these other churches are characterised by simple steeply-pitched and gabled naves, with projecting gabled porches and vestries. These buildings are:

- St. Michael's Catholic Church, School, Presbytery & Convent (BRE05-08), 186 Bungaree Wallace Road, Bungaree, built in 1910 to a design by Clegg and Miller architects, Ballarat.⁷⁸ This church replaced an earlier timber chapel on another location at Bungaree erected in the early 1870s.
- St. Peter's Catholic Church, Ballarat Daylesford Road, Clarkes Hill, built in 1900 to a design by Clegg, Kell and Miller, architects, Ballarat.⁷⁹
- St. Brendan's Catholic Church, 1 Ti Tree Road, Dunnstown, built in 1905 (architect unknown).⁸⁰
- Our Lady Help of Christians Catholic Church, 309 Myrniong Korobeit Road, Korobeit (HO150), built in 1903 to a design by Kempson and Conolly.⁸¹ This church is substantially intact and in good condition, with projecting vestry and side porch.
- St. Michael's Catholic Church, Springbank Road, Springbank, built in 1900 to a design by T. Payne.⁸²

Kempson & Conolly and Other Similar Churches to St. Brigid's, Ballan

In May 1890, Charles G. Kempson and William P. Conolly, former chief assistants of the disbanded architectural firm of Tappin, Gilbert and Dennehy, formed a partnership, their office being at Oxford Chambers, Bourke Street, Melbourne.⁸³ Throughout the next 27 years until the death of Kempson in 1917,⁸⁴ they established a prolific architectural practice, their success largely being assisted by the Roman Catholic Church. In the late 19th and early 20th centuries, they designed numerous rural churches, presbyteries and schools in addition to other private commissions. In June 1890, Kempson and Conolly took into partnership Charles L. Oldham (1865-1920).⁸⁵ He had served his articles with Tappin and Gilbert of Ballarat, Melbourne and Sydney, and later worked in Sydney before returning

⁷⁷ See P. Griffiths, *Three Times Blest: A History of Buninyong and District 1837-1901*, Buninyong & District Historical Society, Buninyong, 1988, p.73 & D. Cahir, *Spuds, Saints & Scholars: Irish Settlement & the Development of Catholicity in Dunnstown*, Dianne Cahir, 1999, p.3.

⁷⁸ *The Advocate*, 16 April & 13 August 1910.

⁷⁹ *Ibid.*, 20 January 1900, p.9.

⁸⁰ Cahir, *op.cit.*

⁸¹ *The Advocate*, 17 October 1903, p.17.

⁸² *Bungaree & District Historical Society Newsletter*, no. 38, March 2001.

⁸³ *Australasian Building and Contractors' News*, 31 May 1890, p.1087 in M. Lewis & T. Sawyer (eds.), *Australian Architectural Index* online, University of Melbourne.

⁸⁴ *Table Talk*, 5 July 1917, p.6.

⁸⁵ J.J. Taylor, 'Charles Lancelot Oldham (1865-1920)', *Western Australian Architect Biographies*, <http://www.architecture.com.au> accessed 13 January 2015.

to Melbourne where he worked for the Victorian Government Railways and on his own account before becoming a partner in the firm known as Kempson, Conolly and Oldham.⁸⁶ With the economic recession in the early 1890s, the firm struggled financially and coupled with the severe illness of Conolly, Kempson was unable to pay his fees to the Royal Victorian Institute of Architects.⁸⁷ These early struggles appear to have caused Oldham to leave the firm by September 1894.⁸⁸ He relocated to West Australia.⁸⁹

Charles G. Kempson was born at Richmond in 1854, the second son of Peter Kempson.⁹⁰ At a young age, he relocated with his parents to Clunes.⁹¹ Having attended Technical School (where he won first prize in the first division of the seventh class architectural drawing competition in 1872),⁹² Kempson received his training with W. Sheridan of Clunes.⁹³ In 1880, he was elected an associated of the Victorian Institute of Architects.⁹⁴ He served some years with Messrs Smith and Johnson of Melbourne, before entering the office of Tappin, Gilbert and Dennehy and then commencing with W.P. Conolly.⁹⁵ Kempson died at Kew in 1917.⁹⁶ The firm was continued by Conolly.

William Patrick Conolly was born in Ireland in c.1862.⁹⁷ He served his articles with William Haigh, architect of Dublin.⁹⁸ Conolly subsequently worked in the office of Dean and Son, architects, Dublin, before emigrating to Melbourne, Victoria, in 1890.⁹⁹ On his arrival he was employed by the architectural firm of Tappin, Gilbert and Dennehy, taking charge of the Ballarat office.¹⁰⁰ In 1892, Conolly was elected an Associate of the Royal Victorian Institute of Architects.¹⁰¹ After Kempson's death in 1917, Conolly practised on his own account, with much of his work emanating from the Catholic Church. His commissions included Corpus Christ College, Werribee (1925),¹⁰² Catholic Church, West Wyalong, N.S.W. (1928),¹⁰³ additions to the Catholic School, Frankston (1928) and a brick Church and additions to the Convent of the Good Shepherd, Oakleigh (1930).¹⁰⁴ Other works included the Carmelite Monastery, Kew; Nazareth House, Ballarat and Camberwell; St. John's Church, East Melbourne; and churches at Williamstown, Clifton Hill, Benalla, Yarrawonga, Dookie, Yea and Hardon.¹⁰⁵ Conolly died on 15 September 1946 at Nazareth House, Camberwell, at the age of 84 years.¹⁰⁶

86 Ibid.

87 Lewis & Sawyer, *op.cit.*, Royal Victorian Institute of Architects, Minutes of Council, 27 November 1894.

88 *Yea Chronicle*, 27 September 1894, p.2.

89 Taylor, *op.cit.*

90 *Clunes Guardian and Gazette*, 3 July 1917, p.2.

91 Ibid.

92 *Illustrated Australian News for Home Readers*, 21 May 1872, p.119.

93 *Clunes Guardian and Gazette*, *op.cit.*

94 *The Australasian*, 17 January 1880, p.21.

95 *Clunes Guardian and Gazette*, *op.cit.*

96 Ibid.

97 The death notice for Conolly in *The Argus*, 16 September 1946, p.2, stated that he was 84 years, which equates to him being born in c.1862.

98 'Conolly, William Patrick', Royal Victorian Institute of Architects Past Members' Personal Files, box folder 86, envelope 7, series XXXVIII, State Library of Victoria.

99 Ibid.

100 Ibid.

101 *The Argus*, 14 June 1892, p.4.

102 Ibid., 14 March 1925.

103 *Sydney Morning Herald*, 14 March 1928, p.11.

104 *Construction and Local Government Journal*, Sydney, 5 February 1930, p.14.

105 Conolly, *op.cit.*

106 *The Argus*, 16 September 1946, p.2.

The design of St. Brigid's Church, Ballan, represented one a number of similar face brick Federation Gothic styled Catholic Church designs constructed in the late 19th and early 20th centuries in Victoria. Other surviving comparable examples include:

- St. Mary's Catholic Church, 6 Queen Street, Avenel, built in 1892.¹⁰⁷ The building has a steeply-pitched and gabled nave with rear chancel and side projecting vestry, and front projecting gabled porch. The layout and composition of this church building was a precursor to the design of St. Brigid's, which has a more elaborate appearance.
- St. Mary's Catholic Church, 13-15 Phillips Street, Rushworth (HO301 Campaspe Shire Council), built in 1896.¹⁰⁸ This church also has the same layout and composition, but it is a larger, more substantial example.
- St. John the Apostle Catholic Church, Jamieson, built in 1897.¹⁰⁹ This church has a very steeply-pitched gabled nave and a projecting gabled front porch.
- Sacred Heart Catholic Church, 9 The Parade, Yea (HO102 Murrindindi Shire Council), built in 1901.¹¹⁰ This church has a very similar composition to St. Mary's Avenel and Rushworth, and therefore St. Brigid's, Ballan. It features roof ridge decoration and ventilation dormers.
- Our Lady Help of Christians Catholic Church, 309 Myrniong Korobeit Road, Korobeit (HO150), built in 1903 as previously outlined.
- Sacred Heart Catholic Church, 30 Witt Street, Yarrawonga (HO233 Moira Shire Council), built in 1904.¹¹¹ This church was originally similar to St. Mary's Churches at Avenel and Rushworth, and St. Brigid's, with its chancel and projecting side vestry and front projecting porch, but a tripled gabled brick porch has been introduced at the front.

Overall, while St. Brigid's Church, Ballan, has been substantially reconstructed, and has had significant additions constructed immediately adjacent to it, it represents one of the most externally elaborate church examples of the work of Kempson and Conolly architects, being the only known example featuring projecting pinnacles above the buttresses and parapets of the longitudinal elevations of the nave.

¹⁰⁷ Lewis & Sawyer, *op.cit.*, *Building, Engineering and Mining Journal*, 30 January 1892, supplement 3.

¹⁰⁸ *Ibid.*, 22 August 1896, supplement 6.

¹⁰⁹ *Ibid.*, 5 October 1897, supplement 2.

¹¹⁰ *Ibid.*, 21 December 1901.

¹¹¹ *Ibid.*, 18 October 1904, supplement 2.

West Moorabool Heritage Study (Stage 2a) Review, 2021**PLACE NAME:** Invergowrie, fence and hedge

Place No. BA026

ADDRESS: 101 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:** 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?

Yes – *front timber picket fence along western boundary portion*

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 known as Invergowrie, at 101 Inglis Street, Ballan, constructed c.1895, is significant. The large open grassed and treed setting, and the front timber picket fence and hedge along the western portion of the front boundary also contribute to the significance of the place.

The non-original alterations and additions to the dwelling are not significant.

How is it significant?

Invergowrie at 101 Inglis Street, Ballan, is of local historical and aesthetic significance to the Moorabool Shire.

Why is it significant?

Invergowrie at 101 Inglis Street is of historical significance for its association with the period of growth and prosperity within the township after the arrival of the railway in 1889. The growth of the middle class in Ballan during this period led to a new class of housing within the town – particularly in Inglis and Steiglitz Streets in the late nineteenth century. Invergowrie, as a large residence on a very large township allotment is a good example of this, where residential development became more substantial and affluent in line with Ballan's growth and consolidation as a rural service centre. (Criterion A)

Invergowrie at 101 Inglis Street is aesthetically significant as one of the most unusual, predominantly intact examples of a Late Victorian dwelling in Ballan located on a substantial allotment. This is especially borne out in the L-layout composition of the main hipped roofs, the return post-supported convex verandah, rear elongated gabled wing, prominent brick chimneys, narrow eaves with paired timber brackets, timber framed double hung windows, front doorway, corrugated sheet metal roof cladding and timber weatherboard wall cladding. The front timber picket fence, substantial hedge of Hawthorn and Privet, and the placement of the dwelling on the large allotment provide an appropriate setting and contribute to the aesthetic significance. (Criterion E)

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 101 Inglis containing the Invergowrie dwelling and its setting, as shown on the following map (Photo 1).



Photo 1: Aerial map

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION: ¹

The dwelling known as Invergowrie at 101 Inglis Street, Ballan, is located on a substantial rectangular allotment with a large eastern side setback characterised by open grassed areas and several trees and shrubs. There is a modest front setback with a small open grassed area and perimeter shrubs, and another large open grassed western side setback having perimeter trees on the western boundary and further trees at the rear, behind an early garage outbuilding. There is a grassed and gravelled driveway leading to the garage. The front (Inglis Street) boundary has a mature hedge in front of the dwelling and a scrolled metal pedestrian gate and timber arbour. There is a steel post

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: Invergowrie, fence and hedge

Place No. BA026

ADDRESS: 101 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

and rail and woven wire fence that takes up the bulk of the eastern portion of the front boundary. The western portion of the front boundary has a hollow steel pipe vehicular gate and an early timber pointed picket fence (approximately 1200 mm high), with a bay having been inset to accommodate a road crossing supervisor's shelter

The asymmetrical, single storey, timber weatherboard, Late Victorian styled dwelling has an unusual composition defined by main hipped roof forms comprising an L layout, a post-supported convex return verandah, a rear elongated gabled wing and rear skillion wings. These roof forms are clad in corrugated sheet metal. The main façade of the dwelling faces onto the large eastern side setback where there is a central timber framed doorway. Other early features of the design include the prominent brick chimneys with dentillated cappings (now overpainted), narrow eaves with paired timber brackets to the principal (north and east) elevations, timber framed double hung windows, moulded timber architraves, timber window sills, and the stop chambered timber verandah posts. On the verandah fascia fronting Inglis Street is the early name plate that read: "Invergowrie".



Photo 2: Invergowrie, 101 Inglis Street, showing contextually large street frontage, timber picket fencing and mature hedge, 2009



Photo 3: Invergowrie, 101 Inglis Street, looking down driveway showing west elevation of dwelling and the garage at the rear, 2014.



Photo 4: Invergowrie, 101 Inglis Street, looking from the Inglis Street boundary (east end) to the large east setback and the main elevation of the dwelling, 2014.

HISTORY:

The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.² 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 Invergowrie

Invergowrie at 101 Inglis Street is situated on original allotments 3, 4 and 5 of Section 11 in the Township of Ballan first owned by J. O’Connor and T. Harley from 4 June 1858.¹¹ In 1874, Ralph Selby, engine keeper and farmer purchased allotment 5 and he set about constructing a dwelling.¹² The property was sold to Edwin Oliver Smith, a saddler, in 1882, at which time Smith also acquired allotment 4.¹³ In 1890, Robert McQualter, a pioneer of Ballan who, with his wife, Elizabeth, had a farm

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 Township of Ballan Plan, 1954, VPRS 16171 PROV.

¹² Certificate of Title, 3 August 1874, vol. 695 fol. 858.

¹³ *Ibid.*, 24 October 1882, fol. 1404 fol. 443.

on the Daylesford Road, 'Ballan House', acquired the property.¹⁴ He leased the dwelling at 101 Inglis Street to Charles Cullen, baker.¹⁵

In October 1894, McQualter gave his daughter, Miss Annie (Mary Ann) McQualter his property at 101 Inglis Street. Although Miss McQualter was one of six children to Robert and Elizabeth McQualter (the other children being Andrew, Alexandra, Jessie, Carrie and Jean).¹⁶ It was Annie's assistance on the farm and to her father that persuaded Robert McQualter to gift the property at 101 Inglis Street to her. On the death of McQualter in February 1895, John Noble Wilson, Managing Director the Ballarat Trustees Executors and Agency Company Limited, testified to the Will of the late Robert McQualter and described the late Robert McQualter's gift to his daughter:

... I am informed and verily believe that about six months prior to the date of the death of the said deceased he gave to his daughter Annie McQualter of Daylesford Road near Ballan aforesaid Spinster All that piece of unimproved freehold land being Crown Allotments Four and Five of Section Eleven Township of Ballan Parish of Ballan County of Grant having a frontage of Two Hundred links to Inglis Street Ballan aforesaid by a depth of Five Hundred links to the value of fifty pounds in recognition of the services rendered by her in assisting to carry on the work of his farm and in attending to him she the said Annie McQualter being at the time of the gift the said land and for some time prior therefore the only one of his daughters residing at home with him.¹⁷

This suggests that in 1894, the earlier dwelling on the site had been demolished. By 1895, the existing dwelling, Invergowrie (presumably named after the late Robert McQualter's birthplace in Scotland¹⁸) seems to have been constructed. McQualter's widow, Mrs Elizabeth McQualter was listed as the owner of a tenement with a net annual value of £7-10 at this time.¹⁹ The property remained in the Estate of Robert McQualter, under the control of the Ballarat Trustees.²⁰ In 1897, Miss Annie McQualter was listed jointly listed with her mother as owner of the property.²¹

On Mrs Elizabeth McQualter's death in 1909, the property was formally transferred to Annie McQualter, who by this time was Mrs Flack.²² She had married George Charles Flack, farm manager (and later storekeeper).²³ Flack was the grandson of the Ballan pioneer and hotelier, George Flack,²⁴ who established the Ballan Hotel in Inglis Street in 1856.²⁵ Annie and George continued to reside at Invergowrie for the next 30 years.²⁶ The substantial size of the property was shown in an aerial image of Ballan in 1936 (Photo 5), with mature trees on the front boundary in the large eastern setback that was laid out in rectangular beds, and the eastern setback was an open grassed area.

¹⁴ Ibid., 27 May 1890 & J.H. Walsh, 'Early Ballan, No.3' and 'Early Ballan No. 47', in the *Ballan Times*, 18 January 1917, p.2 & 21 March 1918, p.2.

¹⁵ Ballan Shire Rate Book, 1890, VPRS 5557/P0 Unit 45 PROV (Ballarat).

¹⁶ *Table Talk*, 5 April 1895, p.16.

¹⁷ See McQualter, Robert, Probate Administration files, 1895, VPRS 7591/P2 Unit 233 PROV.

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

¹⁹ Ballan Shire Rate Book, op.cit., 1895.

²⁰ This is confirmed in the Certificate of Title, op.cit.

²¹ Ballan Shire Rate Book, op.cit., 1897.

²² Certificate of Title, op.cit.

²³ Victorian Births, Deaths and Marriages Indexes, op.cit.

²⁴ Ibid.

²⁵ *Bacchus Marsh Express*, 17 March 1900, p.3.

²⁶ See Ballan Shire Rate Books, op.cit., 1910-11, 1911-12, 1938-39.



Photo 5: Aerial Image of Invergowrie, 101 Inglis Street, Ballan, 1936.

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

On Annie Flack's death in 1939, the property included allotments 4 and 5 with the 'five roomed weatherboard house Valued at £640.0.0' and adjoining allotment 3 with a 'garage' valued at £40.²⁷ George Flack remarried and with his second wife, Janet (nee Chrichton),²⁸ they lived at Invergowrie until George's death in 1954.²⁹

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.

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

²⁷ Flack, Mary Ann, Probate Administration files, 1939, VPRS 28/P3 Unit 3283 PROV.

²⁸ See death notice for George Flack in *The Argus*, 19 February 1954, p.10.

²⁹ See Ballan Shire Rate Books, op.cit.

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 Invergowrie at 101 Inglis Street is one of a small group of Victorian period dwellings on a contextually substantial allotments in the Ballan township. The other dwellings include:

- Everleigh, 77 Inglis Street, Ballan (BA017) (Photo 6):³⁰ built in 1896 for I. Venables, Headmaster of the Ballan State School. The symmetrical, timber weatherboard dwelling has a hipped roof form at the front and a projecting front convex verandah supported by cast iron columns with decorative cast iron bracket and balances. The symmetry is emphasised by the red brick chimneys and the central front door opening with flanking timber framed tripartite double hung windows. The dwelling has high integrity when viewed from the front, and has a timber picket front fence. central doorway flanked by timber framed double hung windows. The front boundary is defined by a timber picket fence. The dwelling appears to be predominantly intact. The Late Victorian design and setting at 77 Inglis Street is directly comparable to Invergowrie.
- Former Dr Salter's Medical Rooms, 81 Inglis Street, Ballan (BA020) (Photo 7):³¹ built in c.1890, the symmetrical timber weatherboard Victorian styled dwelling has a hipped roof form and a front hipped verandah. The verandah is supported by turned timber posts with cast iron brackets and valances. There are original rendered brick chimneys with multi-corbelled tops and terra cotta pots, and a central doorway flanked by timber framed double hung windows. The front boundary is defined by a timber picket fence. The dwelling appears to be predominantly intact. The Late Victorian design and setting at 81 Inglis Street is directly comparable to Invergowrie.
- Longley, 63 Steiglitz Street, Ballan (BA098) (Photo 10):³² built in 1895 for Harry Blake, the asymmetrical single storey, weatherboard, hipped roofed dwelling has a return verandah supported by timber posts. There are prominent red brick chimneys with multi-corbelled tops. On the front façade is a central front doorway flanked by timber framed double hung windows. The dwelling appears to be of moderate integrity, having been substantially repaired. The Late Victorian design and scale of the setting at 63 Steiglitz Street is directly comparable to Invergowrie.
- Ballan Health Care (Formerly 'Annean'), 164 Inglis Street, Ballan (BA048) (Photo 9):³³ built in 1897 for Jules Gascard junior, horse dealer, the asymmetrical, single storey, weatherboard, Late Victorian Italianate styled dwelling has a hipped roof form that traverses the front of the site, with minor hipped wings at the rear and side and a return bullnosed verandah supported by cast iron columns with decorative capitals, and cast iron verandah valances and brackets. There are timber framed double hung tripartite windows under the verandah and a projecting faceted bay. The composition, design and outward appearance of Annean is not directly comparable to Invergowrie.

³⁰ *Bacchus Marsh Express*, 16 May 1896, p.3, 5 December 1896, p.3, 18 February 1901, p.1.

³¹ *Bacchus Marsh Express*, 30 May 1891 & 6 June 1891, p.7.

³² *Bacchus Marsh Express*, 6 April 1895, p.3.

³³ Gascard was not listed in the Ballan Shire Rate Book for 1898, op.cit., but he was listed as owner in subsequent years. See also J. Huggins, 'Jules Samuel Gascard 1836-1899', in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 3, no. 10, June 1995.

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PLACE NAME: Invergowrie, fence and hedge

Place No. BA026

ADDRESS: 101 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

- Mayfield, 39 Steiglitz Street, Ballan (BA102) (Photo 11): built 1886-87:³⁴ the symmetrical, single storey, weatherboard, Victorian Picturesque styled dwelling has a double hipped roof form that traverses the site and a central projecting minor gable and return verandah with a central gabled portico. The composition and detailing is unusual which is continued in the projecting faceted bay window to the west of the front door, elaborate remnant timber bargeboard in the gable end of the verandah portico, elongated timber verandah brackets and in the detailing of the surviving brick chimney. Overall, Mayfield has a different composition and character than Invergowrie, and it is still situated on its entire original allotment.
- Ramsgate, 59 Steiglitz Street, Ballan (BA099) (Photo 8):, built in c.1891:³⁵ this hipped roofed building has a projecting hipped roofed return verandah supported by stop chamfered timber posts with decorative cast iron brackets and valances. The verandah treatment and the arrangement of a central door opening with flanking timber framed double hung windows is similar to Invergowrie.



Photo 6. Everleigh, 77 Inglis Street, Ballan, 2009.
Source: David Rowe and Wendy Jacobs.



Photo 7. Former Dr Salter's Medical Rooms, 81 Inglis Street, Ballan, 2014.
Source: David Rowe.



Photo 8. Ramsgate, 59 Steiglitz Street, Ballan, 2014.
Source: David Rowe.



Photo 9. Ballan Health Care (Formerly 'Annean'), 164 Inglis Street, Ballan, 2014.
Source: David Rowe.



³⁴ The unimproved land at 39 Steiglitz Street had been purchased by R.F. Marshall in 1886 – see Certificate of Title, vol. 928 fol. 505. The dwelling had been built by May 1887, as it was partially damaged by fire at this time – see *Bacchus Marsh Express*, 21 May 1887, p.3.

³⁵ See Certificate of Title, 29 April 1885, vol. 858 fol. 586, when ownership was acquired by Edward Blake. A mortgage was taken out with the Commercial Bank in 1891, suggesting that 'Ramsgate' was built at this time.

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PLACE NAME: Invergowrie, fence and hedge

Place No. BA026

ADDRESS: 101 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Photo 10. Longley, 63 Steiglitz Street, Ballan, 2014.
Source: David Rowe

Photo 11. Mayfield, 39 Steiglitz Street, Ballan, 2014.
Source: David Rowe.

Other Similar Late Victorian Period Dwellings in Ballan

Other dwellings of similar Late Victorian design to Invergowrie include:

- Dwelling, 78 Inglis Street, Ballan (BA018):³⁶ built in c.1894, this dwelling has a similar hipped roof form, central timber door openings and flanking windows at the front, and symmetrically composed chimneys. Like Invergowrie, this dwelling has a return verandah but the unusual asymmetrical layout of Invergowrie is not comparable.
- Dwelling, 91 Steiglitz Street, Ballan (Recommended for inclusion in the Steiglitz Street Precinct in the West Moorabool Heritage Study):³⁷ built in 1890, this dwelling also has a hipped roof form and a projecting front post-supported hipped roofed verandah with decorative cast iron valances and brackets, central doorway and flanking windows at the front. There is a chimney projecting above the roofline on the west side. On the east side is an introduced gabled carport. It is a more comparable although more rudimentary example to Invergowrie.
- Dwelling, 93 Steiglitz Street, Ballan (Recommended for inclusion in the Steiglitz Street Precinct in the West Moorabool Heritage Study):³⁸ built in 1890, the dwelling has a hipped roof form and front hipped roofed verandah supported by square, stop chamfered timber posts with decorative cast iron brackets. It is a more common local example compared to Invergowrie.
- Dwelling, 97 Steiglitz Street, Ballan (Recommended for inclusion in the Steiglitz Street Precinct in the West Moorabool Heritage Study):³⁹ built in 1874, the hipped roof form, narrow eaves and construction materials are similar to Invergowrie, although the projecting front skillion verandah, composition of a central doorway with flanking windows and smaller scale are not directly comparable.

Overall, Invergowrie is a more unusual and intact example than other examples of its type within Ballan. It is a good representative example of late Victorian dwellings situated on a substantial allotment in the Ballan Township, which reflect more affluent socio-economic status of the original owners, but is an unusual example in that its L shaped form, which appears to be original is not found in other residential examples of this period Ballan.

³⁶ The property at 78 Inglis Street was purchased by John Farrow, grazier, of 'Lily Vale' farm – see Certificate of Title vol. 605 fol. 917. This dwelling appears to have been constructed about the time of Farrow's death in 1894, as the first listing of Mrs Farrow is in 1895 in the Ballan Shire Rate Book, op.cit.

³⁷ See heritage citation for Steiglitz Street houses & *Bacchus Marsh Express*, 25 October 1890, p.2, 7.

³⁸ *Ibid.*

³⁹ See heritage citation for Steiglitz Street houses. & *Bacchus Marsh Express*, 2 January 1875, p.2, briefly described the subject dwelling.

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

Place No. BA034

ADDRESS: 122 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

Theme 8.3: Health and Welfare

Condition: Good**Integrity:** Moderate-Low**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**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 known as The Avenue, at 122 Inglis Street, Ballan, constructed c.1863-64 with alterations c.1920-30 is significant.

The post 1930s alterations and additions, including the timber picket fence, are not significant.

How is it significant?

The Avenue at 122 Inglis Street, Ballan, is of local historical significance to the Moorabool Shire.

Why is it significant?

The Avenue at 122 Inglis Street is of historical significance as one of the earliest examples of middle class residential dwellings erected in Ballan. Constructed in c.1863-64 by and for J.T. Foote, builder and carpenter, The Avenue with its loosely Picturesque style, more substantial form, and double gable roof forms that terminate with hipped roofed faces at the rear, is clearly distinguishable from the more modest vernacular single gable or hip roof cottages constructed for the working class in Ballan in the 1860s. The face brick chimneys, roof cladding, central front doorway with transom, flanking timber

framed double hung windows, and narrow eaves emphasise this difference. The verandah, although likely constructed in the Interwar period, is significant as it demonstrates an attempt to modernise the building and is in itself demonstrative of the continuing aspirations of the middle classes in the twentieth century. (Criterion A)

Heritage Overlay Map

It is recommended that the heritage overlay is applied the site at 122 Inglis Street, Ballan, as shown on the following map (Photo 1).



Photo 1: Aerial map

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION: ¹

The Avenue at 122 Inglis Street, Ballan, is set on a rectangular allotment, with a moderate front setback, narrower side setbacks and a large rear yard. The front has an open grassed area with perimeter garden beds, shrubs and trees, and a driveway on the west side. There is a non-original timber picket fence along the street front with a metal framed and cyclone wire pedestrian gate located at the west end. The rear yard is also largely an open grassed area, with mature trees and what appears to be an early gabled and skillion outbuilding at the rear.

The single storey, symmetrical, timber weatherboard, Victorian Picturesque styled dwelling has a double gabled roof form that terminates with hipped roofed faces at the rear. There is also a small

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 at the rear. At the front is a hipped roofed verandah supported by face brick piers having concrete cappings which in turn support paired timber posts. There is a timber verandah floor. The design and construction of the verandah suggest that it was introduced in the 1920s or 1930s. The symmetry of the design is accentuated by the prominent original face brick chimneys, central front doorway with transom and flanking timber framed double hung windows. The bargeboards at the front are replacements of the original bargeboards that featured trussed timberwork in the gable ends. The timber framed double hung windows on the sides of the dwelling appear to be early. The wall cladding has partially been re-clad in aluminium weatherboards.



Photo 2: The Avenue, 122 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 1850.² 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

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 The Avenue

The Avenue at 122 Inglis Street is situated on original allotment 5 of Section 3 in the Township of Ballan first purchased by Daniel Sweeney on 5 September 1858.¹¹ His ownership of the unimproved land was to be short-lived as he became insolvent in early February 1859.¹² On 8 February 1859, *The Star* newspaper (Ballarat) advertised for sale 'All that piece or parcel of land in the County of Grant, parish of Ballan, being allot. 5 of sec. 3, Ballan township, and containing 2 roods.'¹³

Soon after, the land at 122 Inglis Street was purchased by J.T. Foote, local builder and carpenter. He appears to have set about constructing The Avenue in 1863-64.¹⁴ The timber dwelling was characterised by steeply-pitched gables fronting the street, having a symmetrical composition defined by the projecting chimneys, central doorway and flanking windows at the front. It also featured a post-supported concave front verandah (Photo 3). The gable ends were adorned with timber trusses.

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

⁸ *Ibid.*

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

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

¹¹ See Township of Ballan Plan, 1954, VPRS 16171 PROV.

¹² *The Star*, 8 February 1859, p.3.

¹³ *Ibid.*

¹⁴ J.H. Walsh in 'Early Ballan No. 45' and 'Early Ballan No. 49', *Ballan Times*, 31 January 1918, p.3 & 27 June 1918, p.2, stated that The Avenue was built by the late J.T. Foote and first occupied by Arthur Musgrave. It is also known that Musgrave and his family first lived at the old Werribee Hunt Inn that had been leased by Dugald Macpherson of Bungeeltap from a Mr Egan (on Musgrave's behalf) until they 'moved into the Avenue'. The Ballan Shire Rate Book, 1863, VPRS 5557/PO Unit 45 PROV (Ballarat), listed Musgrave as occupier of a tenement owned by Egan. This suggests that Musgrave was not residing at The Avenue before 1863.



Photo 3: The Avenue, 122 Inglis Street, 96 Inglis Street, Ballan, n.d. [c.1920]. Source: Ballan Shire Historical Society.

The Avenue at 122 Inglis Street was first occupied by Arthur Thomas Musgrave, solicitor, and his family, from c.1864.¹⁵ Born c.1819, the son of William and Elizabeth (Johnston) Musgrave, A.T. Musgrave appears to have arrived in Melbourne from England in 1840s.¹⁶ He married Mary Ann Walsh at St. James' Church of England, West Melbourne, on 12 October 1844¹⁷ and they appear to have resided in a six-roomed dwelling in Brunswick Street, Collingwood.¹⁸ Musgrave advertised as a solicitor in Queen Street from February 1852.¹⁹ The Musgrave family had arrived at Ballan in 1860, having presumably been lured by his sister, Mrs Rebecca Ocock and his niece, Mrs Mary Macpherson (nee Ocock), wife of pioneer pastoralist and grazier of 'Bungeeltap', Dugald Macpherson.²⁰ Musgrave was one of two solicitors in Ballan in the 1860s, the other being his brother-in-law, Richard Ocock.²¹

In addition to carrying out his legal practice, Musgrave was involved in a wide range of community organisations and activities. On 12 July 1860, he was appointed a trustee of the Old Ballan Cemetery.²² This was followed a year later by being appointed a trustee of St. John's Church of England, where Musgrave devoted much of his energies by also serving as Superintendent of the Sunday School.²³ He prepared a memorial and headed up a deputation to the Ballan Shire Council for a Town Water Supply in 1869.²⁴ Musgrave was also a member of the Ballan Mechanics' Institute where he served as President

¹⁵ The Ballan Shire Rate Book, op.cit., 1865 first listed Musgrave as occupier of a tenement owned by Foote, indicating that the Musgrave family had relocated to The Avenue between 1863 and 1865.

¹⁶ D. Cohenph, Musgrave family history, 1997-98, at <http://archiver.rootsweb.ancestry.com/th/read/SUFFOLK/1997-09/0874434134>

¹⁷ See Australia, Marriages, 1810-1980, index, *FamilySearch* (<https://familysearch.org/pal:MM9.1.1/XTZ9-KQ2> : accessed 22 Oct 2014), Arthur Thomas Musgrave and Mary Ann Walsh, 12 Oct 1844; citing St. James, West Melbourne, Victoria, Australia, reference b1 p31 e710; FHL microfilm 993777.

¹⁸ *The Melbourne Argus*, 15 February 1848, p.3.

¹⁹ *The Argus*, 21 February 1852,

²⁰ Family connections between Musgrave, Ocock and Macpherson are given in Richard Ocock, http://eurekaedia.org/Richard_Ocock. See also J. Davis, 'Musgrave's of Devon, England', <http://genforum.genealogy.com/musgrave/messages/746.html>

²¹ Richard Ocock, op.cit.

²² *The Star*, 12 July 1860, p.4.

²³ *Ibid.*, 20 May 1861, p.15 & *Bacchus Marsh Express*, 16 April 1881, p.3.

²⁴ *Ibid.*, 27 March 1869, p.3.

in 1873, the same year he was Vice President of the Ballan Cricket Club.²⁵ It was also in Ballan where his daughter, Mary Isabella, was born on 9 December 1864.²⁶ Tragically, Musgrave's only son, Charles, drowned in the sinking of the Gothenburg steamer disaster which struck the Barrier Reef on 24 February 1875.²⁷

It appears that Musgrave returned home to England briefly in 1863 as the *Ballarat Star* reported that 'Richard Ocock, to be a trustee of the Ballan Cemetery, in the room of A.T. Musgrave, who has left the colony.'²⁸ By 1865, Musgrave and family were again living at The Avenue, 122 Inglis Street, but it was not until c.1869-70 when he had purchased the property from J.T. Foote.²⁹ On 2 April 1881, the *Bacchus Marsh Express* reported on the impending sale of The Avenue and departure of the Musgrave family for England:

The sale of Mr. Musgrave's house and furniture is to take place on Thursday next, and no doubt there will be a large attendance, as Mr. Musgrave and family are held in high esteem, and general regret is felt that he is about to leave for England to reside there permanently.³⁰

The high regard that was held for A.T. Musgrave was outlined in the *Bacchus Marsh Express* on his departure:

Ballan has just lost another old prominent resident in Mr. Musgrave, with his family, who have lived at Ballan for the last twenty-five years left today for Melbourne, from which place they sail on the Orient for England. Very general regret is felt by every one at Mr. Musgrave's departure, for he was on all sides an especially popular man. It is not only the regret that would be naturally felt at losing an old and [esteemed?] resident, and one in whose professional field as a solicitor everyone had the greatest confidence with the greater number of the Ballan residents the feeling is more of a personal nature, as the feeling that that he has lost a friend. The Church of England here will also feel Mr. Musgrave's absence, for he has been at all times indefatigable in his exertions in its behalf.³¹

Musgrave's property was described as 'Snug Villa Residence and Out-offices, about half an acre Freehold Land, in the centre of the main street, which for neatness and comfort, cannot be excelled.'³² Although the property failed to sell immediately, in 1884 the *Bacchus Marsh Express* reported that:

The very desirable property in the centre of Ballan, formerly owned and occupied by Mr. A.T. Musgrave who is now in England, has also changed hands lately having been purchased by Mr. Richard Parker whose family have been in occupation of the property for about eighteen months, £250.³³

²⁵ *Ibid.*, 22 February 1868, p.3, 19 October 1872, p.3 & 1 February 1873, p.3.

²⁶ See Australia, Births and Baptisms, 1792-1981, index, *FamilySearch* (<https://familysearch.org/pal:/MM9.1.1/XTZV-1BN> : accessed 22 Oct 2014), Arthur Thomas Musgrave in entry for Mary Isabella Musgrave, 03 Jan 1865; citing ; FHL microfilm 1238887.

²⁷ *Bacchus Marsh Express*, 13 March 1875, p.3 & *The Argus*, 20 March 1875, p.5.

²⁸ *The Star*, 2 July 1863, p.4.

²⁹ Musgrave was first listed as owner in the Ballan Shire Rate Book, op.cit., in 1869-70.

³⁰ *Bacchus Marsh Express*, 2 April 1881, p.3.

³¹ *Ibid.*, 16 April 1881, p.3.

³² *Ibid.*, 26 February 1881, p.2.

³³ J. Huggins, "The Avenue", Inglis Street, Ballan, in *The Settler, Official Quarterly Newsletter of the Ballan Shire Historical Society*, June 2007.

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

PLACE NAME: The Avenue

Place No. BA034

ADDRESS: 122 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

A mining investor, Richard Parker had married Frances Cock Hicks in 1867 and they had seven children: Laura, Richard, Ellen, Herbert, Millicent, Alfred and Bertrand.³⁴ The Parker family lived at The Avenue in the 1880s, although by 1890 the property had been leased to A.W. Salter and was advertised for sale:

The property known as The Avenue consisting of a nine roomed 'HOUSE' in thoroughly good condition, with all conveniences; cooking range in the kitchen. Outbuildings consist of: stable, buggy-house, man's room, workshop, loft. Land having a frontage of 66 feet in Inglis Street, in the centre of Ballan and extending through to Simpson Street. Flower and fruit gardens, lawn, conservatory and summer house.³⁵

With no success at the sale, the Parker family continued to own The Avenue. They relocated to 'Bellefield House', Parkville, and leased The Avenue to a succession of medical practitioners for the next 10 years including Dr Day (from 20 September 1890), Dr Marr (from December 1891), Dr V.J.E. Zichy-Woinarski (from October 1893), Dr Charles A. Courtney (from October 1894) and Dr A.B. Webb (from 1899).³⁶

On the death of Richard Parker in 1896, The Avenue was described as a 'weatherboard house' valued at £300.³⁷ At this time, the Parker family were residing at Albert Park.³⁸ After Dr Webb's departure in 1900, Mrs Frances Parker resumed occupation of The Avenue.³⁹ A tragedy befell the family in 1914 with the drowning in the Pyke's Creek weir of Mrs Parker's daughter, Miss Ellen Parker, aged about 40 years.⁴⁰ Mrs Parker continued to reside at The Avenue until her death in 1920.⁴¹

The Avenue was subsequently sold to Mrs Alice Craven and she lived there until 1938-39 when it was purchased by Hubert Randall Chambers, a successful draper of Red Chambers, Inglis Street.⁴² He leased The Avenue to James G. Douglas, Bank teller.⁴³ From the 1940s the property was owned by the Fagg family.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.

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 Early Townhouses in Ballan

34 Parker, Frances, Probate Administration papers, 1920, VPRS 7591/P2 Unit 628 PROV & Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

35 Huggins, op.cit.

36 Ibid.

37 Parker, Richard, Probate Administration papers, 1896, VPRS 28-P2 Unit 429 PROV.

38 Ibid.

39 Huggins, op.cit. & Ballan Shire Rate Book, op.cit., 1901-02.

40 *Ballan Times*, 27 August 1914, p.2.

41 Ballan Shire Rate Books, op.cit., 1911-12, 1915-16 & Parker, Frances, op.cit.

42 Ballan Shire Rate Book, op.cit., 1938-39.

43 Ibid.

44 Huggins, op.cit.

The Avenue represents one of very few remaining dwellings of the 1860s in the central Ballan township. Other surviving dwellings of the late 1850s and early 1860s include:

- The Mill Cottage, 96 Inglis Street, Ballan (BA024), built in 1857:⁴⁵ the moderately intact painted stone Victorian dwelling has as prominent steeply-pitched, hipped roof form with a broken back post-supported return verandah. There are early brick chimneys (now overpainted), front doorway and panelled timber door, timber framed double hung window at the front and also a larger timber framed casement windows. Stylistically, The Mill Cottage is not comparable to The Avenue. Historically, both original owners/occupants made an important contribution to the progress of Ballan.
- Former Police Residence, 172 and 174-176 Inglis Street, Ballan (BA051), built in 1861:⁴⁶ this brick dwelling has a double gabled roof form that traverses the site, the front gabled portion with post-supported verandah have been added in 1880. It is of moderate integrity (when considering that the additions are also significant). Stylistically, while the former police residence has double steeply-pitched, gabled roof forms, the orientation, composition, construction and detailing of the dwelling is not comparable to The Avenue. Historically, the early occupants of both dwellings contributed much to local community life.
- Westcott, 188 Inglis Street, Ballan (BA054), built in 1864:⁴⁷ this Victorian vernacular styled dwelling of stone construction has an asymmetrical composition with a traversing steeply-pitched gabled roof form (that has been extended at the east end) and a gabled wing that projects at the front and rear. The dwelling is of low-moderate integrity, given the east and west additions. Stylistically, Westcott is partially comparable to The Avenue in the steeply-pitched gabled roof forms, but the composition, construction and overall character is very different. Historically, the early occupants of both dwellings contributed much to local community life.

Other Comparable Dwellings to The Avenue

Stylistically, more comparable to The Avenue are the following properties located in the western regional of the Moorabool Shire:

- Dwelling, 406 Ballan-Daylesford Road, Bunding: built c.1860.⁴⁸ The single storey, timber dwelling features a series of gabled roof forms with prominent brick chimneys, return bullnosed verandah, narrow eaves, front timber framed doorway and flanking timber framed multi-paned double hung windows. It appears to be of moderate integrity. It is comparable to The Avenue in the multiple gabled roof forms, although these roof forms traverse the site and are not a feature of the front of the dwelling like The Avenue. Like The Avenue, the return verandah may have been introduced.

⁴⁵ See *The Argus*, 10 July 1856, p.3 & *The Age*, 4 March 1847, p.6 & 16 September 1858, p.3 which clearly suggest that 'Millfield' was built in 1857.

⁴⁶ Victoria Police Contract Book, VPRS 977, Book 1, PROV & *Bacchus Marsh Express*, 14 August 1880, p.2.

⁴⁷ According to the Ballan Shire Rate Book, op.cit., 1863, the unimproved land at 188 Inglis Street was owned by Michael Shannon. According to J.H. Walsh in 'Early Ballan No. 52' in the *Ballan Times*, 15 August 1918, p.3, 'Westcott' was built for Dugald MacPherson of 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.

⁴⁸ Construction date based on physical evidence only (from inspection from the street).

- Summerhill, 55 Boundary Road, Gordon (GOR026): built c.1864.⁴⁹ This timber weatherboard, single storey, Victorian Picturesque styled dwelling has a triple gabled roof form, prominent chimneys and a return post-supported verandah. The rear two gabled wings with red brick chimneys may represent an early addition. When considering the additions as significant to the Glenavon Farm dwelling, it appears to have moderate integrity when viewed from the road. It may therefore have higher integrity than The Avenue.

The Avenue at 122 Inglis Street, Ballan, is one of a small group of the earliest and more affluent residences in the main street of Ballan. It is of moderate intactness, and is of similar integrity to other examples included within the study.

49

See Kerritt Bareet Parish Plan, 1944, which shows P. Grant as the original grant grantee on 23 September 1864. The *Bacchus Marsh Express*, 10 April 1880, p.4, gave a brief description of Peter Grant's 'Glenavon Farm', which then encompassed 200 acres.

West Moorabool Heritage Study (Stage 2a) Review, 2021**PLACE NAME:** Former Saddlery Store

Place No. BA036

ADDRESS: 123 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Historic Themes:

Theme 6.1: Building Towns

Theme 6.5: Commerce

Condition: Fair-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 former saddlery shop at 123 Inglis Street, Ballan, constructed c.1874, is significant.

The significant fabric includes the small, steeply-pitched gabled roof form, bracketed projecting front verandah, rear skillion wing, front timber framed centrally-positioned door opening with timber architraves, multi-paned timber framed shopfront window on the west side with timber window pilasters and arched heads, shopfront timber wall cladding simulating ashlar blockwork, timber weatherboard wall cladding in the gable ends and the framed timber signage panel in the front gable end.

The non-original alterations and additions are not significant.

How is it significant?

The former saddlery shop, 123 Inglis Street, Ballan, is of local historical significance to the Moorabool Shire.

Why is it significant?

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

PLACE NAME: Former Saddlery Store

Place No. BA036

ADDRESS: 123 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

The former saddlery shop, 123 Inglis Street, is of historical significance as one of the earliest surviving timber commercial buildings in Ballan. Constructed in c.1874 and used as a saddlery until the 1920s, the shop has associations with commercial developments in Ballan through a key period of development and consolidation within the township. The building has long term associations as a saddlery, a once common business enterprise in Ballan no longer carried out. The historical significance of the place is embodied in the physical fabric. Although altered, the original modestly scaled Victorian design is clearly discernible in the small, steeply-pitched gabled roof form, bracketed projecting front verandah, rear skillion wing, front timber framed centrally-positioned door opening with timber architraves, multi-paned timber framed shopfront window on the west side with timber window pilasters and arched heads, shopfront timber wall cladding simulating ashlar blockwork, timber weatherboard wall cladding in the gable ends and the framed timber signage panel in the front gable end. (Criterion A)

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 123 Inglis Street, and to the front verandah that extends over the front boundary as shown on the following map (Photo 1).

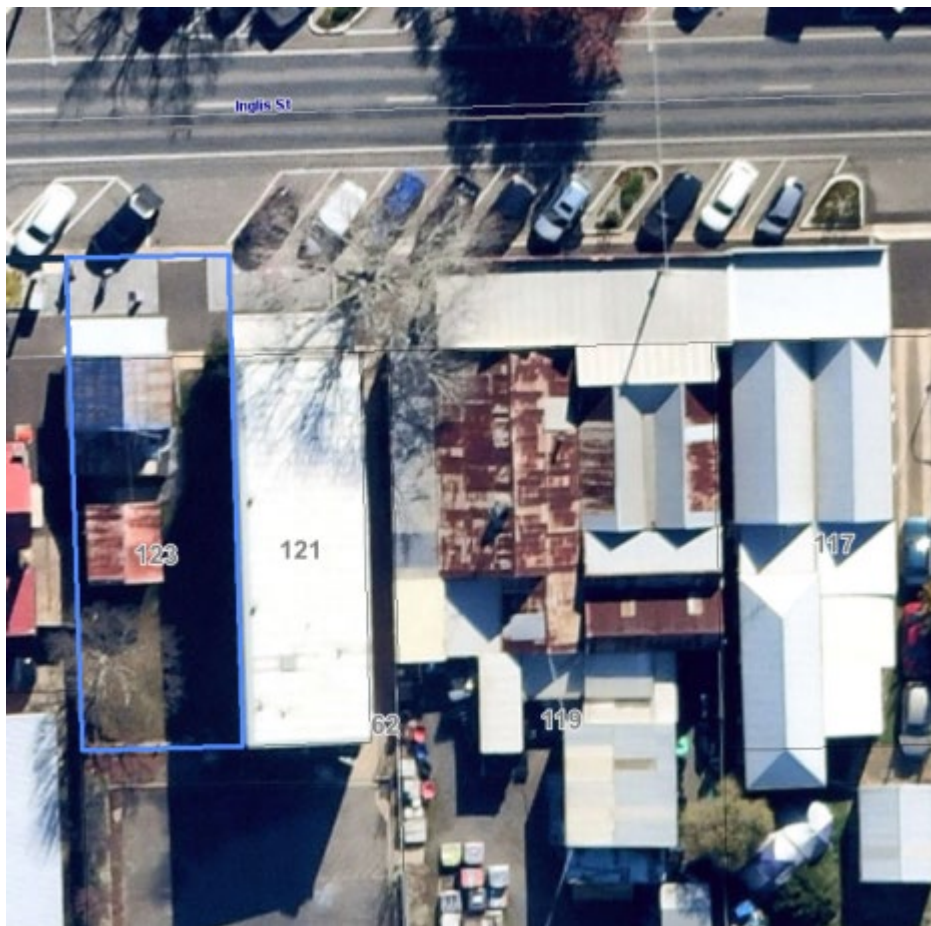


Photo 1: Aerial map

Source of base Map: Moorabool Shire Council, 2020.

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

PLACE NAME: Former Saddlery Store

Place No. BA036

ADDRESS: 123 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

DESCRIPTION: ¹

The former saddlery store at 123 Inglis Street, Ballan is located on a modest rectangular allotment and is set on the front and side (west) boundaries. There is a modest setback on the east side. At the rear is a gabled interwar era outbuilding clad in corrugated galvanised steel roof cladding and strapped cement sheet wall cladding.

The modestly scaled, single storey, Victorian, former saddlery shop is characterised by a small, steeply-pitched gabled roof form, together with a bracketed projecting front verandah and a skillion wing at the rear. At the front is an original timber framed centrally-positioned door opening with timber architraves. There is an early multi-paned timber framed shopfront window on the west side with half round timber mullion and arched heads. The timber framed shopfront window on the east side has replaced a smaller timber framed double hung window after the 1920s. The shopfront timber wall cladding simulating ashlar blockwork also appears to be early, as does the timber weatherboard wall cladding in the gable end and the framed timber signage panel. The side and rear walls have introduced vertically-oriented corrugated wall cladding. The rear gable end has timber weatherboard wall cladding. On the east side in the rear skillion wing is a single door opening.



Photo 2: Former Saddlery Shop, 2014.



Photo 3: Front façade detail of former saddlery shop, 2009.

HISTORY:

The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.² 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

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.

(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 Former Saddlery

The former Saddlery at 123 Inglis Street, Ballan, is located on part of Crown Allotment 5 in Section 8 in the Parish and Township of Ballan. The original crown purchaser of the land was Thomas Inglis on 25 October 1853.¹¹

Inglis sold the land to David Mairs on 7 April 1864 and it was subsequently acquired by Edmund Cowell, pioneer of Ballan, in 1867.¹² Cowell was born at Ramsgate, County of Kent, England on 8 August 1843 and as a consequence of being overworked and underpaid, emigrated to Australia on the instigation of his parents.¹³ He first went to Blakeville in 1857 to join his brothers, Stephen and Richard in wood splitting.¹⁴ He soon followed various occupations before learning the blacksmithing trade, taking up his business on his own account in 1861-62.¹⁵ He married Caroline Pierpont in 1865 and had 13 children.¹⁶ Mrs Cowell died in 1910.¹⁷ Edmund Cowell was well respected in the Ballan township¹⁸ and he died on 1 March 1918.¹⁹

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 Alf Barnett & Son, Title Searchers, Search of Title for Part Crown Allotment Five, Section Eight, Town of Ballan, Parish of Ballan, 15 March 1988. Barnett first lists Crown Grant No. 5766/1853 to Thomas Inglis of Geelong, dated 5 December 1853, Land Information Centre, Laverton.

12 *Ibid.*, conveyance from Thomas Inglis to David Mairs, book 137, no. 881, 17 March 1864 & conveyance from David Mairs to Edmund Cowell, book 175, no. 68, 13 September 1867.

13 See *Ballan Times*, 7 March 1918, p.2 & *Bacchus Marsh Express*, 14 May 1910, p.3.

14 *Ibid.*

15 *Ibid.*

16 *Ibid.*

17 *Ibid.*

18 *Ibid.*

19 Cowell, E., Probate Administration files, 1918, VPRS 28/P3 Unit 806 PROV.

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

PLACE NAME: Former Saddlery Store

Place No. BA036

ADDRESS: 123 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

At 123 Inglis Street in 1874, Cowell took out a mortgage with Cornelius Cunningham.²⁰ This suggests that the existing former saddlery shop was built at this time. The mortgage had been paid out by 1878.²¹ Cowell leased the shop to William Short, saddler,²² as Cowell's blacksmith business was further west in Inglis Street (on Crown Allotment 5 or 6 of Section 6).²³ Short continued occupation of the shop in 1879.²⁴ In 1880, Gustavus Trott, saddler, was occupier for the ensuing years in the 1880s.²⁵ The shop was a modestly-scaled gabled building with a projecting bracketed front verandah (Photo 4). Lacking supporting posts, this type of verandah featured on at least two other commercial buildings in Inglis Street.²⁶ There was a central single door opening, small single window on the east side and possibly a larger shopfront window on the west side.



Photo 4: Saddlery Shop (right), c.1919-24.

Source: Ballan Shire Historical Society.

On 11 June 1888, the property was purchased by Daniel Darragh.²⁷ The second son of 11 children to James and Catherine Darragh of Bradshaw's Creek,²⁸ the earliest-identified entry in the Ballan Shire

²⁰ Barnett, op.cit., mortgage, Edmund Cowell to Cornelius Cunningham, book 236, no. 601, 3 January 1874.

²¹ Ibid., conveyance from Cornelius Cunningham to Edmund Cowell, book 271, no. 780, 27 January 1878.

²² Ballan Shire Rate Book, 1878, VPRS 5557/P0 Unit 45 PROV (Ballarat), listed Short as occupier and Cowell as owner.

²³ The Ballan Shire Rate Book for 1869, VPRS 5557/P0 Unit 45 PROV (Ballarat). listed Edmund Cowell as the owner/occupier of a 'tenement and garden'. In 1878, he was listed as a blacksmith with 'tenement and shop'. There were multiple entries for Cowell's tenement and shop until 1902-03 when his name was crossed out and replaced with Caroline Cowell. The Will of Caroline Cowell, stamped no. 116659, passed for duty on 6 September 1910, clearly identified Edmund Cowell's blacksmith shop as being located in Section 6, allotments 5 and 6, as opposed to the subject site being located in Section 8, allotment 5. In 1910, E. Cowell was lessee of a 'weatherboard cottage of seven room iron roof hardwood lining and paper' and of a 'wooden building roof part of iron and part of shingle occupied by Mr. E. Cowell as a Blacksmith and Wheelright.' This clearly indicates that Cowell's blacksmith shop was not at 123 Inglis Street.

²⁴ Ibid., 1879.

²⁵ Ibid., 1880-1882.

²⁶ See *A Pictorial History of the Shire of Ballan*, op.cit., p.60, which shows a small, hipped roofed timber building that was once Mrs Black's store in Inglis Street opposite the Presbyterian Church, and also see the existing former Post and Telegraph Office, 140 Inglis Street, which features a similar verandah.

²⁷ Bartlett & Son, op.cit., conveyance from Edmund Cowell to Daniel Darragh, book 347, no. 185, 11 June 1888.

²⁸ *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

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

PLACE NAME: Former Saddlery Store

Place No. BA036

ADDRESS: 123 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Rate Books under Darragh's ownership was in 1897, when Francis Wakeham, a bootmaker, occupied a shop.²⁹ It appears that a bootmaker's shop had been built as a modest addition on the east side of the original saddlery shop by this time. Ownership was listed under the name of James Darragh, although the conveyance for 1888 clearly outlined that Daniel Darragh was owner. In 1898, Wakeham ceased occupation of the shop and it remained under the management of James Darragh.³⁰

In 1904-05, the Ballan Shire Rate Book listed Thomas F. Dalton, bootmaker, as the occupier of a tenement and shop owned by Mrs Darragh.³¹ The Rate Books also separately listed Daniel Darragh of Henry Street, Ashfield, Sydney, as owner of a 'tenement' for the first time.³² This tenement was occupied by a Mrs Bond and she was again listed as the occupier in 1908-09.³³ This suggests that the former Edwardian dwelling to the east of the saddlery shop (Photo 5) was built in c.1904-05 when the Rate Books gave two listings for a 'tenement and shop' under the ownership of Mrs Darragh and a 'tenement' under the ownership of Daniel Darragh.³⁴ In 1910-11, the Ballan Shire Rate Book listed Mrs Catherine Darragh as the occupant of a 'Tenement, Ballan', the property of 'D. Darragh, Ashfield, Sydney.'³⁵



Photo 5: Former dwelling, 121 Inglis Street, Ballan, 2010, prior to demolition.

Source: David Rowe.

The owner during the Edwardian era, Daniel Darragh, was born in Ballan but by 1893 he had relocated to Sydney. There, he became a leading figure in coursing, as outlined in his obituary on 20 May 1938 in the *Sydney Morning Herald*:

Mr. Dan Darragh, one of the oldest identities in the coursing world, died at this residence, Lucy Street, Ashfield, after a long illness yesterday. Mr. Darragh was born at Ballan, Victoria, and came

widow. The death notices in *The Argus* on 6 December 1924, p.17 for Catherine Darragh and for Margaret Tratt (nee Darragh) on 13 December 1943, p.2, list the 11 children of James and Catherine Darragh.

29 Ballan Rate Book, op.cit., 1897.

30 Ibid., 1898.

31 Ibid., 1904-05.

32 Ibid.

33 Ibid., 1908-09.

34 It appears that Catherine Darragh was erroneously listed as owner of the tenement and shop when in fact these buildings appear to have been owned by Daniel Darragh as part of his larger landholding that included all three buildings on the site at the time.

35 Ibid., 1910-11.

to Sydney 45 years ago. Since then he has been a prominent owner and trainer, and won many important stakes. At various periods he was in partnership with Messrs E. Fitzgerald, W. Phillips, and J. Maher. He won the N.S.W. Waterloo Cup with Andy and Andy's Choice and the Champion Cup with Monarch. Other dogs owned by him were Andrew Micawber, Castle Island, Gladstone Boy, and Antares.³⁶

There is no evidence that Daniel Darragh resided at or operated a business from 121-123 Inglis Street during his ownership. There is also no connection between Darragh and coursing in the Moorabool Shire, although Daniel Darragh's brother, Will, was an inaugural Committee Member of the re-established Ballan Coursing Club in February 1913.³⁷ Coursing had been a popular sport in the Moorabool Shire since at least the 1870s,³⁸ and it may have been during Daniel Darragh's childhood years in Ballan where he found an interest in this recreational pursuit.

In 1919, Darragh sold the shop and dwelling at 121-123 Inglis Street to Charles Herbert Simmons.³⁹ He operated a saddlery from existing shop at 123 Inglis Street from that time and until at least 1924. Simmons' name was shown in a sign in the front gable end (Photo 4). There was also a brick chimney at the rear of the shop in the early 1920s, and the side walls were clad in horizontal timber weatherboards (Photo 5).



Photo 6: Unveiling of War Memorial Fountain outside Post Office, 27 March 1920.⁴⁰ The former saddlery shop is on the left. Source: *A Pictorial History of the Shire of Ballan*, p.93.

By 1924, the property was jointly owned by C.H. Simmons, Claude William Harrison and Catherine Sims.⁴¹ By 1931, the property appears to have been solely owned by Catherine Sims.⁴²

After 1924 and before 1931, the bootmaker's shop fronting the land at 121 Inglis Street was demolished and the dwelling beside it was altered. With her husband, George Sims, Catherine Sims

³⁶ 'Death of Mr. Dan Darragh' in the *Sydney Morning Herald*, 20 May 1938, p.17.

³⁷ *The Argus*, 3 February 1913, p.6.

³⁸ There are articles on Ballan coursing in *The Argus*, including 13 July 1878, p.8.

³⁹ Barnett & Son, op.cit., conveyance from Daniel Darragh to Charles Herbert Simmons, book 487, no. 136, 28 November 1919.

⁴⁰ The date of the photograph is given in J. Huggins, 'Ballan War Memorial Fountain', in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 5, no.2, June 1998, p.5.

⁴¹ Bartlett, op.cit., conveyance includes Charles Herbert Simmons, Claude William Harrison & Catherine Sims, book 511, no. 306, 9 August 1924.

⁴² Ballan Shire Rate Books, op.cit. The Rate Books did not list Catherine Sims as owner, this section being left blank.

had operated Sims's Coffee Palace in Inglis Street opposite the subject site.⁴³ They appear to have been responsible for the removal of the earlier bootmaker's shop and the alterations to the dwelling. They relocated to the refurbished dwelling at 121 Inglis Street after Catherine Sims took ill after 1924.⁴⁴ Catherine and George Sims also appear to have been responsible for the subdivision of the land. Although the conveyance for this three lot subdivision did not occur until 1934, the Rate Books recognized the separate functions of the dwelling at 121 Inglis Street and the neighbouring saddlery shop at 123 Inglis Street at least as early as 1931. At this time, George Sims was twice listed as owner of a house and a shop of separate parts of allotment 5.⁴⁵

In 1934, Catherine Sims mortgaged allotments A and C (containing the former dwelling at 121 Inglis Street and the existing shop at 123 Inglis Street) to Lawrence Myers Dugdale⁴⁶ and in the following year the rear subdivided land known as lot B was conveyed to Ada Keating of Ballan for the consideration of 'natural love and affection'.⁴⁷ Catherine and George Sims continued to reside at 121 Inglis Street until Catherine's death in 1938.⁴⁸ At that time, George Sims relocated to the shop at 123 Inglis Street while the dwelling was occupied by Catherine's aunt, Hilda Brennan.⁴⁹ After George's death in 1946, the mortgages on the dwelling and shop were discharged and the property conveyed to Catherine Sims' administrator, Susan Irene Hill.⁵⁰ The dwelling and shop were subsequently purchased by Hilda Brennan in 1947.⁵¹ Between 2010 and 2011, the neighbouring Edwardian dwelling at 121 Inglis Street was demolished.

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 development of service towns like Ballan, mining towns (Blackwood, Gordon and Egerton), and agricultural townships such as Bungaree from the mid 19th century included the establishment of general stores, grocers, drapers and other commercial buildings to service the surrounding gold mining, or farm or timber industries. Some of the general and produce stores were associated and/or attached to other businesses, such as chaff mills the at Bungaree.

Today, less than 20 purpose-built shops and stores survive in the western region of the Moorabool Shire, and very few nineteenth century examples are within that number. One reason for the loss of commercial buildings has been fluctuations in populations (particularly for gold mining towns) and natural disasters, such as the bushfire of 1916 that destroyed much of Gordon's main street, or the fires in which most pre. 1860s commercial buildings in Blackwood were lost to.

Other Commercial Buildings in Ballan

43 Personal comment from June Huggins, Ballan Shire Historical Society, 14 July 2010.

44 Ibid. June Huggin's information has emanated from the granddaughter of Catherine and George Sims.

45 Ballan Shire Rate Book, op.cit., 1931.

46 Barnett & Son, op.cit., mortgage to Lawrence Myers Dugdale, book 543, no.781, 25 January 1934.

47 Ibid., conveyance to Ada Keating of Ballan, book 544, no. 46, 25 January 1934.

48 The death of Catherine Sims is outlined in ibid., reconveyance from Lawrence Myers Dugdale to Susan Irene Hill, Administrator, book 590, no. 67, 3 October 1947. June Huggins, op.cit., has indicated that the Sims resided at 121 Inglis Street until Catherine Sims' death.

49 Huggins, op.cit.

50 Barnett & Son, op.cit.

51 Ibid., conveyance from Susan Irene Hill to Hilda Mary Brennan, book 590, no. 68, 3 October 1947.

The former saddlery shop at 123 Inglis Street is one of a small group of commercial buildings constructed in the 19th century in Ballan. The other buildings are more substantial in scale and are two storey:

- Ballan Hotel, 136 Inglis Street, Ballan (BA040), built 1856:⁵² this now rendered building was originally constructed of corrugated galvanised steel wall cladding that extended to form a parapet on the principal facades (the building appears to have been imported). Major alterations were carried out in 1928-30, with a gable roof added and the original corrugated steel wall cladding replaced with a rendered finish. The scale, construction and hotel function of the Ballan Hotel is not directly comparable to the former saddlery shop.
- Former Post and Telegraph Office, 140 Inglis Street, Ballan (HO24), built 1874:⁵³ this rendered two storey building is not directly comparable to the former saddlery shop, although both buildings share a similar projecting front verandah.
- Commercial Hotel, 151 Inglis Street, Ballan (BA044), built in the early 1860s with major additions in 1868:⁵⁴ the parapeted, two storey, hipped roofed, rendered brick building is one of the most substantial in central Ballan. There are additions of the late 1920s recessively located on the east side, as well as other introduced features. The front post-supported verandah appears to have replaced an early convex verandah. The scale, construction and hotel function of the Commercial Hotel are not directly comparable to the former saddlery shop.
- Former Commercial Bank, 157 Inglis Street, Ballan (HO23), built 1867:⁵⁵ this Victorian Georgian styled two storey building has a parapeted basalt front façade augmented by sandstone quoinwork, stringcoursing and a battlemented parapet. The design, construction and function of this building is not directly comparable to the former saddlery shop.
- 'Mossfield' (Dwelling with two former shops) 1/169 and 2/169 Inglis Street, Ballan (BA050), built c.1859:⁵⁶ this timber weatherboard building has an elongated gabled roof form clad in corrugated colorbond, with a front concave post-supported verandah. There are three original four panelled timber doors and original timber framed, multi-paned double hung windows, reflecting the original functions of the building. The scale of the building is not directly comparable to the former saddlery shop.

Smaller Commercial Buildings in Ballan

The former saddlery shop is one of a small group of surviving modest timber commercial buildings in central Ballan constructed in the 19th and very early 20th centuries. The other shops are:

- Two shops, 117 Inglis Street, Ballan: built in c.1894,⁵⁷ a single storey, double gabled building, it features a prominent parapet (that disguises the roof) and a projecting post-supported verandah with substantial fascia. There are two original timber framed, six paned shopfront windows and an off-centre ingo with panelled timber doors. There is also a timber and glazed door (which may have been introduced) at the west end. A fixed glazed attic window opening

⁵² *Bacchus Marsh Express*, 17 March 1900, p.3, claims that the hotel was constructed in 1856 and was 'unique in its outside coating throughout of corrugated iron.' The Ballan Shire Rate Books, 1930-31 listed the Net Annual Value of the hotel property at £270 compared to £135 in the Ballan Shire Rate Book for 1925-26, suggesting that major additions had been carried out in the late 1920s.

⁵³ *A Pictorial History of the Shire of Ballan*, op.cit., p.4 & 'A Heritage Walk Through Ballan., Ballan Shire Historical Society, 1996.

⁵⁴ Ballan Shire Rate Books, op.cit., 1863, 1965, 1868 & *Bacchus Marsh Express*, 8 August 1868.

⁵⁵ Victorian Heritage Database online, Australian Heritage Database online & *A Pictorial History of the Shire of Ballan*, op.cit., p.45.

⁵⁶ See heritage citation for 169 Inglis Street.

⁵⁷ A.W. Salter, draper, purchased the land in 1894 – see Certificate of Title, vol. 1048, folo. 422. It appears that Salter had the existing building constructed about this time. On 25 December 1897, p.3., the *Bacchus Marsh Express* reported that 'the west half of the commoi8dous building recently erected by Mr A.W. Salter in Inglis street next to his drapery establishment [subject building] is being transmogrified into a four-roomed dwelling ...'

has also been introduced in the west gable end. The projecting parapeted, post-supported verandah has a similar appearance to 'The Red House', and both have similar integrity.

- Shop, 119 Inglis Street, Ballan: built in c.1897 (adjoining western-most shop built c.1925-30).⁵⁸ Built as two separate entities, the earlier shop (east) has a gabled roof form that traverses the front boundary (with double gabled roofs at the rear), while the later shop (west) has a broad gable roof form. The buildings have a semi-unified appearance defined by the projecting post-supported verandah with a substantial parapet/signage hoarding, the shopfronts having broad ingoes with two paned windows and early surrounds. The east shopfront has early panelled timber doors and a fanlight above (the glazing in the upper panels may have been introduced). The west shopfront has double doors with timber and glazed panels and fanlights above (the glazing in the door panels possibly having been introduced). The projecting parapeted verandah and the composition of the traditional shopfronts with ingoes are those features directly comparable to 'The Red House'.
- Former Chambers' Red House Drapery Store, 1/130, 2/130 Inglis Street, Ballan (BA039), built 1913:⁵⁹ the most substantial and intact example of a timber commercial building in Ballan, the Red House store has a double gabled roof clad in corrugated sheet metal which terminate as hipped roof faces at the rear (similar to the former Ballan Times Printing Office). The front is characterised by a post-supported verandah with a prominent fascia hoarding, and the surviving eastern shopfront, with ingo, shopfront windows and frosted white and green transoms, and panelled timber stall boards. The former Chambers' Red House store is more substantial than the former saddlery shop. Both buildings share gabled roof forms.
- Former Ballan Times Printing Office, 150 Inglis Street, Ballan: built 1901,⁶⁰ this timber weatherboard building has a gabled roof form disguised by a prominent arched and stepped parapet to the front façade. The building is rudimentary in appearance, the front elevation being defined only by the parapet, timber framed multi-paned windows and a vertically boarded door. There is an original face brick chimneys with cream brick banding and a multi-corbelled top on the west side. The building is in good condition, having been substantially repaired. It is not directly comparable to 'The Red House' given the distinctive stepped and curved parapeted front facade.
- Mossfield, 1/169 and 2/169 Inglis Street, Ballan (BA050) (see earlier).

⁵⁸ *Ibid*, 10 April 1897, p.3, stated that 'the latest addition to the business centre of Inglis street is a shop erected by Mr A.W. Salter ...' It is known that this refers to the subject building as the later article of 25 December 1897 referred to his existing drapery, as previously outlined. The existing western portion of the dwelling has a gabled form and chimney reflective of interwar design and construction.

⁵⁹ See the *Bacchus Marsh Express*, 11 October 1913, which stated that 'Mr. Geo. Chambers asked permission to remove a tree in front of his premises in Inglis Street. He was erecting a new shop, and the tree would be an obstruction.'

⁶⁰ *Ballan Times*, 25 April 1901.

West Moorabool Heritage Study (Stage 2a) Review, 2021**PLACE NAME:** War Memorial Fountain

Place No. BA038

ADDRESS: Outside 125 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Historic Themes:

Theme 8.5: Commemoration

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

Local Significance

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

The Ballan War Memorial Fountain, located outside 125 Inglis Street, Ballan, completed in 1920, is significant. The location of the memorial fountain contributes to its significance.

How is it significant?

The War Memorial Fountain, 125 Inglis Street, Ballan, is of local historical, rarity, aesthetic and social significance.

Why is it significant?

The War Memorial Fountain at 125 Inglis Street has historical significance for its associations with the local men and women who fought in the First World War, and later with locals that had enlisted in World War Two. The memorial also has associations with the Welcome Home Committee that was established in 1917 in order to provide fitting ways in which to welcome home returned servicemen. Designed and constructed by the Wilcox Brothers of Geelong, the memorial was unveiled on 27 March 1920 by Major E.J.T. Kerby, M.H.R. Further plaques listing the local men and women who served in

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

PLACE NAME: War Memorial Fountain

Place No. BA038

ADDRESS: Outside 125 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

World War Two were added to the memorial in 1998 as part of the Remembrance Service on Anzac Day of that year. (Criterion A)

The War Memorial Fountain at 125 Inglis Street, Ballan, is aesthetically significant as a visual and commemorative landmark in the centre of the Ballan township, as defined by the triple-coursed base, pedestal (with semi-circular fountain basin) and column all constructed in fine Harcourt granite. (Criterion E)

It is only one of two war-related stone memorial fountains in the Moorabool Shire, and the only memorial fountain located within its originally intended setting in front of the local Post Office. (Criterion B)

The War Memorial Fountain at 125 Inglis Street, Ballan, is socially significant as a highly important marker that commemorates the contribution made by local men and women in World Wars One and Two. It is recognised and valued by the local community for this reason, and the continued use and association is demonstrated by the regular commemorative activities held at the memorial. (Criterion G)

Heritage Overlay Map

It is recommended that the heritage overlay is only applied to the war memorial and the paved forecourt surrounding the memorial to the front Title boundary of the Post Office at 125 Inglis Street, as shown on the following aerial photograph (Photo 1).

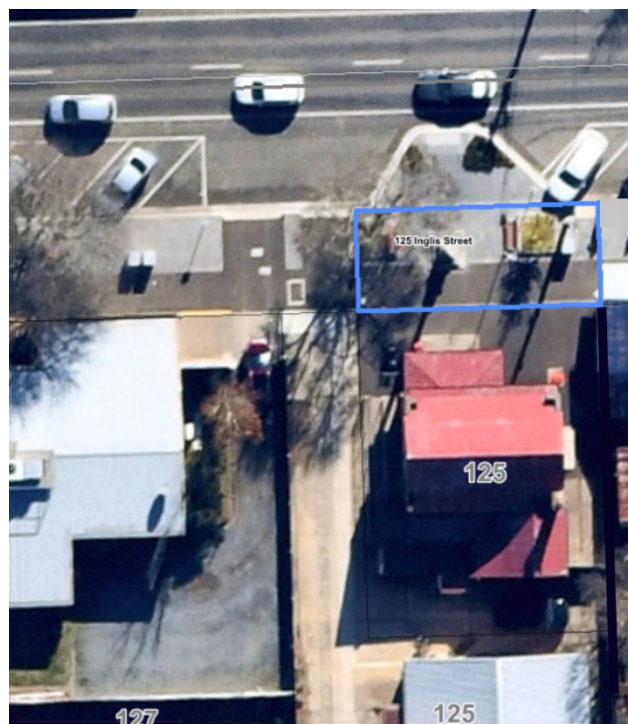


Photo 1: Aerial map

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION:

The war memorial fountain is located outside the Ballan Post Office, 125 Inglis Street, Ballan, in the nature strip which forms a formal forecourt. The memorial is surrounded by introduced brick paving with the lettering "Lest We Forget" at the front.

Constructed of Harcourt granite, the memorial consists of a triple-coursed plinth that is surmounted by a square base, above which is a projecting cornice and square pedestal that is crowned by a round column capped by an orb. On the north elevation is a projecting semi-circular fountain basin on the

north elevation, below which is inscribed "In Honor of the Brave Men of this District who Fought for Honor, Freedom & Justice in the Great War, 1914-1918". On the rear (southern) face in a polished panel is inscribed "1914-1918 Died on Service" and the names of those who died in the war. All faces of the pedestal are inscribed the names of the local servicemen who fought in the war. On the north face of the pedestal above the inscriptions of the name is a soldier's head in bass relief and laurel wreath of victory in Italian marble. On the stepped base are metal plaques introduced in the late 20th century that list the names of the local men and women who fought in World War Two.



Photo 2: War Memorial Fountain, Ballan, 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

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.

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 War Memorial Fountain

In September 1917 during World War One, efforts were made by the locals of Ballan to appropriately honour the district's young men who had enlisted for King and Country.¹⁰ The Ballan Shire Council initially proposed the construction of an honour board however the editor of the *Ballan Times* newspaper, Phillip Spencer, publicly declared on 27 September 1918 that:

The erection of an ornamental fountain in front of the post office to the honor of Ballan and district soldiers is likely to be taken up successfully. Those we have come in touch with are opposed to an honor board, as they feel that this would not adequately honor our soldiers, whereas the erection of a fountain on such a fine site is just what is wanted. ... We would like to have the feeling of leading men in the district before any action is taken, but something definite will be done during the next few weeks. Let us have something worthy of the men who are fighting our battles.¹¹

On 29 November 1917, J.H. Walsh convened a meeting 'for the purpose of considering the question of welcoming home returned soldiers, and also the erection of a permanent memorial to those who enlisted from this district.'¹² After considerable discussion, it was resolved:

That the first welcome include all who have already returned, and that subsequent welcomes be held from time to time.

That the welcome home take the form of a social evening and presentation, followed by a dance, members of Parliament to be invited.

That each returned soldier be presented with a gold medal of approved design.

That in welcoming returned soldiers the radius be five miles from Ballan post office.

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

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

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

7 *Ibid.*

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

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

10 J. Huggins, 'Ballan Memorial Fountain', in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol.5, no.2, June 1998, p.3.

11 *Ballan Times*, 28 September 1917, p.2.

12 *Ibid.*, 29 November 1917, p.2.

That arrangements for refreshments be left in the hands of the ladies present, with power to add to their number.

That the following sub-committee be appointed (three to form a quorum):- Mrs Kelly, Mrs Blaubaum, Mrs Spencer, Miss M. Pearpoint, Dr Blaubaum, Messrs J.H. Walsh, Jas. Egan and E. Lay.

That Messrs P. Spencer and C.F. Myers be appointed joint hon. secretaries and treasurers.¹³

The public meeting also discussed the possibility of a permanent memorial. Suggestions were provided by Cr. Stewart (who was not in attendance at the meeting), Rev. E.J. Welch and Messrs. Gascard and Walsh. Ultimately, it was decided that:

... the erection of an ornamental drinking fountain in front of the post office be adopted, designs and cost of executing same to be obtained and submitted to a committee meeting. Cost - £150-£200.¹⁴

On 17 January 1918, the *Ballan Times* reported that 'a fund has been opened for the purpose of erecting a soldiers' Memorial Fountain in Ballan' and that £230 was required.¹⁵ The five mile radius within which local soldiers would be recognised included the following boundaries:

... the bridge at Myrniong, through Korobeit, Greendale, Blakeville, Bunding, the bridge at Paddock creek, Bungeeltap, Mt. Wallace, Beremboke, and Ingliston.¹⁶

A weekly report of those who had subscribed was published in the *Ballan Times* throughout 1918.¹⁷ This brought out an expanded boundary, enabling more servicemen to be recognised as well as further funds collected. Adding to the list were names of volunteers from Korweinguborra, Ballark, Bolwarrah, Morrisons, Gordon and former residents of Ballan.¹⁸

On 25 November 1918, the Ballan Welcome Home Committee selected the design by Wilcox Brothers of Geelong for the memorial fountain.¹⁹ Funds collected amounted to £220.4s.7d and by the closing date of the appeal on 27 February 1919, the sum of £282.19s.7d had been subscribed.²⁰ Work commenced on the construction of the monument in late February 1920.²¹

The unveiling of the Ballan memorial fountain (Photos 3 and 4)) was performed by Major E.J.T. Kerby, M.H.R. on Saturday 27 March 1920, amid a large crowd.²² The forecourt to the Post Office was decorated with bunting. According to June Huggins:

Mr. Jas H. Walsh delivered a stirring welcome and introduction, then invited Major Kerby M.H.R. to perform the unveiling ceremony by breaking the ribbon that retained the Union Jack and Australian flag with which the monument was draped. At the conclusion the speeches Private P.G. Purcell sounded the "Last Post". Celebrations continued into the evening when a concert and presentation of medals was held in the Mechanics' Hall.²³

13 *Ibid.*

14 *Ibid.*

15 *Ibid.*, 17 January 1918, p.2.

16 *Ibid.*, 27 June 1918, p.3.

17 Huggins, *op.cit.*

18 *Ibid.*, p.4.

19 *Ibid.*

20 *Ibid.*

21 *Ibid.*, p.5.

22 *Ibid.*

23 *Ibid.*

The final sum raised for the memorial was £304.1s.7d. On 12 April 1921, the Ballan Welcome Home Committee held its last meeting. A credit balance of £60.1s.1d in the memorial fund was placed in the Savings Bank to earn interest and provide for the costs associated with the regular maintenance and care of the memorial.²⁴

On Anzac Day, 25 April 1998 as part of the Ballan R.S.L. Sub-branch remembrance service, three metal plaques were added to the fountain. Unveiled by Michael Ronaldson M.H.R. and the Ballan R.S.L. Sub-branch President Jack Ranken, the plaques honoured the local men and women who had served in World War Two. The project was funded by the Commonwealth Government's 'Their Service – Our Heritage' program.²⁵



Photo 3: War Memorial Fountain outside the Post Office, 125
Inglis Street, n.d. [c.1925].

Source: Australian War Memorial collection, no. H17714.

²⁴ *Ibid.*

²⁵ *Ibid.*, p.3.



Photo 4: Unveiling of the War Memorial fountain, 27 March 1920.

Source: Ballan Shire Historical Society.

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.

In Victoria, the building of war memorials and establishment of other veteran related assets has provided a physical legacy and commemorative symbol of the human cost of war. War memorials are also substantial graves for fallen soldiers throughout the State, providing a tangible connection to their far-off final (and often unknown) resting places overseas. A variety of war memorials were established in the western region of the Moorabool Shire during the 20th century.

Other War-Related Memorial Fountains in the Moorabool Shire

Inspiration for the construction of a memorial fountain designed as a column in stone in the forecourt to the Ballan Post Office may have emanated from the memorial fountain at the front of the Bacchus Marsh Post Office (HO110). Erected on 13 November 1901 to commemorate 12 men who served in four of Victoria's contingents to South Africa in the Boer War (including Captain Samuel Thomas Staughton, D.S.O., M.L.A.), the memorial fountain at Bacchus Marsh comprises a spire with a fleur de lis finial mounted on a column pedestal of polished red and dark grey granite below which is a light grey granite plinth in two courses.²⁶ While the memorial fountain at Bacchus Marsh survives, the Victorian styled Post Office was replaced with another building in the c.1950s.

Other War-Related Stone Memorials in the Moorabool Shire

- War Memorial, 203 Main Street, Bacchus Marsh:²⁷ situated outside the Soldiers' Memorial Hall, the cairn is clad in Castlemaine slate on a two coursed plinth and is surmounted by a flag pole. The cairn has two bronze plaques which read: "Erected by the people of the Shire of Bacchus Marsh in recognition of those who served their Country in war".

²⁶ P. Taylor, 'Pro deo et patria: a survey of Victoria's Boer War Memorials', Master of Arts (Public History) thesis, Monash University, 1997.

²⁷ R. Peterson & D. Catrice, Bacchus Marsh Heritage Study, prepared for the Shire of Bacchus Marsh & the Historic Buildings Council, 1995, citation ref. 158A.

- War Memorial, Diggers Rest-Toolern Vale Road, Coimadai:²⁸ a stone cairn located on the Diggers Rest-Toolern Vale Road.
- War Memorial, Blackwood:²⁹ Situated at the junction of Martin Street and Byres Road is an open grassed reserve with a gabled information shelter, picnic table and seats and stone World War Two War Memorial and Stamper Battery. The memorial has a random stone headstone with plaques affixed to it. The headstone is set on a raised brick and stone platform, with a paved area and smaller platform in front. The top plaque reads: "1939-1945 In Proud Memory of those Men and Women who Served in World War II and of Those who Passed from the Sight of Man "Lest We Forget"." The bottom plaque reads: "Shire of Ballan Bicentennial Committee Initiative Project Blackwood Anzac Memorial Garden An Australian Bicentennial Project To commemorate the nation's Bicentenary in 1988."
- War Memorial, Bungaree-Wallace Road, Bungaree:³⁰ Comprising a face brick wall with plaques of local families attached and a boulder in front with a metal plaque that reads: 'This plaque was erected by the Council of the Shire of Bungaree as a tribute to and in remembrance of citizens who served their country in times of war, "Lest We Forget".' The memorial was erected before 1994.

Overall, the war memorial at Ballan is the only memorial fountain constructed in the Moorabool Shire initially to commemorate the local soldiers who fought and died in the First World War. It is one of two war-related memorial fountains in the Shire.

²⁸ Authentic Heritage Services Pty Ltd, 'A Survey of Victoria's Veteran-Related Heritage', prepared for the Department of Planning & Community Development, August 2008.

²⁹ See citation for the Blackwood Prayer Hill Heritage Precinct.

³⁰ No date for the establishment of the memorial has been ascertained. As the Bungaree Shire Council amalgamated to form part of the Moorabool Shire Council in 1994, the memorial had been erected before this time.

West Moorabool Heritage Study (Stage 2a) Review, 2021**PLACE NAME:** Former Chambers' Red House Drapery Store

Place No. BA039

ADDRESS: 1/130 and 2/130 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Historic Themes:

Theme 5.4: Commerce

Theme 6.1: Building Towns

Condition: Good**Integrity:** Moderate-High**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 former Chambers' Red House drapery store at 1/130 and 2/130 Inglis Street, Ballan, constructed 1913, is significant.

The non-original alterations and additions are not significant.

How is it significant?

The former Chambers' Red House drapery store at 1/130 and 2/130 Inglis Street, Ballan, is of local historical and aesthetic significance to the Moorabool Shire.

Why is it significant?

The former Chambers' Red House drapery store at 1/130 and 2/130 Inglis Street is of historical significance as one of the few Federation era commercial developments in the central township of Ballan. Constructed for Hubert Randall Chambers (1888-1977) immediately prior to the outbreak of World War One, the store operated as the Chambers family 'Red House' drapery store until 1950. (Criterion A)

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

PLACE NAME: Former Chambers' Red House Drapery Store

Place No. BA039

ADDRESS: 1/130 and 2/130 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

The former Chambers' Red House drapery store is a substantial and rare surviving intact example of a Late Victorian and Federation era commercial building in the central township area. In particular, the former Chambers' Red House drapery store demonstrates original design qualities of a rudimentary Federation era commercial timber building, typical for a small rural town. These qualities are especially borne out in the double gabled roof forms, projecting post-supported verandah with a broad signage hoarding, and in the surviving eastern shopfront with ingo and flanking timber framed windows and panelled timber stallboards. (Criterion E)

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 1/130 and 2/130 Inglis Street, and to the front verandah outside the Title boundary as shown on the following map (Photo 1). Please note the curtilage extends over the footpath to include verandah.



Photo 1: Aerial map.

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION: ¹

The former Chambers' Red House drapery store at 1/130 & 2/130 Inglis Street, Ballan, is located on a rectangular allotment on the street (southern) boundary. There is a wide eastern side setback having an asphalt driveway, with a substantial gravelled car park at the rear. The rear yard has some perimeter shrubbery and a small grassed area immediately adjacent the rear of the building. The west portion of the building is located on the boundary.

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: Former Chambers' Red House Drapery Store

Place No. BA039

ADDRESS: 1/130 and 2/130 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

The single storey, timber weatherboard, Federation era former drapery store building has a double gabled roof form clad in recently introduced corrugated sheet metal). The east gable is larger and extends considerably further towards the rear of the site, terminating with a hipped roof face. The smaller gabled roof on the west side also terminates with a hipped roof face. Projecting from the rear of both wings are skillion additions. In the front gable end of the larger (eastern) gable is a timber louvered ventilator in poor condition.

An original feature of the building is the post-supported, flat-roofed and parapeted verandah that projects over the footpath. The square verandah posts are of timber construction and they support a prominent parapet or signage fascia, disguising the flat sheet metal roof behind.

Another early feature of the design is the eastern shopfront. It has a central ingo with a timber framed and glazed door and frosted glass timber framed transom above. Flanking the ingo are early timber framed shopfront windows with framed frosted white and green transoms above. There are panelled timber stallboards. An identical, original shopfront under the west gabled wing has been removed and replaced with the existing metal framed shopfront windows, central metal framed and glazed door and vertically boarded surrounds.



Photo 2: The former Chambers' Red House drapery store, 2009.



Photo 3: Detail of the original eastern shopfront, 2009.

HISTORY:

The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.² 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

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.

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

PLACE NAME: Former Chambers' Red House Drapery Store

Place No. BA039

ADDRESS: 1/130 and 2/130 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

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 former Chambers' Red House Drapery Building

The building at 1/130 & 2/130 Inglis Street is situated on allotment 3 of Section 3 in the Township of Ballan first owned J. Collins from 14 May 1851.¹¹ He built a cottage fronting Simpson Street (as at that time the main street was Simpson Street) and established a garden in the rear yard fronting Inglis Street.¹² A few months later in December 1851, the property was sold to Miss Ann Johanna Flack.¹³ She continued ownership of the property until 1909, when it was purchased by George Chambers (1862-1924), storekeeper of Avoca.¹⁴

By October 1913, a new drapery store was under construction at 130 Inglis Street.¹⁵ The building appears to have been completed soon after, and it was characterised by a double gabled roof form, projecting post-supported verandah with substantial signage parapet and double shopfronts.

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 J.H. Walsh, 'Early Ballan No. 43' in the *Ballan Times*, 17 January 1918, p.3.

¹³ Certificate of Title, 3 December 1851, vol. 183 fol. 413.

¹⁴ *Ibid.*, 7 December 1909. The Title described George Chambers as a storekeeper of Ballan although his residency there seems to have been brief as he continued his business at Avoca into the early 20th century (see for example, the *Ballan Times*, 29 August 1918, which listed Chambers' address as Avoca). See also the Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

¹⁵ The *Bacchus Marsh Express*, 11 October 1913 stated that 'Mr. Geo. Chambers asked permission to remove a tree in front of his premises in Inglis Street. He was erecting a new shop, and the tree would be an obstruction.'



Photo 4: 'The Red House', 130 Inglis Street, Ballan, n.d. [c.1935]

Source: Ballan Shire Historical Society.

Although owned by George Chambers, it was his son, Hubert Randolph Chambers, who commenced 'The Red House' drapery at this location from this time.¹⁶ The third child of George Chambers and his second wife, Margaret (nee Randall), Hubert (Bert) was born on 5 September 1888 at Avoca.¹⁷ By 1910, he had relocated to Ballan where he continued in the family business as a draper.¹⁸ In addition to operating his drapery at 'The Red House', Chambers allowed displays of prizes for community fundraising activities in his shopfront windows. In 1915 for example, an umbrella and a cushion were displayed as the prizes of a euchre party and ball held at the Mechanics' Institute in aid of the Red Cross Society.¹⁹ Chambers was also involved in other community organisations, including the Ballan Gun Club and the Ballan Jockey Club.²⁰ After the outbreak of World War One, Chambers enlisted with the Australian Imperial Force, as outlined by one of his descendants, Aillin O'Brien:

Hubert (Bert) was a 27 year old draper living at Ballan, Victoria, when he enlisted in the Australian Imperial Force (AIF) on 9 March 1916 in the 10th Field Company Engineers. His unit embarked from Melbourne on the Runic on 20 June 1916.

He studied an engineering course in England before he was sent to France. Bert was wounded in France on 9 January 1917. He suffered a gun shot wound to his left wrist. Over the next six months, Bert spent time in hospital in England where operations were performed on his injured wrist. He also spent time with relatives in England while he was recuperating. On 23 June 1917 Bert was deemed unfit to return to general service in France due to his injury. In July 1917 he left England to return to Australia. He was discharged from service on 5 November 1917.²¹

¹⁶ 'A Heritage Walk Through Ballan', notes Ballan Shire Historical Society, 1996.

¹⁷ A. O'Brien, Australian Genealogy Journeys: ANZAC Day – Hubert Randall Chambers' 24 April 2012 at <http://ausgenjourneys.blogspot.com.au/2012/04/anzac-day-hubert-randall-chambers.html>

¹⁸ George Chambers, fruiterer, was listed as the occupier of a shop owned by A.W. Salter on part lot 7, Section 8 in Ballan (being 117 Inglis Street today), which was possibly operated by the young H.R. Chambers. See also *Bacchus March Express*, 2 December 1911, p.2.

¹⁹ *Ballan Times*, 6 May 1915, p.2.

²⁰ *Ibid.*, 5 February 1914, p.2 and 7 October 1915, p.2.

²¹ O'Brien, op.cit.



Photo 5: H.R. Chambers.

Source: <http://ausgenjourneys.blogspot.com.au/2012/04/anzac-day-hubert-randall-chambers.html>

Chambers recommenced business as a draper at 'The Red House' upon his return to Ballan. On 28 August 1918, he married Miss Jessie Elizabeth Myers, fourth daughter of Mr and Mrs John Myers of Monte Ville, Ballan.²² They took up residence in Simpson Street,²³ presumably in the cottage built by J. Collins in the 1850s, at the rear of 'The Red House'. The property at 130 Inglis Street was formally acquired by Bert Chambers on 16 March 1920.²⁴ He continued his drapery business at 'The Red House' until he sold it to Roderick William Gates on 29 December 1950.²⁵

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 development of service towns like Ballan, mining towns (Blackwood, Gordon and Egerton), and agricultural townships such as Bungaree from the mid 19th century included the establishment of general stores, grocers, drapers and other commercial buildings to service the surrounding gold mining, or farm or timber industries. Some of the general and produce stores were associated and/or attached to other businesses, such as chaff mills the at Bungaree.

Today, less than 20 purpose-built shops and stores survive in the western region of the Moorabool Shire. One reason for the loss of commercial buildings has been fluctuations in populations (particularly for gold mining towns) and natural disasters, such as the bushfire of 1916 that destroyed much of Gordon's main street.

Other Comparable Commercial Buildings in Inglis Street, Ballan

²² *Ballan Times*, 29 August 1918.

²³ *Ibid.*

²⁴ Certificate of Title, op.cit.

²⁵ *Ibid.*, 29 December 1950.

The former Chambers' Red House drapery store is one of the most substantial and intact examples of the small number of Late Victorian and Federation era commercial buildings of timber construction in Ballan. The other surviving buildings include:

- Two shops, 117 Inglis Street, Ballan (Photo 7):²⁶ a single storey, double gabled building, constructed c.1894, it features a prominent parapet (that disguises the roof) and a projecting post-supported verandah with substantial fascia. There are two original timber framed, six paned shopfront windows and an off-centre ingo with panelled timber doors. There is also a timber and glazed door (which may have been introduced) at the west end. A fixed glazed attic window opening has also been introduced in the west gable end. The projecting parapeted, post-supported verandah has a similar appearance to 'The Red House', and both have similar integrity.
- Shop, 119 Inglis Street, Ballan: built in c.1897 (adjoining western-most shop built c.1925-30:²⁷ Built as two separate entities, the shop on the eastern side, constructed c.1897, has a gabled roof form that traverses the front boundary (with double gabled roofs at the rear), while the later shop on the western side, constructed c.1925-30, has a broad gable roof form. The buildings have a semi-unified appearance defined by the projecting post-supported verandah with a substantial parapet/signage hoarding, the shopfronts having broad ingoes with two paned windows and early surrounds. The east shopfront has early panelled timber doors and a fanlight above (the glazing in the upper panels may have been introduced). The west shopfront has double doors with timber and glazed panels and fanlights above (the glazing in the door panels possibly having been introduced). The projecting parapeted verandah and the composition of the traditional shopfronts with ingoes are those features directly comparable to 'The Red House'.
- Former Saddlery Store, 123 Inglis Street, Ballan (BA036) (Photo 6): built c.1874,²⁸ this modestly-scaled, single storey, gabled pitched, gabled building has an original timber framed and centred door opening with panelled timber and glazed door (the glazing possibly having been introduced), an early four paned timber framed shopfront window on the west side, and an introduced triple-lighted timber framed window on the east side. The front timber cladding simulating ashlar blockwork is early, as is the timber weatherboard gable infill. The bracketed front verandah is early (or a reconstruction of the early verandah) and there is introduced side vertical wall cladding. While the building has experienced some alterations, it is one of the earliest-surviving timber commercial buildings in Ballan. Only the form is directly comparable to 'The Red House'.
- Former Ballan Times Printing Office, 150 Inglis Street, Ballan: built in 1901 (BA043),²⁹ this timber weatherboard building has a gabled roof form disguised by a prominent arched and stepped parapet to the front façade. The building is rudimentary in appearance, the front

²⁶ A.W. Salter, draper, purchased the land in 1894 – see Certificate of Title, vol. 1048, folo. 422. It appears that Salter had the existing building constructed about this time. On 25 December 1897, p.3., the *Bacchus Marsh Express* reported that 'the west half of the commoi8dous building recently erected by Mr A.W. Salter in Inglis street next to his drapery establishment [subject building] is being transmogrified into a four-roomed dwelling ...'

²⁷ *Ibid*, 10 April 1897, p.3, stated that 'the latest addition to the business centre of Inglis street is a shop erected by Mr A.W. Salter ...' It is known that this refers to the subject building as the later article of 25 December 1897 referred to his existing drapery, as previously outlined. The existing western portion of the dwelling has a gabled form and chimney reflective of interwar design and construction.

²⁸ The original owner, Edmund Cowell, took out a mortgage with Cornelius Cunningham in 1874, which suggests that this shop was built at this time. See Alf Barnett & Son, Title Searchers, Search of Title for Part Crown Allotment Five, Section Eight, Town of Ballan, Parish of Ballan, mortgage conveyance from Edmund Cowell to Cornelius Cunningham, book 236, no. 601, 3 January 1874, Department of Sustainability & Environment, Melbourne.

²⁹ *Ballan Times*, 25 April 1901.

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PLACE NAME: Former Chambers' Red House Drapery Store

Place No. BA039

ADDRESS: 1/130 and 2/130 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

elevation being defined only by the parapet, timber framed multi-paned windows and a vertically boarded door. There is an original face brick chimneys with cream brick banding and a multi-corbelled top on the west side. The building is in good condition, having been substantially repaired. It is not directly comparable to 'The Red House'.



Photo 6: Former Saddlery Store, 123 Inglis Street, Ballan, 2009.
Source: David Rowe.



Photo 7: Timber store at 117 Inglis Street, Ballan, 2009.
Source: David Rowe & Wendy Jacobs.

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

Place No. BA040

ADDRESS: 136 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Historic Themes:

Theme 5.4: Commerce
 Theme 5.5: Entertaining & Socialising
 Theme 6.1: Building Towns
 Theme 8.3: Health & Welfare

Condition: Good**Integrity:** Moderate-High**Photograph Date:** 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**

Victorian Heritage Register:	No
Victorian Heritage Inventory:	No
Local Planning Scheme:	No

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

National Trust (Victoria) Register:	Yes B3473
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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 Ballan Hotel, 136 Inglis Street, constructed c.1859-60 with c.1903 and c.1928-30 additions is significant.

How is it significant?

The Ballan Hotel, 136 Inglis Street, Ballan, is of local historical, aesthetic, rarity, technical and social significance to the Moorabool Shire.

Why is it significant?

The Ballan Hotel at 136 Inglis Street has historical significance as the earliest operating and as the longest-running hotel business in Ballan, having been constructed in 1859-60 for George Flack, draper. Flack was instrumental in the early development of Ballan, having also built a general store in Ballan (c.1854) and the Post and Telegraph Office (c.1874). Both the hotel itself and the former stable at the rear provides a clear physical insight of an early commercial hotel premises within the township in the mid nineteenth century. The hotel provides physical evidence of the development and consolidation of Ballan after the arrival of the Railway in the late nineteenth century, as evidenced by alterations and additions made in

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

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Place No. BA040

ADDRESS: 136 Inglis Street, Ballan

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c.1903 and later in the Interwar period c.1928-30, another key period of prosperity for the township. (Criterion A)

The Ballan Hotel at 136 Inglis Street has aesthetic significance in demonstrating design qualities associated with important eras of development of the hotel. They include the remnant original Victorian Georgian styled fabric (being the footprint and splayed corner of the main building, regular bays of ground and first floor windows, main ground floor entry door, chimneys and horizontally-oriented corrugated galvanised steel wall cladding on the west façade); the Late Victorian/Federation era fabric (rear two storey hipped roofed wing clad in horizontally-aligned galvanised corrugated steel wall cladding); and the interwar era fabric (main gabled and gambrel roof forms, two storey post-supported return balcony and verandah, timber weatherboard and strapped panelling in the gable ends and the stuccoed wall cladding). (Criterion E)

The Ballan Hotel at 136 Inglis Street has scientific significance as the only known imported iron hotel building in Victoria (albeit altered). The original design and particularly the external construction of horizontally-aligned corrugated sheet metal wall cladding is still evident on the west façade and possibly the framing construction, represent a contextually unusual form of construction once common in the mid-19th century that was imported to meet the demands for buildings during the Victorian gold rush when materials were in short supply. As an imported building, the original design of the Ballan Hotel (which is still partially discernible on the west façade) had an affinity with the Royal Mail Steam Packet Company residence, Chagres, Panama, erected in 1853 and manufactured by John Walker of Millwall, England. (Criteria F and B)

The Ballan Hotel at 136 Inglis Street has social significance as it is recognised and valued for its enduring function as an important meeting place for civic, community and social functions and activities since 1860 (Criterion G).

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 136 Inglis Street, as shown on the following map (Photo 1).



Photo 1: Aerial map

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION: ¹

The Ballan Hotel, 136 Inglis Street, Ballan is located on the property boundaries in the south-east corner of the rectangular site. There is a modest setback on the west side and a rear yard with central pathway flanked by grassed areas and perimeter trees. The pathway leads to an early single storey, gabled, galvanised corrugated steel outbuilding that has double door openings on the east side (fronting Fiskin Street). On the east boundary between the rear outbuilding and the hotel building is a high, introduced face brick fence and a small bay of a visually permeable timber picket fence.

The hotel building has a principal two storey, gabled roof form that traverses the side and which terminates with a gambrel roof at the east end where there is a return two storey, post-supported verandah and balcony with capped timber balustrades (the north end of the verandah on the east side has introduced infill and there are introduced metal balustrades in other bays of the verandah). The main gabled roof form and two storey balcony represents major changes carried out in the late 1920s. At the rear on the west side is a two storey hipped roofed wing (built in 1903), while the gabled roof form to the single storey wing on the east side forms part of the changes of the late 1920s. The single storey skillion wings at the rear have been introduced in more recent times. All of the roofs are clad in introduced corrugated colorbond. The interwar gabled forms have eaves with exposed timber rafters. The main gable ends have timber weatherboard wall cladding with stuccoed panelling and strapping below. An introduced skillion verandah projects over the Fiskin Street footpath at the rear of the hotel building. Introduced concrete floors with tiles extend around the return verandah.

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: Ballan Hotel

Place No. BA040

ADDRESS: 136 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

The principal south and east facades of the main portion of the hotel have what appears to be interwar era stuccoed wall cladding (the stucco may have been replaced in the later 20th century), but on the east façade and rear hipped wing is the original and early corrugated galvanised steel wall cladding (or replacements to reflect the original design and construction). The principal (south-east) corner of the building has an original splay, with an original timber framed, double door opening on the ground floor with altered timber doors (now with glazed upper panels) and transom above (now blocked up). The regular bays of timber framed, 12 paned, double hung windows with timber architraves and sills are original (some of the glazing and window panes to the lower sashes have been altered, possibly in the late 1920s). The original first floor window opening in the splayed corner has been blocked up (also possibly in the late 1920s). At the west end of the main building and to the north of the rear hipped wing are two original chimneys. The chimney at the west end of the main building has been modified and extended in the late 1920s.

Overall, the Ballan Hotel appears to be in fair condition. Some of the wall and window fabric has weathered. The hotel building has moderate-high integrity when considering that the major changes of the late 1920s reflect an important phase in the development of the place.



Photo 2: Ballan Hotel, east elevation showing rear single storey, gabled wing, 2009.



Photo 3: Ballan Hotel, south and west elevations, 2009.



Photo 4: Ballan Hotel, detail of west elevation showing early corrugated galvanised steel roof cladding, 2009.

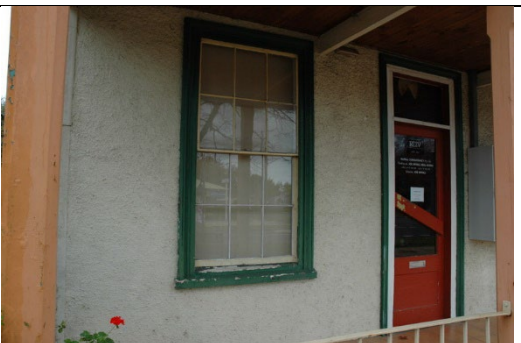


Photo 5: Ballan Hotel, ground floor window and door detail, 2009.



Photo 6: Ballan Hotel, ground floor windows, south elevation, 2009.



Photo 7: Ballan Hotel, ground floor windows, east elevation, 2009.



Photo 8: Ballan Hotel, partial view of rear (north) elevation, 2009.



Photo 9: Rear former stables outbuilding, east elevation, 2009.

HISTORY:

The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.² 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

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.

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 Ballan Hotel

On 10 December 1850, William Belcher, auctioneer,¹¹ acquired allotments 9 and 10 of Section 4 in the Township of Ballan, comprising one acre with frontages to Inglis, Fiskien and Simpson Streets.¹² Three years later on 15 November 1853, Belcher sold allotment 9 on the north-west corner of Inglis and Fiskien Streets (which comprised 2 roods), to George Flack.¹³ He had induced a Mr Doyley to purchase the land for him.¹⁴ A draper, Flack ran a store called “Collingwood House” in Brunswick Street, Collingwood.¹⁵

While Flack continued to operate his store in Collingwood, in October 1854 he advertised for horse drays ‘for loading to Ballan.’¹⁶ By this time, he had built a store constructed of iron that colloquially became known as the “Little Iron Store”, which had hanging timber shutters on the Inglis Street façade (Photo 10).¹⁷ In the store, Flack established a grocery, drapery, butchery, ironmongery and general produce business which he left in the control of H.W. Simmons and Charles Flack, his nephew.¹⁸



Photo 10: Group gathered outside Flack’s store, n.d. [post 1870].

Source: *A Pictorial History of the Shire of Ballan*, p.55.

On 7 May 1858, Flack purchased the adjoining allotment 10 from William Belcher.¹⁹ With his family, he continued to reside in Collingwood, although at the end of 1858 he advertised ‘for an experienced baker,

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

¹¹ *The Australasian*, 9 January 1937, p.4.

¹² Application No. 32928, Certificate of Title 2821 fol. 195, Land Information Centre, Laverton.

¹³ *Ibid.*

¹⁴ *Bacchus Marsh Express*, 17 March 1900, p.3.

¹⁵ See various articles and advertisements in *The Argus*, including that of 8 February 1856, p.1.

¹⁶ *Ibid.*, 6 & 11 October 1854.

¹⁷ *Ballan Times*, 17 January 1918, p.3. The hanging shutters had been replaced with glazed shopfront windows by 1870. See *Bacchus Marsh Express*, 23 April 1870, p.3, which reported on ‘a fine dish of gold’ being ‘exhibited in the store window of Mr. Flack.’

¹⁸ *Ballan Times*, *op.cit.*

¹⁹ Application No. 32989, *op.cit.*

for the country.²⁰ On 25 January 1860, *The Argus* advertised the sale of George Flack's stock from his "Collingwood House" store (Photo 11), in anticipation for relocation of the Flack family to Ballan.²¹

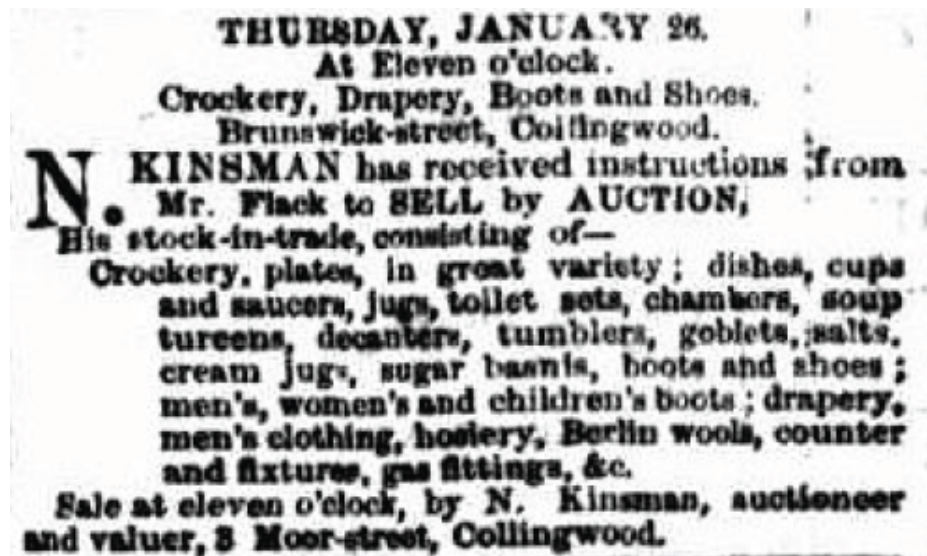


Photo 11: Advertisement of the sale of Flack's stock in trade.

Source: *The Argus*, 25 January 1860, p.2.

From early 1860 the Flack family lived in a house at the rear of the Inglis Street store built in 1854.²² During 1859, George Flack had constructed a two storey hotel building which was described as being 'unique in its outside coating throughout of corrugated iron.'²³ Reputedly an imported iron building,²⁴ the *Bacchus Marsh Express* gave a brief description of the construction of the hotel in 1900:

... the tradesmen then employed being paid 30/ and 50/ a day, and the proof of substantial material and good workmanship is reflected in the still solid and firm structure. When asked the probable cost of this building Mr. Flack's reply to me was that "he could not tell to within some thousands".²⁵

All of the pit-sawn hardwood used in the construction of the hotel was supplied by Mr Attwell and James Gilbert, who had arrived in Ballan in 1850 and who later managed Flack's Bungeeltap Homestead.²⁶

The two storey Victorian Regency styled building was originally constructed with an iron parapet to disguise a shallow-pitched gabled roof (Photos 12, 13, 14 and 15). Distinctive with its corrugated sheet metal wall cladding, the building had a splayed corner which formed the main entrance on the ground floor. There were regular bays of timber framed double hung 12 paned windows on the ground and first floors. Rendered brick chimneys with corbelled tops projected beyond the parapet line at the side and rear. A return concave verandah supported by solid square posts and adorned with a curving timber

²⁰ It is known that the Flack family were still at Collingwood in 1858 as George Flack junior won second prize for geometry in the junior class at Scotch College in January of that year, while in April, George Flack senior advertised 'for an active lad' to assist in his store in Brunswick street. See *The Argus*, 8 January 1858, p.7, 12 April 1858, p.1 & 23 December 1858, p.7.

²¹ *Ibid.*, 25 January 1860, p.2.

²² There were no references to Flack's Collingwood House store in *The Argus* in 1859, which might suggest that the family had removed to Ballan during this year. See also M. Campbell, 'My Great Grandfather and Great Grandmother Flack' in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, December 1991, pp.6-7.

²³ J.H. Walsh, 'Early Ballan No. 43' in the *Ballan Times*, 17 January 1918, p.3.

²⁴ The *Bacchus Marsh Express*, 31 July 1909, p.3, stated that 'Bromley's [previously Flack's- hotel at Ballan looks smarter than ever, outside and inside, although it is an old imported building.'

²⁵ *Ibid.*, 17 March 1900, p.3.

²⁶ *Ibid.*, 22 April 1893. See also J.W. Walsh, 'Early Ballan No. 52' in the *Ballan Times*, 15 August 1918, p.3.

fretwork valance was a feature of the design. The verandah corner was lit at night by a lantern suspended from an arched iron rod that projecting above the verandah roof. At the rear (north) of the building was a parapeted, single storey wing that extended beyond the east wall of the main two storey hotel building, to the Fiskin Street boundary. Internally, there was a curving timber Regency staircase that had been imported from England (Photo 16).²⁷



Photo 12: Flack's Ballan Hotel, n.d. [c.1880s]

Source: Ballan Shire Historical Society.



Photo 13: Ballan Hotel, n.d. [c.1890s] Pictured in front of the hotel are:

George Flack senior, George Flack junior, Thomas Flack, Bridget Shannon and Annie Shannon.

Source: Ballan Shire Historical Society.



Photo 14: Ballan Hotel, n.d. [c.1890s].
Source: Ballan Shire Historical Society.



Photo 15: Ballan Hotel, rear view (north elevation), showing Flack family, n.d. [c.1890s].
Source: Ballan Shire Historical Society.



Photo 16: Ballan Hotel, stairs, n.d.

Source: *A Pictorial History of the Shire of Ballan*, p.19.

Having successfully acquired a publican's licence, George Flack commenced business at the Ballan Hotel in 1860.²⁸ From this time, the hotel was an architectural and social landmark in the town, as well as the changing station for Cobb and Co. coaches enroute to Ballarat and Portland.²⁹ It became the location of numerous public activities, including meetings for community groups and civic dinners.³⁰ In 1872, the hotel was described in the *Bacchus Marsh Express*:

Hotels are course plentiful, and the principle one, Flack's Ballan hotel, has a decidedly singular appearance, it being a two-story building of corrugated iron which must look dreadfully hot in summer, but it is plastered inside, and as the rooms are a good height it will be cooler than it looks. Inside it is roomy and in capital order, and should the reefs go ahead as expected, visitors from Ballarat and other places will give the house a business proportionate to its dimensions. It may be classed as a very comfortable, but very quiet and steady going country hotel.³¹

In 1874, Flack constructed a two storey Post and Telegraph Office adjacent to his general store in Inglis Street.³² A year later in 1875 he purchased the Werribee Hunt Hotel (which had been de-licensed) that became the private home of George Flack junior and his wife, Fanny.³³ By 1878, the store had been had taken over by George Flack's son, Thomas.³⁴ Additional family members became involved in the family businesses in later years as George Flack grew elderly and in 1897 his health was in a 'precarious

²⁸ *A Pictorial History of the Shire of Ballan*, op.cit., p.19. The hotel had commenced by 22 November 1860, as *The Argus* reported on an auction at Flack's Ballan Hotel.

²⁹ D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Ballan Shire Council, 1962, p.46.

³⁰ See for example articles in the *Bacchus Marsh Express*, 22 July 1867, p.3, 17 April 1875, p.3, 15 June 1878, p.3, 14 July 1883, p.3.

³¹ *Ibid.*, 18 May 1872, p.3.

³² 'A Heritage Walk Through Ballan', Ballan Shire Historical Society, 1996.

³³ Campbell, op.cit., p.7 & Flack, Fanny, Probate Administration files, 1934, VPRS 28/P3 Unit 2612 PROV.

³⁴ Ballan Shire Rate Book, VPRS 5557/P0 Unit 45 PROV (Ballarat).

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PLACE NAME: Ballan Hotel

Place No. BA040

ADDRESS: 136 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

condition.’³⁵ At this time the general store was managed by his son, George, with Thomas being barman at the hotel.³⁶ George Flack senior died on 13 March 1900 at Ballan.³⁷

George Flack senior was born on 5 January 1810 in London, England, the son of James and Johanna Flack. He married Catherine Mowbray in London in 1836.³⁸ He served his apprenticeship in the tailoring trade in Brussels, Belgium and he came to Australia in 1851 by the ship *Lady Flora*.³⁹ After a delay in Adelaide (as a consequence of the desertion of the crew), he arrived in Melbourne and with some stock he had brought with him, he established a tailoring business.⁴⁰ This business was temporarily postponed while he tried his luck at the Mount Alexander diggings⁴¹ before returning to his trade. A second attempt at striking gold also failed. Known as “Collingwood House”, Flack leased the only building in Brunswick Street, Collingwood, in the 1850s.⁴² Accompanying Flack to Victoria from England was his wife, Catherine and six of their seven children: Catherine (born 1837, London), Ann Johanna (born 1840, London), George (born 1842, London), Clara (born 1845, London), Emma Martha (born 1847, London), and Thomas (born 1850, London).⁴³ Their second child, George Mowbray (born 1839, London), died in infancy.⁴⁴ At Collingwood, George and Catherine Flack had another three children: May Ann (born 1852), Alice Mowbray (born 1856) and Charles Henry (born 1859).⁴⁵ On his death in 1900, the *Bacchus Marsh Express* gave the following obituary:

The family now consists of 4 daughters and 3 sons, who will much miss their always good-tempered and sagacious father. As a citizen, Mr. Flack did not seek prominence, but was ever ready to aid a good cause, and his word was his bond. His lithe figure, and alert manner, so well-remembered for so many years after he had long past the usual 3 score years and 10, will be seen no more in his accustomed place outside his hotel, where he was wont to sit even in cold weather, for he dearly loved the open air and sunshine.⁴⁶

George Flack’s sons, George (storekeeper and hotel keeper), Thomas (hotel manager) and Charles Henry (chemist) became the executors of Flack’s Estate in 1901.⁴⁷ On the death of Thomas Flack on 23 January 1903, the hotel was leased to Joseph Bromley.⁴⁸ With his wife, ‘he had earned a good name for the excellent manner in which they conducted the Courthouse Hotel, Bacchus Marsh, a few years ago.’⁴⁹ At the Ballan Hotel, they soon set about making additions to the building that were completed at the beginning of November 1903. As reported in the *Bacchus Marsh Express*:

A great improvement has been made at Bromley’s hotel, Ballan, by the erection of a two-storey annexe, connected with the original building, and containing on the ground floor a first-class dining room 18ft. x 29ft.; and three bedrooms on the upper floor. This hotel is now a credit to Ballan and to the licensees, Mr. and Mrs. J. Bromley.⁵⁰

35 *Bacchus Marsh Express*, 10 April 1897.

36 Ballan Shire Rate Books, op.cit., 1897 & 1898.

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

38 Ibid.

39 A. Sutherland, *Victoria and Its Metropolis, Past and Present*, McCarron Bird and Co., Melbourne, 1888, p.212.

40 Ibid.

41 *Bacchus Marsh Express*, 17 March 1900, p.3.

42 Ibid.

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

44 Ibid.

45 Ibid.

46 *Bacchus Marsh Express*, op.cit.

47 Campbell, op.cit. & Flack, George senior, Probate Administration files, 1900, VPRS 28/P0 Unit 964 PROV.

48 Certificate of Title, vol. 2821 fol. 195.

49 *Bacchus Marsh Express*, 9 May 1903, p.2.

50 Ibid., 7 November 1903, p.2.

In 1905, the hotel was also the location of free dental consultations on the last Saturday of each month by Mr. J.A. O'Neill, Surgeon Dentist of 122 Russell Street, Melbourne.⁵¹ In 1909, further improvements were made to the hotel building:

Bromley's hotel at Ballan looks smarter than ever, outside and inside, although it is an old imported building; and it is very conveniently planned. Mr. Mehrens, of Ballan, has done the work, assisted by Mr. Kibby, of Ballarat, who has grained about a score of doors in oak, and each a different design.⁵²

The high regard paid to Joseph and Julia Bromley was outlined upon their departure in late May 1911, as reported in the *Bacchus Marsh Express*:

On Thursday last, with Shire President J.O. Inglis, a goodly assemblage of Crs. and well-wishers met at Bromley's hotel to wish Mr. and Mrs. Bromley success in their new sphere of life. Cr. Inglis, in presenting to Mr. Bromley a smoker's outfit, spoke of the regret universally felt that they were losing an esteemed family. Other speakers also bore testimony to the same effect.⁵³

On 1 June 1911, Hector Norman Flack, a clerk of Ballan and son of the late Thomas Flack, acquired ownership of the eastern half of the original allotments 9 and 10, including the hotel building.⁵⁴ A lease for the hotel was taken up by Thomas Gurry on 23 May 1912⁵⁵ but by 1915 Edward Bailey Windsor was the publican.⁵⁶ With his wife, Minnie, Edward Windsor acquired other land of George Flack senior's estate, including the land at 146 Inglis Street.⁵⁷ Edward Windsor became proprietor of the Ballan Hotel in 1921.⁵⁸ By 1925, he had leased the business to Henry S. Jackson, a hotelkeeper of Maryborough.⁵⁹ The hotel remained largely unaltered at this time (Photo 17).



Photo 17: Jackson's Ballan Hotel, n.d. [c.1925].

⁵¹ *Ibid.*, 16 December 1905, p.2.

⁵² *Ibid.*, 31 July 1909.

⁵³ *Ibid.*, 20 May 1911, p.1.

⁵⁴ Certificate of Title, vol. 3508 fol. 573.

⁵⁵ *Ibid.* See also *Wise's Directory* for 1914.

⁵⁶ Ballan Shire Valuation Book, 1915, VPRS 5563/P0 Unit 7 PROV (Ballarat).

⁵⁷ *Ibid.*

⁵⁸ Certificate of Title, op.cit.

⁵⁹ Ballan Shire Rate Book, op.cit., 1925-26.

Jackson took ownership of the hotel on 12 December 1928 and by 1930-31 he had carried out extensive alterations and additions to the building,⁶⁰ including the construction of a gabled roof, rendering of the principal walls, extensions of the chimneys and a return balcony. The refurbished hotel was shown in an aerial image of the Ballan township in 1936 (Photo 18).



Photo 18: Jackson's Ballan Hotel, n.d. [c.1925].

Source: Ballan Shire Historical Society.

Jackson continued ownership of the Ballan Hotel until it was sold to the Richmond Nathan Brewing Company Pty Ltd, in 1947.⁶¹ George Raven was the licensee and in 1950-51 Frederick James Raven was the publican.⁶²

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.

Hotels

Aside from dwellings, hotels were the earliest and most prolific building type in the study area. These buildings were critical to the early development of the fledgling townships: as accommodation houses for board and lodging; meeting rooms for public gatherings and local government business; polling centres and courts; and equally importantly, as venues for entertainment including balls, concerts, weddings and other family and community celebrations. By 1890, long after other public building infrastructure had been established in the several townships, there were well over 25 hotel buildings – a large number for such a rural area. Today, approximately 21 hotels still exist, although a lesser number continue to operate for their original purpose.

Hotels were associated with the origins of the townships (either as service towns, stopping places or as gold mining locations) and their cultural foundations. Of the latter, most townships, including very small rural centres such as Blakeville, Clarendon, Claretown, Clarkes Hill, Elaine, Greendale, Korweinguboorra, Lal Lal, Leigh Creek, Millbrook, Morrisons, Navigators and Springbank (formerly Ormond) had hotels and strong Catholic (and to a lesser degree, Anglican) populations. The importance of the hotel to these

⁶⁰ Certificate of Title, op.cit. The Ballan Shire Rate Book, op.cit., for 1925-26 listed the hotel with a net annual value of £135. This value had increased to £270 in the Rate Book for 1930-31, suggesting that the major alterations had been carried out after Jackson had taken up proprietorship.

⁶¹ Certificate of Title, op.cit.

⁶² See Ballan Shire Rate Book, op.cit., 1950-51.

mainly Irish Catholic communities is best expressed by Dianne Cahir in *Spuds, Saints and Scholars* who claims that 'like the Church, the pub was central to the Irish-Australian experience' and it 'provided the centre for social interaction' at Dunnstown. There, seven hotels provided for this interaction,¹⁸⁹ with the Olive Branch and the Shamrock (built 1905) remaining today, although only the Shamrock continues to function for its original purpose.

Other Hotels in Ballan

At least nine hotels were established in Ballan in the 19th century, including the Ballan Hotel at 136 Inglis Street. The first was the Werribee Hunt Hotel, constructed in 1848.⁶³ It was soon followed in 1850 by Sharrat's Carriers Arms which initially operated as a coffee house and was licensed soon after. In 1853, the Travellers' Rest Hotel was constructed and operated by Harry Athorne, but it closed in 1863. In 1856, the Ingliston Arms and Royal Mail Hotels were established.⁶⁴ Other hotels included the Horses and Jockey (built 1865-67), Freemasons (closed 1892), Railway (built 1884), and the Orwell (closed 1892).⁶⁵

The only other surviving and functioning 19th century hotel in Ballan is the Commercial Hotel at 151 Inglis Street (BA044).⁶⁶ The central portion of the two storey Victorian building, with its hipped roof form, was constructed in 1867-68 for William Gosling. Substantial additions were carried out in 1873, with the building of the parapeted hipped roof west wing, having a rendered front façade and timber weatherboard wall cladding at the side and rear. A broad post-supported verandah was also constructed at the front at this time. Several internal refurbishments were carried out at different stages in the 19th century. It appears that a single storey addition was constructed on the east side between 1926 and 1930, which was refurbished in c.1956 when major internal upgrades appear to have been carried out. Overall therefore, like the Ballan Hotel, the Commercial Hotel has experienced a number of alterations and additions, but its original and early design is clearly discernible and it remains an important landmark in Ballan.

Mossfield, at 1/169 and 2/169 Inglis Street (BA050) was built c.1859 by J.T. Foote, carpenter and storekeeper as a semi-detached terrace of two shops and a dwelling.⁶⁷ For a short period from 1870, it was the Courthouse Hotel owned and operated by Matthew Brown. Today, 'Mossfield' is two private dwellings. Historically and aesthetically, it is not directly comparable to the Commercial Hotel.

Other mid 19th Century Imported Iron Buildings

Throughout the 1850s, many prefabricated buildings were imported from Britain to cater for the large influx of immigrants who flocked to the goldfields. These prefabricated structures were built with either iron or timber frames, having wrought iron or corrugated iron external cladding.⁶⁸ Catalogues and other influential publications such as the *Illustrated London News* provided a range of building types and sizes from which could be purchased, including small cottages, large two storey dwellings, stores and even churches and theatres.⁶⁹ Constructed in factories in Britain, the components were labelled and packed into wooden crates.⁷⁰

63 Fraser & Ranken, *op.cit.*

64 *Ibid.*

65 *Ibid.*, p.49. The Railway Hotel was built in late 1884 – see *Bacchus Marsh Express*, 24 January 1885, p.3.

66 See heritage citation for the Commercial Hotel for further details.

67 *Ibid.*

68 M. Lewis, 'Building: A Cultural Investigation' online, pp. 8.01-3-8.01-4.

69 See M. Lewis, 'The Diagnosis of Prefabricated Buildings' in *Australian Historical Archaeology*, no. 3, 1985, & *Stories from the Iron Houses Resource Kit*, National Trust of Australia (Victoria) and City of Port Phillip. See also P. Guedes, 'Firm foundations or shaky ground? Unravelling tangled threads of attribution' in M. Moulis & D. van der Plaats (eds.), *Audience: 28th Annual Conference of the Society of Architectural Historians, Australia and New Zealand*, Brisbane, 2011.

70 *Ibid.*

The basis of the designs and construction were some leading engineers and manufacturers in prefabrication in Britain, including Edward Taylor Bellhouse of England, Robertson and Lister of Glasgow, Charles D. Young and Co. of Edinburgh, and John Walker of Millwall, London.⁷¹ The latter is known to have made 36 iron houses 'for the residence of emigrants sent out by the government to Australia' in 1852.⁷² A surviving example of Walker's manufactory in Victoria is a portable iron cottage at 24 Weatherboard Road, Inverleigh, probably imported in the early 1850s.⁷³ It is built of galvanised corrugated iron on a panelised wrought iron frame, typical of the portable and prefabricated housing of the 19th century from Britain. Constructionally, this cottage does not appear to be directly comparable with the original fabric of the Ballan Hotel, which seems to have been built with a timber frame and with the corrugated iron cladding arranged horizontally (and not vertically like the cottage at Inverleigh). Aesthetically, the original design of the Ballan Hotel is similar to Walker's house for the Royal Mail Steam Packet Company, Chagres, Panama of 1853 (Photo 19),⁷⁴ with its cuboid form defined by the parapeted corrugated iron walls, symmetrical bays of window and door openings, and return post-supported concave verandah. However, further physical analysis is required to confirm that the Ballan Hotel is a prefabricated, imported building.

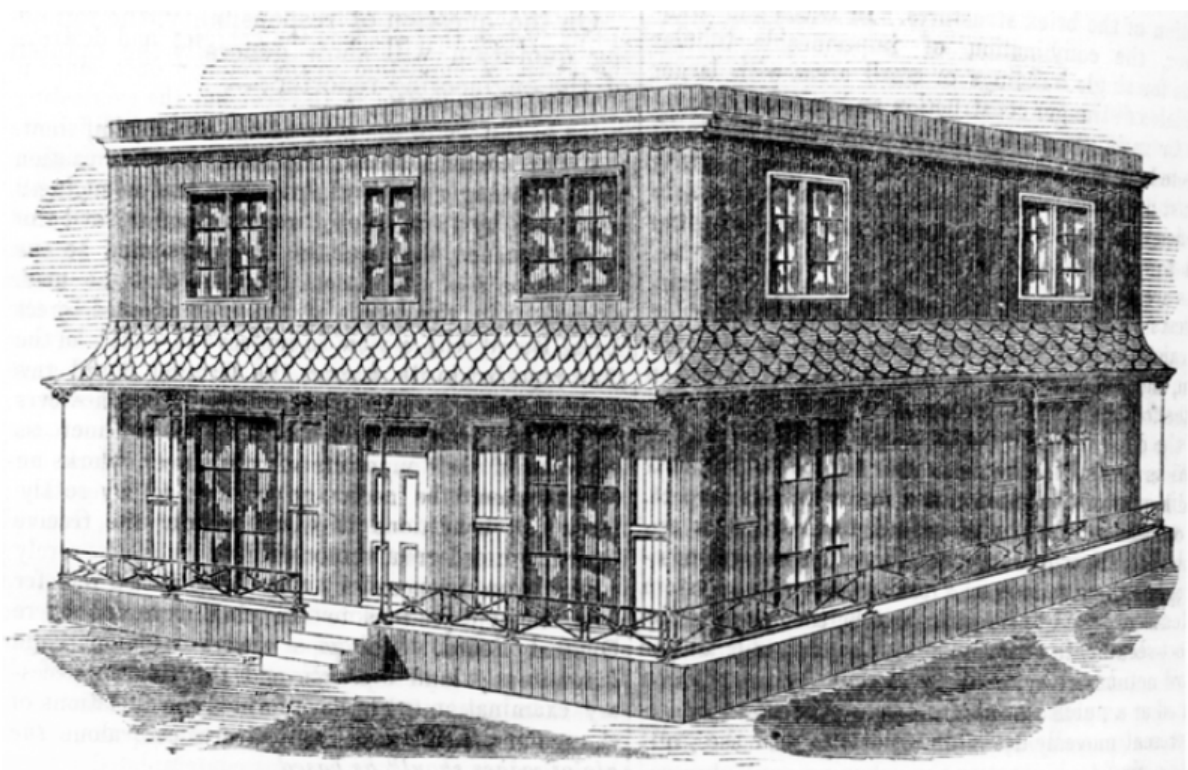


Photo 19: John Walker, Royal Mail Steam Packet Company building, Chagres, Panama.

Source: *Builder*, XI, 543, 2 July 1853, p.422 in M. Lewis, M. Lewis, 'The forgotten half of the Globe', lecture images, University of Melbourne online at <http://www.mileslewis.net/lectures/01-general/forgotten-half.pdf>

On the Victorian Heritage Register (in addition to the cottage at Inverleigh) are at least 12 prefabricated iron buildings constructed in the mid 19th century. They include:⁷⁵

⁷¹ 'Prefabricated Iron Cottage', 24 Weatherboard Road, Inverleigh, Victorian Heritage Register online at <http://vhd.heritage.vic.gov.au/vhd/heritagevic>

⁷² 'Prefabricated Iron Cottage', op.cit.

⁷³ Ibid.

⁷⁴ See *Builder* XI, 543, 2 July 1853, p.422 in M. Lewis, 'The forgotten half of the Globe', lecture images, University of Melbourne online at <http://www.mileslewis.net/lectures/01-general/forgotten-half.pdf>

⁷⁵ All information taken from the Victorian Heritage Register online, op.cit.

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

PLACE NAME: Ballan Hotel

Place No. BA040

ADDRESS: 136 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

- Corio Villa, 56-58 Eastern Beach Road, Geelong (HO8 Greater Geelong City, VHR H0193) (Photo 20): c.1854-55, designed by Bell and Miller, manufactured by Robertson and Lister, and featured in a C.D. Young catalogue (the dwelling was erected in c.1855-56). The Picturesque gabled single storey dwelling has decorative gable bargeboards and finials and verandahs. It is a highly unique and intact example of a prefabricated iron dwelling in Victoria.
- Former Brown Brothers Store, 17-19 Mercer Street, Geelong (HO238 Greater Geelong City, VHR H0742): 1853, manufactured by Robertson and Lister, Glasgow. The segmentally-arched roofed building has an elaborate, recently-reconstructed main façade with a fanlight in the roof end, with a series of decorative first floor window bays and glazed ground floor shopfront. The principal roof form is segmentally-arched and the side and rear corrugated galvanised steel wall cladding is vertically oriented.
- Iron Cottage, 155 Mt Duneed Road, Mount Duneed (HO17 Surf Coast Shire, VHR H1131): c.1855. The roof and walls are of corrugated iron with no supporting frame. The roof is segmentally-arched.
- Porter Prefabricated Iron Store, 111 Queens Parade, Fitzroy (HO468 Yarra City Council, VHR H2243) (Photo 21): c.1853-56, manufactured by John Henderson Porter, England. The building has a segmentally-arched roof form with corrugated iron cladding and a cast and wrought iron frame of standardised components.
- Porter Iron Store, Sovereign Hill, Ballarat: 1854, also manufactured by John Henderson Porter. It was first erected at 71 Little Malop Street, Geelong before being relocated to its current site. It has a barrel vaulted roof, corrugated iron external cladding and cast and wrought iron framing.
- Eudoxus, 34 Fenwick Street, Geelong (HO135 Greater Geelong City, VHR H1119): 1854-55. The two storey building of iron structure (and some remnant iron cladding) was manufactured by John Walker as two semi-detached four-roomed cottages under a principal hipped roof form. There is a projecting parapeted balcony and verandah at the front.
- Iron House, 399 Coventry Street, South Melbourne (HO97 Port Phillip City, VHR H0220): 1853. The modest, gabled cottage was constructed according to the British patented system of iron founder, Edward Taylor Bellhouse. The structural system was based on cast iron structural and roof plumbing elements linked with the roof and wall cladding. The horizontally-aligned corrugated sheet metal wall cladding ran into channels in the cast iron stanchions, with plates at the top and bottom used to fasten the stanchions.
- Loren, 211 Lloyd Street, Moe (HO5 Latrobe City Council, VHR H1283): 1854 (originally erected in North Melbourne and relocated to Moe in 1968). A two storey gabled prefabricated house, it has an external framing system of exposed metal columns with Gothic panel motifs at the corners, with internal timber framed walls and corrugated galvanised steel roof and wall cladding.
- Walmsley House, 1 Gatehouse Street, Parkville (HO895 Melbourne City Council, VHR H1946) (Photo 22): 1854. The broad, gabled single storey building located at the entrance to Royal Park. It is constructed of lightweight angle iron comprising top and bottom plates, corners, window and door jambs. The iron is connected to the bottom plate by gusset connections. The corrugated galvanised steel wall cladding is oriented vertically. Walmsley House is similar to the remains of the iron cottage at Inverleigh manufactured by John Walker.
- Prefabricated Building, 152 Harrick Road, Keilor Park (HO14 Brimbank City Council, VHR H1971): 1853. A single storey building with a segmentally-arched roof form, the structural frame comprises horizontal wrought iron angle top and bottom plates bolted to vertical cast iron corner angles and intermediate supports. There are cast iron pilasters with recessed panels terminating in semi-circular arches. The wall cladding is oriented vertically.
- Bellhouse Iron House, 6 Patterson Place, South Melbourne (HO97 Port Philip City Council, VHR H1888) (Photo 23): c.1853. Built according to the British patented system of iron founder, Edward Taylor Bellhouse, this building is identical to the Iron House, 399 Coventry Street.
- Iron House, 189 Brunswick Road, Brunswick (HO40 Moreland City Council, VHR H665): 1854. The small gabled building represents the westernmost row of two pairs of prefabricated iron cottages constructed by the architect, James Blackburn junior for William Jarrett, Presbyterian Church

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

PLACE NAME: Ballan Hotel

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minister. The timber framed semi-detached cottages have corrugated galvanised steel roof and wall cladding, the wall cladding arranged vertically.



Photo 20: Corio Villa, 56-58 Eastern Beach Road, Geelong (HPO1639) Hermes 2008.



Photo 21: Porter Prefabricated Iron Store, 111 Queens Parade, North Fitzroy (HO468).
Source: Kerry Jordan 2010.



Photo 22: Walmsley House, 1 Gatehouse Street, Parkville (HO8) Hermes 2004.



Photo 23: Bellhouse Iron House, 6 Patterson Place, South Melbourne (HO97) SOHE 2008.

The Ballan Hotel is the only known surviving example of a mid 19th century prefabricated hotel in Victoria. The Ballan Hotel has been subject to alterations but retains a moderate-to-high integrity and is in good condition. Although the majority of the imported iron buildings of the mid 19th century included on the Victorian Heritage Register are more intact than the Ballan Hotel, Eudoxus in Geelong has also experienced noticeable external and internal alterations and is included on the register. The Ballan Hotel reflects the early development of Ballan.

West Moorabool Heritage Study (Stage 2a) Review, 2021**PLACE NAME:** Ballan Mechanics' Institute & Free Library

Place No. BA041

ADDRESS: 143 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Historic Themes:

Theme 5.5: Entertaining & Socialising

Theme 6.1: Building Towns

Theme 8.4: Community Organisations

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?	Yes - front wing and main hall
Internal Alteration Controls Should Apply?	Yes - front wing and main hall
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	No
Prohibited Uses May be Permitted?	No
Incorporated Document	No

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

The Ballan Mechanics' Institute & Free Library Building, constructed in 1886-7 with c.1922 additions, at 143 Inglis Street, Ballan, is significant.

The contributory elements of the place include the exterior of the building and the interior of the front wing and main hall, including the layout and fabric of the front rooms, hall, stage and rear change rooms.

How is it significant?

The Ballan Mechanics' Institute and Free Library building, 143 Inglis Street, is of historical, aesthetic and social significance to the Moorabool Shire.

Why is it significant?

The Ballan Mechanics' Institute and Free Library is of historical significance for its association with the cultural progress of the town and particularly with the Ballan Mechanics' Institute and Free Library that was initially established in 1860. The building is one of only six surviving Mechanics' Institutes dating from the 19th and early 20th century in the Moorabool Shire, and remains a tangible legacy of the highly important role played by the Institute during the 19th and early 20th centuries in

West Moorabool Heritage Study (Stage 2a) Review, 2021**PLACE NAME:** Ballan Mechanics' Institute & Free Library

Place No. BA041

ADDRESS: 143 Inglis Street, BallanAssessment Date: Feb 2016, updated May 2021

Ballan. The Institute's aims for self-improvement, thrift and education had an important impact on the cultural development of the town. The surviving internal layout and fabric of the front wing and main hall demonstrate the changing use and development of the Institute and Free Library over time, and the various functions the place served as evidenced by the stage, change rooms, evidence of the bio box cabin and other internal details. (Criterion A)

The Ballan Mechanics' Institute and Free Library building is architecturally and aesthetically significant for its distinctive streetscape presence in the centre of the Ballan township. The architectural significance of the building relies on the sequence of development as a physical expression of the progress of the Mechanics' Institute from 1887 with the completion of the Victorian Gothic styled building (of which the main central hall and interior fabric survives) and the major alterations in 1922, as especially defined by the interwar Free Classical styled front wing, and hall and stage enlargements. (Criterion E)

The Ballan Mechanics' Institute and Free Library building is socially significant as it has been and continues to be recognised and highly valued by the Ballan community as a community cultural and recreational hub for over 150 years. There has been a long and ongoing connection with the place and the Ballan community over several generations. Parts of the cultural history of Ballan are closely interwoven with the historical development of the Ballan Mechanics' Institute and Free Library building, as expressed and recognised by the Ballan community in the existing building fabric. (Criterion G)

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the Ballan Mechanics' Institute site, as shown on the following map (Photo 1).



Photo 1: Aerial map.

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION:

The Ballan Mechanics Institute and Free Library site is located in Inglis Street, the main commercial street of Ballan. The site is dominated at the front (north) by the single storey Mechanics Institute and Free Library building, which is situated on the northern boundary. West of the building is a narrow pedestrian access way while on the east side is a supermarket car park. There is also a car park at the rear of the site.

The front portion of the Ballan Mechanics Institute and Free Library represents an interwar Free Classical styled, single storey, rendered brick building with a symmetrical composition. The front section of the building has a gable roof form that traverses the site, with rear hipped wings at the east and west. This front portion represents the substantial alterations and additions of 1923. A more dominant hall gable roof extends at the rear along a north-south axis and represents the original 1886 hall roof form. Flanking the hall are introduced flat roofed and parapeted skillion additions of brick construction.

The symmetrical, single storey, rendered brick, north elevation forms the main façade of the building with its elaborate parapet having projecting geometric panels. Below the parapet is a projecting, dentillated cornice forming the eaves line. A central entrance porch is distinguished by a "Mechanics Institute" title panel at entablature level, and round columns in-antis that have stylized geometric capitals and simple square pedestals. Early vertical boarded double doors with a 12 paned timber framed transom (and pronounced keystone above) is centrally situated on the south side of the

porch. The tessellated tile porch floor, accessed via early bluestone steps, forms another decorative feature, and possibly represents the original (1886) construction. Flanking the central entrance are two symmetrical bays having banks of three early single, timber framed double hung windows. These windows have 6 paned upper sashes and are also adorned with punctuating keystones above. A gable roof form traverses the site and is clad in galvanised corrugated iron.

The east elevation is comprised of various building forms. The northern-most portion of the building is characterised by the unpainted red brick construction of the 1923 wing, with its parapeted gable end and rear (southern) hipped roof. An unpainted brick chimney with a multi-corbelled top adorns the junction between the gable and the hip roofs. An early vertical boarded doorway is located at the north end, while an early timber framed, double hung window with a 6 paned upper sash is situated to the south.

The dominant feature of the east elevation is the gable roof form of the hall that projects along a north-south axis. It is clad in galvanised corrugated steel and possibly corrugated zincalume, and is adorned with three early galvanised ventilation stacks and three later stacks. The east wall of the hall is clad in introduced cement block, which is punctuated by introduced, inappropriate, aluminium framed windows. A high, introduced, solid face brick wall defines the east boundary.

Along the northern reaches of the hall gable (immediately south of the projecting 1923 hipped roof form) is an introduced, flat roofed and brick toilet addition. A similar although much larger flat roof and brick addition is located to the south of the hall, forming the supper room.

The south elevation has a gabled addition that projects from the original gabled hall, together with a minor shallow-gabled wing and hipped post-supported verandah. These additions are clad in corrugated zincalume and have rendered wall construction.

The west elevation is similar to the east elevation of the building, with a narrow addition projecting from the original hall and the rear hall addition.

Overall, the Mechanics Institute and Free Library building is in good condition and of moderate integrity. A number of conservation issues, includes rising and falling damp and mortar breakdown, appear to have been rectified in recent years. The north portion of the building is of high integrity, with little evidence of modification. The original gable roof form of the hall is also intact, but the recent wall cladding and side additions have diminished its integrity. The rear gabled portion of the building has no integrity relative to the 19th and early 20th century period of significant development, having been introduced in recent years.

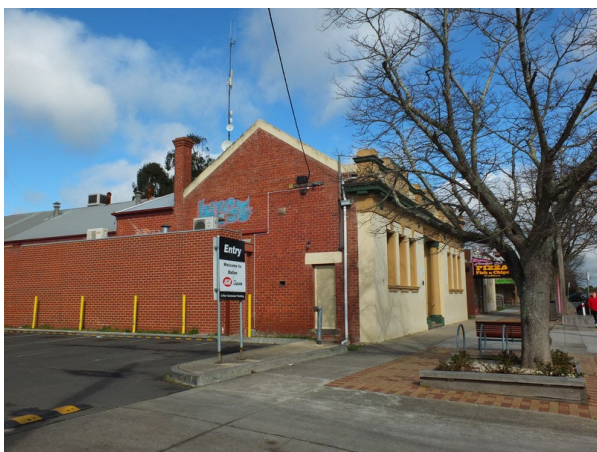


Photo 2: Ballan Mechanics' Institute, front & east elevations, 2014.



Photo 3: Ballan Mechanics' Institute, east elevation showing introduced brick boundary wall, 2014.



Photo 4: Ballan Mechanics' Institute, rear elevation, showing later additions, 2014.

Internally, although several changes have been made to the building in the 20th century, the original (1886) and particularly the early (1923) plan form and spatial hierarchy are still largely intact. The floor plan consists of a quasi cruciform layout with a central entrance porch and hallway that provides access to the flanking northern rooms and to the spatially dominant hall. Early and later spaces project from the northern and south sides of the hall, and from the rear of the stage and change rooms to the south of the hall.

The front northern rooms are predominantly intact, with corner fireplaces, strapped cement sheet ceilings, hard plaster walls and timber floor boards. The central entrance and passage have low-moderate integrity. They have introduced suspended ceilings, early hard plaster walls, hardwood timber floor boards and early timber and glazed panelled doors. There are also introduced powder-coating doors with sidelights and highlights at the southern end of the central entrance.



Photo 5: Ballan Mechanics' Institute, interior of front room, 2014.



Photo 6: Ballan Mechanics' Institute, central front passage, 2014.

The hall is the largest space in the building, is in good condition and of moderate integrity. Early features include the coved timber-lined ceiling with exposed timber trusses supported by iron ties with decorative iron brackets. Another early feature is the stage at the south end. It has a recent proscenium, but the exposed beaded board ceiling and moulded timber cornices are either original or early. The timber dados, plaster sheet walls, timber floor boards and flush panel and timber and

glazed doors have replaced original fabric although the timber and glazed doors at the north end appear to date from the interwar period.



Photo 7: Ballan Mechanics' Institute, interior, main hall looking north, 2014.



Photo 8: Ballan Mechanics' Institute, interior, main hall ceiling, 2014.



Photo 9: Ballan Mechanics' Institute, interior, main hall looking south, 2014.



Photo 10: Ballan Mechanics' Institute, interior, stage in main hall, 2014.

The southern interiors represent recent additions while to the spaces to the east and west of the hall have been altered.

HISTORY:

The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.¹ 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.

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.

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, 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

Architectural Development of the Ballan Mechanics Institute

Establishment of the Ballan Mechanics Institute

On 21 July 1860, a public meeting was held at the Church of England school room to discuss the idea of establishing a Mechanics Institute in Ballan.¹⁰ A committee consisting of Messrs. Musgrave, Graham, Short, Scott and Tanner was appointed to canvass the district.

A further public meeting was held on 7 October 1860 at the Court House with Mr C. Shuter presiding. On the motion of Mr. Musgrave and Dr. Capewell, it was resolved:

That a Mechanics Institute now be formed, and a committee appointed to select a site and take such other initiatory steps they may consider desirable.¹¹

Messrs. A. Young, Cantwell, Graham, Short, Musgrave, Murphy, N. Young and Turner were appointed as the first committee, with Musgrave eventually being appointed permanent chairman and John Tanner as secretary.

The First Ballan Mechanics Institute & Free Library Building

The first Ballan Mechanics Institute building was constructed on a piece of land at the north-western corner of Simpson and Cowie Streets in 1860-61.¹² However, the building of the Institute was not without its setbacks. By December 1860, the Institute Committee had had plans and specifications prepared, bricks made and tenders accepted – all in readiness for the commencement of

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

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

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

7 *Ibid.*

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

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

10 J. Huggins, 'Ballan Mechanics' Institute and Free Library' in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol.5, no.1, March 1998.

11 *Ibid.*

12 *Ibid.*

construction. It was at this time when a flood destroyed all of the 25,000 bricks.¹³ New bricks arrived in March 1861 and so work commenced. Due to difficulties with contractors and other delays, the building was not completed until the late 1861.¹⁴ It was on 12 December 1861 when the Institute building was formally opened.¹⁵

The original brick building served the Ballan Mechanics Institute for the next 15 years. It consisted of a hall and stage 40 x 20 feet.¹⁶ In 1869, the site was bound at the front by a six foot hardwood picket fence, and the grounds were laid out and planted with a supply of trees, plants and shrubs from the Melbourne Royal Botanical Gardens and from locals.¹⁷

Ballan Mechanics Institute & Free Library Building in Inglis Street

Initial Proposal

By 1875, the Mechanics Institute Committee considered the desirability of constructing a new Institute and Free Library building in a more central position in Ballan.¹⁸ The reason for a possible relocation was that a number of buildings were being erected eastward at the time, including the new Court House in Steiglitz Street (1873) and the Ballan State School in Duncan Street (1874).¹⁹

In September 1875 the Committee invited offers from land owners in the town that would be suitable for the construction of a new Institute building. A Mr Walsh generously offered a site with a 30 feet frontage in Inglis Street as a gift to the Institute.²⁰ However, a new Institute building was not proceeded with and the original building was refurbished instead.²¹

New Building

On Saturday 30 May 1885, the Ballan Mechanics Institute secured a piece of land for a new Mechanics Institute and Free Library in Inglis Street.²² Situated on Crown Allotment 7, Section 7, in the Township of Ballan, the 2 roods of land²³ was purchased 'at the very reasonable price of £27/10/-'.²⁴ Rev. P. Madden had previously owned this allotment since 4 June 1858.²⁵ On 16 August 1887, the land was officially granted to the Institute, and specifically to the Trustees Marcus Mason Mogg and Michael Walsh, 'for charitable purposes in connection with an institution named the "Ballan Mechanics Institute and Free Library"'.²⁶

By May 1886, drawings and specifications for the new Institute building had been completed by Alexander Davidson, eminent architect of Windsor, and exhibited at the Committee meeting²⁷

13 *Ibid.*

14 *Ibid.*

15 *Ibid.*

16 *Ibid.*

17 *Ibid.*

18 *Ibid.*

19 *Ibid.*

20 *Ibid.*

21 *Ibid.*

22 *Ibid.*, p.5.

23 Trevor Ratcliffe, Senior Case Manager, Reserves & Tenures, Department of Natural Resources & Environment, to Marion Edwards, Secretary, Ballan Mechanics Institutes & Free Library Committee Incorporated, 15 October 2001. Ratcliffe cites the historical Lands Department files held with DNRE.

24 Huggins, op.cit.

25 Ratcliffe, op.cit.

26 *Ibid.*

27 *Ibid.*

(Figures 2 and 3). A Mr Mehrens was awarded the contract for building works at a cost of £840.²⁸ The initial scheme was described in the *Bacchus Marsh Express* on 29 May 1886 (Figure 1):

The drawings and specifications for the new Mechanics' Institute and Free Library, to be erected in Inglis street, opposite the Post and Telegraph Office, were exhibited on Tuesday evening at a committee meeting of the Mechanics' Institute and were highly approved of. The drawing show a handsome and commodious building, which will add greatly to the appearance of Inglis street, while the convenience to the public in having the building there, instead of in the present nearly in accessible site, will be incalculable. The following is a rough estimate of the dimensions &c., of the proposed structure:- The main hall will be 60 ft x 30 ft., with a platform or stage 12 ft. wide. At the entrance to the building there are two rooms, one on each side of the front door, to be used as a members' reading room and a committee room, each 15 ft. X 14 ft. At the further or south end of the hall, ladies and gentleman's dressing rooms, each 15 x 12, with doors leading from each room on to the stage, and at the extreme south end of the building a billiard room, 24 x 18. This will be a temporary structure, so that if it is found necessary at any time to extend the building, the billiard room can be shifted. There are, beside the front door, escape doors on each side of the hall, and outside doors to the ladies' and gentlemen's dressing rooms, also to the billiard room. There will be fireplaces in all rooms, except the hall. The building is to be of hardwood, with lath and plaster lining and pine flooring. The architect is Mr. Alexander Davidson, of Windsor.²⁹

²⁸ *Ibid.*

²⁹ *Bacchus Marsh Express*, 29 May 1886, p.3.

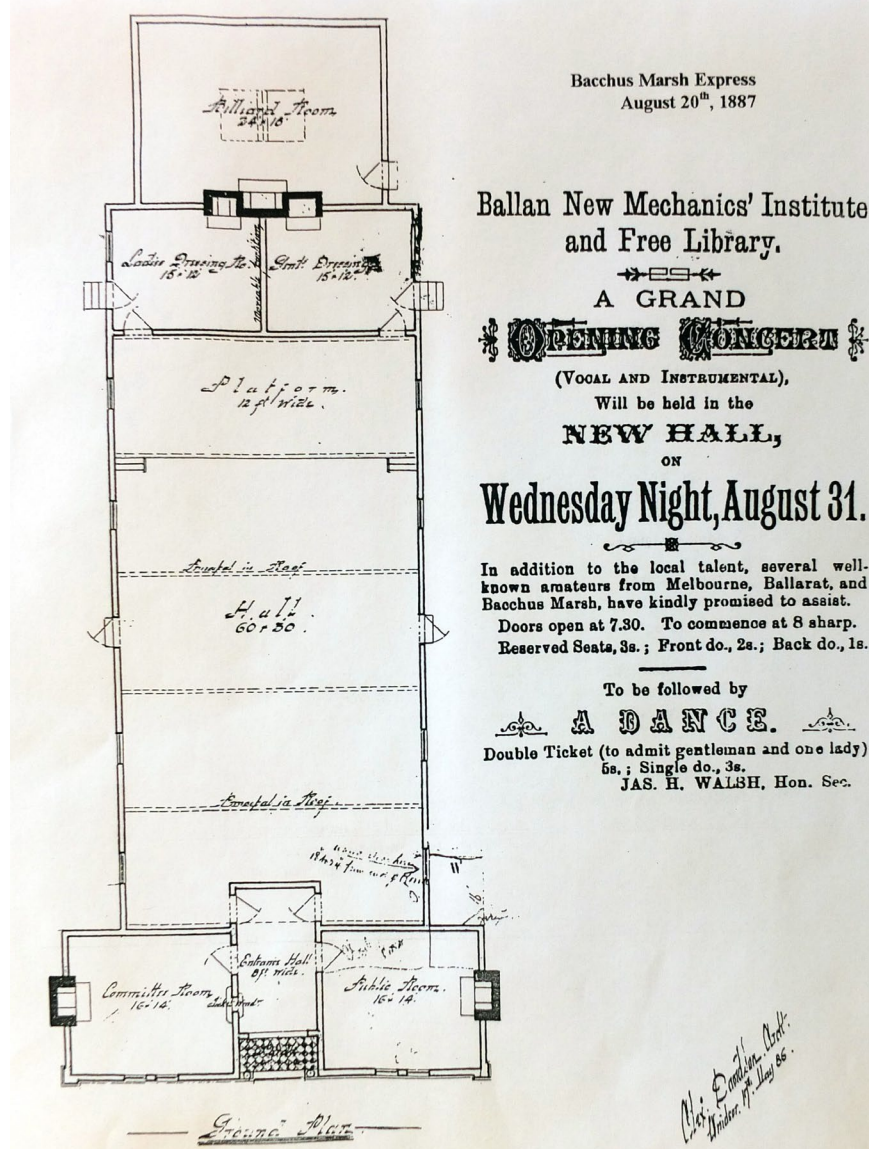


Figure 1: Floor Plan of the proposed Ballan Mechanics' Institute & Free Library, 1886 & advertisement in the *Bacchus Marsh Express* of the grand opening of the building in 1887.

Source: June Huggins, Ballan Shire Historical Society.



Figure 2: A. Davidson, Front elevation drawing of proposed Ballan Mechanics' Institute, 1886.

Source: June Huggins, Ballan Shire Historical Society.

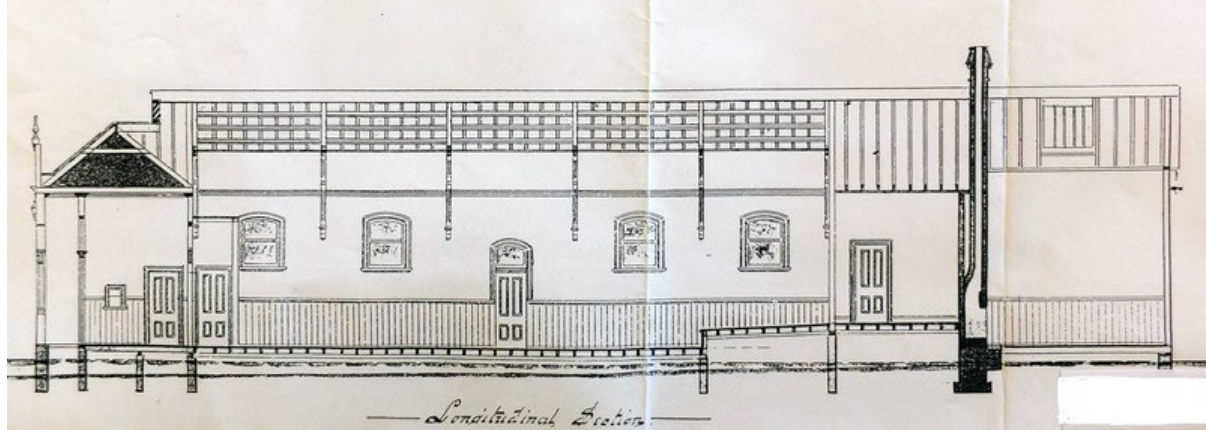


Figure 3: A. Davidson, Longitudinal section drawing of proposed Ballan Mechanics' Institute, 1886.

Source: June Huggins, Ballan Shire Historical Society.

Davidson designed the front of the Institute and Free Library building in a Victorian Gothic style (Figure 2), which was constructed in false timber ashlar. The single storey front rooms were given a hipped roof clad in galvanised corrugated iron. The symmetrical composition of the front façade was denoted by the central pointed arched entrance porch (adorned with columns in-antis), with flanking coupled pointed arched windows. A moulded stringcourse on the front of the façade formed arched drip moulds above the windows and porch opening, and were interrupted by projecting keystones. An elaborate parapet adorned the eaves line, which was crowned by a decorative title panel. Rendered urns and cast iron finials formed other decorative features of the design. Two unpainted brick chimneys with rendered caps were symmetrically arranged at the sides of the building.

Internally, the main hall was given an elaborate timber trussed roof (Figure 3). The trusses were supported by timber brackets. Further ornamentation was identified in the stage proscenium, with an elaborate cartouche above the proscenium arch and decorative rectilinear and triangular panels and murals painted on the walls. Throughout the interior, the walls were decorated with vertical boarded dados, and the door openings had four panelled timber doors, typical for the Victorian period.

While the Mechanics' Institute committee were impressed with Davidson's design, there were delays in realising the concept. In December 1886, seven months after announcing the construction of a new building, the delay was noted in the *Bacchus Marsh Express*:

The fact Ballan having the Shire hall available for most Mechanics' Institute purposes rather weakens the claim of the latter building upon the enthusiasm of Ballan residents, but the Shire hall lacks many advantages which a properly appointed Mechanics' hall, with stage, would contain, and the latter would also be upon the main street. If the plan adopted in Bacchus Marsh of getting an over-draft guaranteed for the erection of such a building were adopted, and a bazaar were held in the new building to clear off the debt, there would be no difficulty whatever in putting up and paying for an immense building, which would be quite the pride of Ballan for ever after. Such institutions are now largely subsidised by the Government, so far as building grants are concerned, and no one can tell how soon this aid may cease, therefore Ballan should seize this opportunity now and get the building erected.³⁰

By late February 1887, the *Bacchus Marsh Express* announced that the construction of the building was able to proceed, 'with very little further delay', blaming the lengthy commencement on 'a great many difficulties' the Institute Committee had to contend with, 'as well as a good deal of apathy.'³¹

³⁰ *Ibid.*, 18 December 1886, p.3.

³¹ *Ibid.*, 27 February 1887, p.3.

During the ensuing months, the Mechanics' Institute and Free Library building was erected, culminating in an opening concert on 30 August 1887:

The opening concert in the hall of the new Mechanics' Institute and Free Library, Ballan, was held on Wednesday night, and the committee have every cause to be satisfied with, and congratulated on, the measure of success which attended their efforts. The large hall, lit up by four double swinging lamps, which reflected the polish of the ceiling, looked most attractive, though it must be admitted that the strong contrast with the miserable old building that up to the present time, has done duty as a Mechanics' Institute, and which was apparent at every point, gave the new room an additional attraction. The building was well filled without being crowded, the number present being a little short of 400. The chair was taken by Mr. M. Walsh, who remarked that its proper occupant was Mr. R.H. Young, the President of the Institute who, though present to-night, was prevented by recent domestic bereavement from taking the chair. He (the chairman) then gave a brief account of the way in which the committee had worked in order to provide the Ballan public with an Institute worthy of the name, and one which was an ornament and a credit to the township. The cost had been in round number about £1,000, and he considered the architect, Mr. Davidson, and the contractor, Mr. Mehren's, deserved high praise, the one for the suitable design, and the other for the excellence of the workmanship, and the faithful and honest way in which the building had been erected. He concluded by declaring the new Mechanics' institute and Free Library open for all purposes for which it is intended.³²

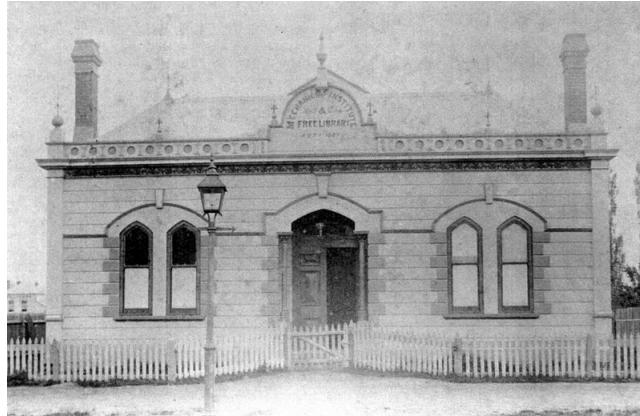


Photo 11: Ballan Mechanics' Institute & Free Library, n.d. [19th century].

Source: June Huggins, Ballan Shire Historical Society.

Major Alterations (Present Building)

In 1921, Mr Morrow of the Melbourne and Ballarat architectural firm of Clegg and Morrow inspected the building to obtain ideas for alterations and additions.³³ Tenders for the work were called in February 1922, with the contract being awarded to A. Hatrick for £1,910.³⁴

The Ballan Soldiers Club supported the major alterations. This group had been prepared to organize a sports meeting to raise funds for the building works if the Mechanics Institute favourably considered the erection of a clubroom that could be used exclusively by returned soldiers.³⁵ The Soldiers Club donated £125 and the Mechanics Institute accepted the offer.³⁶

The entire front portion of Davidson's design was demolished and a new wing erected in brick, with the front elevation finished in cement render. According to June Huggins:

³² *Ibid.*, 3 September 1887, p.3.

³³ Huggins, *op.cit.*

³⁴ *Ibid.*

³⁵ *Ibid.*

³⁶ *Ibid.*

This portion contained the soldiers' club room 25 ft x 22 ft, main entrance 19 ft x 8 ft, library 22 ft x 17.6 ft, committee room 16 ft x 12 ft, ladies' dressing room 10 ft x 9 ft, gents' cloak room 9.6 ft x 6.8 ft, and bioscope cabin 8.6 ft x 8 ft. The main hall was lengthened by 8 ft and was 56.9 ft x 30 ft. The stage was 4 ft deeper being 30 ft x 16 ft, with two dressing rooms each 14.9 ft x 8 ft at the rear of the stage. Supper room 30 ft x 24 ft, porch between supper room and kitchen, 14.6 ft x 5.6 ft, kitchen, containing coppers and other conveniences 14 ft x 11 ft, seat storeroom 22 ft x 17.6 ft and a 30 light air gas machine was installed in place of the 20 light one previously used.³⁷

Construction continued on the alterations throughout 1922 and the 'extensive improvements were noted in *The Argus* in June of that year.³⁸

The new building was officially opened on Friday 8 September 1923.³⁹ While the new front portion of the building continued a similar symmetrical composition as the original design, the form and style of the new work was markedly different. The new design was styled in an interwar Free Classical mode, having an elaborate parapet, dentillated cornice, central recessed porch (again with columns in-antis, although with stylized geometric capitals) and flanking timber framed double hung windows arranged in threes (Figures 2 and 3). This portion of the building was also given a gable roof form that traversed the site, which was clad in galvanised corrugated iron.

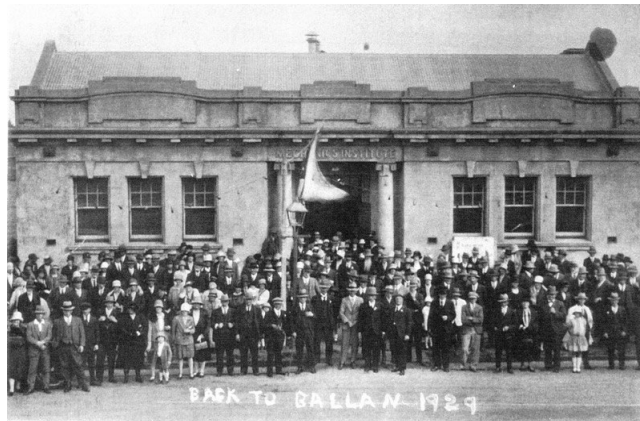


Photo 12: Ballan Mechanics' institute & Free Library, 1929, showing new front wing.

Source: *A Pictorial History of the Shire of Ballan*.

Land Transfer

In July 1964, the Trustees of the Ballan Mechanics Institute, under instructions from the Institute Committee, applied to the Lands and Survey Department to surrender the land on which the Institute building was situated.⁴⁰ This transfer was pursuant to the provisions of Government Legislation enacted in 1963, known as the Land (Surrender by Trustees) Act No. 7075.⁴¹ This transfer was however to be a lengthy process, as it was not until 1968 when it finally occurred and a new Committee and constitution was established for the management of the Institute building and land.⁴²

Later Alterations and Additions

³⁷ *Ibid.*

³⁸ *The Argus*, 1 June 1922, p.10.

³⁹ Huggins, *op.cit.*

⁴⁰ 'In Town & Out: Surrender of Land' in the *Ballan News*, 24 July 1964, provided by June Huggins.

⁴¹ *Ibid.*

⁴² 'Mechanics' Hall Site Transferred to Crown' in the *Ballan Weekly News*, 15 August 1968, typescript provided by June Huggins.

One of the first alterations to the Mechanics Institute building in the latter half of the 20th century was the refurbishment of the small meeting room in 1968.⁴³ Works included repainting, installation of an electric heater, and refurbishing.

In December 1968, the Mechanics Institute Committee sought to construct a new toilet block and ladies' cloak room on the west wall of the building.⁴⁴ An architect had been engaged and prepared a proposal that comprised a new toilet block and ladies' room on the eastern wall. The cost of the work was estimated at \$6,000, however the alterations were not carried out at this time.⁴⁵

Further major alterations were carried out in the ensuing years partly as a result of a letter from the Department of Health in 1970 requiring improvements to the hall.⁴⁶ The main requirements were the repainting of the hall and reblocking a section of the west wall.

In July 1973, the Institute Committee had plans drawn for the addition of toilets and major refurbishment works to the hall and surrounding spaces.⁴⁷ These plans were accepted by the Ballan Shire Council and Department of Health.⁴⁸ The *Ballan Weekly News* provided a detailed outline of the proposed works:

The plans don't differ much from those originally proposed four years ago when the present Committee of Management was formed but owing to the cost of the building today only the essential work is being carried out.

The toilets will be constructed on each side of the hall and entry to them will be through the existing cloak rooms. Septic tanks will be placed on both sides of the hall and the effluent from them will be collected on the East side of the hall and then pumped up onto the vacant block behind the hall where it will be disposed of through absorption [sic.] drains. The east and west walls of the hall back to the stage will be renewed and sheeted with a concrete masonry veneer. The existing supper room, kitchen and storage space will be completely demolished and 16 squares of new building will be constructed of solid brick. The supper room will be capable of seating 100 people at a sit down supper. The kitchen will be able to be entered from a car park in the vacant block at the rear of the hall. A false ceiling will be built in the existing hall at a height of 14 feet. The stage and dressing rooms will be renovated as well as the doors leading into the hall.⁴⁹

Two years later in 1975, the Ballan Shire Council accepted a tender of \$73,842 from J. & W. & K. Walsh of Ballarat for the work.⁵⁰ These works were funded by a \$20,000 Local Government Department subsidy, \$10,000 hall committee fund, and \$10,000 from Council's special reserve fund.⁵¹ Council also sought permission to use \$4000 from its subdivision recreation fund and

43 'Congenial Meeting for Mechanics' in the *Ballan Weekly News*, 7 November 1968, typescript provided by June Huggins.

44 'New Toilet Block for Mechanics' Institute?' in the *Ballan Weekly News*, 28 December 1968, typescript provided by June Huggins.

45 '\$6,000 for Stage One' in the *Ballan Weekly News*, 6 March 1969', typescript provided by June Huggins.

46 'Mechanics' Institute, Committee of Management Meet' in the *Ballan Weekly News*, 16 July 1970, typescript provided by June Huggins.

47 'Ballan Mechanics Institute' in the *Ballan Weekly News*, 5 July 1973, typescript provided by June Huggins.

48 *Ibid.*

49 *Ibid.*

50 'Mechanics Institute' in the *Ballan Weekly News*, n.d., [c.1975], typescript provided by June Huggins.

51 *Ibid.*

borrowed \$30,000 for the balance of the cost.⁵² These alterations and additions were completed in 1976 and the building was officially re-opened on 13 May.⁵³

Recent Developments

In recent times, the Committee of Management of the Ballan Mechanics Institute and Free Library have prepared a Master Plan which provides objectives and development guidelines for a 10-year projection for the use of the building. Present and potential user groups are listed, as are maintenance issues. A Conservation Management Plan was prepared by Wendy Jacobs and David Rowe to provide guidance on the conservation issues.⁵⁴

In 2001, a design was developed by the architect Richard Mabin for a redevelopment of the Mechanics Institute and Free Library building. Comprising rear and side alterations and additions, Mabin's design was subsequently carried out at a cost \$1.4 m.⁵⁵ The rear portion of the building now accommodates the Ballan Community House.

Cultural & Social Development of the Ballan Mechanics Institute & Free Library

Ballan Free Library

The Ballan Mechanics Institute and Free Library was established in 1860 with the presentation of 26 volumes of works by Dr Capewell.⁵⁶ By May 1869 the Ballan Free Library boasted 700 books.⁵⁷ Twelve months later in 1870, two new book cases had been installed.⁵⁸ By 1874, the library boasted 800 volumes and it was open from 7 pm until 10 pm on Tuesdays, Thursdays and Saturdays.⁵⁹ The library had increased to 1,018 books by 1887.⁶⁰

From mid 20th century, the Mechanics Institute Free Library appears to have been closed. By 1976, a new library service was established for Ballan. The Ballan Shire Council had made application for a Government subsidy to join the Central Highlands Regional Mobile Library service.⁶¹

Early Entertainments

Throughout the 1860s, the Ballan Mechanics Institute was the venue for meetings and entertainment. "Popular Readings" were a particular feature, which involved evenings of music, song and recitation.⁶² So popular were the "Popular Readings" that a piano was purchased in 1868.⁶³

Travelling players provided another important form of entertainment at the Institute. In the 1860s, these performances included the Lancashire Bell Ringers, Abdul Indian juggler, Wizard of the West, and Barlow's Circus of dogs and monkeys, while in the late 1870s Madame Silby, phrenologist and mesmerist, and Signor Besomo, lecturer on phrenology, entertained the interested members.⁶⁴

52 *Ibid.*

53 'Mechanics Institute Re-Opened' in the *Ballan Weekly News*, 13 May 1976, typescript provided by June Huggins.

54 W. Jacobs & D. Rowe, 'Ballan Mechanics Institute and Free Library', Conservation Management Plan, prepared for the Ballan Mechanics Institute and Free Library Committee of Management, funded by the Department of Natural Resources and Environment, 2001.

55 '\$1/4 million shock at Mechanics hall redevelopment' in *The Ballan News*, 26 July 2001.

56 Huggins, 'Ballan Mechanics' Institute & Free Library', *op.cit.*, p.3.

57 *Ibid.*, p.4.

58 *Ibid.*

59 *Statistical Register of the Colony of Victoria for the year 1874, compiled from the Official Records in the Office of the Government Statist*, Parliament of Victoria.

60 *Ibid.*, 1887.

61 'Library Service for Ballan' in the *Ballan Weekly News*, 13 May 1976, typescript provided by June Huggins.

62 Huggins, *op.cit.*

63 *Ibid.*

64 *Ibid.*

Fundraising activities such as bazaars were important activities that were combined with social events. In 1878, the Ballan Sewing Club sought to raise funds for building a new reading room for the ladies, and a 'very successful Bazaar and Promenade Concert' was held.⁶⁵ At the end of October 1887, the long awaited Bazaar and sale of gifts was organized by the Ballan ladies in aid of a new Mechanics Institute and Free Library building.⁶⁶ A more novel event was the staging of wrestling match in 1890, 'together with exhibitions of other athletic feats.' The *Bacchus Marsh Express* declared that a 'special prize' of £3 3s. was 'to be offered by Mr. Morris Edwins to any district man who can fairly tumble him in a quarter of an hour.'⁶⁷

Later Occupiers & Events at the Ballan Mechanics Institute

In the late 19th and early 20th centuries, the new Mechanics Institute building was used for a variety of activities. Societies such as the Ballan and Pentland Hills Agricultural and Pastoral Society, Caledonian Society and Friendly Society held annual balls and concerts.⁶⁸ The Institute building was also the venue for various church and school sales, promenade concerts, anniversary socials, tea meeting and lectures.⁶⁹ The local sporting clubs and theatrical clubs held regular dances, entertainments and performances.

Like the 1860s, traveling performances and lectures were also common. In 1904, the Ballan Quardrille Assembly conducted monthly dances, euchre parties and balls, and bioscope entertainment organized by the Edisionia Biograph Company became popular at this time also.⁷⁰

In 1909, the Ballan Horticultural Society was established and for several years the Institute building was the venue of the annual horticultural shows for flowers, fancy work, vegetables and cookery⁷¹ (Figure 2). Two years later in 1911, roller skating, a popular form of entertainment, operated in the building.

Throughout the war years, there was a big focus on fundraising activities by the local Red Cross Unit and Comforts Fund.⁷² In 1916, moving pictures were presented, specifically of war films, but also drama and comic pictures and illustrated songs.⁷³

The close of the First World War witnessed a picture show night at the Institute, as part of the Peace Celebrations in 1919.⁷⁴ During this time and for the next few years traveling picture shows were popular.

A long term occupier of the building was the Ballan Soldiers Club from the time of the completion of the major alterations in 1924 until the early 1950s.⁷⁵ The eastern meeting room (space 4) was the billiard room for the Soldiers Club. Later, this room was the home of the local branch of the Country Women's Association for over 50 years from the early 1950s until 2001.⁷⁶

65 *Ibid.*

66 *Ibid.*

67 *Bacchus Marsh Express*, 21 June 1890, p.7.

68 Huggins, *op.cit.*

69 *Ibid.*

70 *Ibid.*

71 *Ibid.*

72 *Ibid.*

73 *Ibid.*

74 *Ibid.*

75 June Huggins, personal comments, July 2001.

76 *Ibid.*

Alexander Davidson: Original Architect⁷⁷

Alexander Davidson was born in Edinburgh, Scotland, on 17 May 1839, the first son of Samuel and May Davidson. He was first articulated to architect John Henderson, the father of George, with whom Alexander later formed the successful Geelong partnership. However Henderson Senior died on 27 June 1862 and David Cousin assumed the responsibility of Henderson's young pupil.

Once Davidson had completed his articles he decided to come to Australia, arriving in December 1864. He went to live at Rokewood in Victoria, probably because the Minister of the Rokewood Presbyterian Church, Mr John Cooper, had close connections with the Davidson family in Scotland. Consequently, one of Davidson's first works was the Rokewood Presbyterian Church, and apart from this design his work was stated as being 'extremely chaste.'

Davidson formed a partnership with George Henderson in 1867. By January 1869, Davidson and Henderson were advertising in the Geelong Advertiser that their practice's address was at 32 Malop Street, Geelong, as well as in Rokewood.

On 12 September 1877, the Geelong Advertiser carried the notice of dissolution by mutual consent of the architectural partnership of Davidson and Henderson. Davidson continued practicing in Geelong under the name Alexander Davidson and Company. Alexander Davidson continued to practice in Geelong. He later moved to Melbourne, and died at Albert Park on 2 January 1908.

COMPARATIVE 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.

Public halls

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.

These buildings also hosted a variety of community entertainments from the 19th century. Either built specifically for the purpose or combined with other functions including the Mechanics Institute and Free Library, these buildings gave greater opportunities for the involvement of women and children (aside from some of the hotels accommodating assembly rooms for public functions). Public halls were the locations of dances, socials, euchre tournaments, concerts, bazaars, horticultural shows, weddings, funerals and other similar activities.

The construction of public halls was subject to meeting the requirements of the Health Act administered by the Department of Public Health, and those halls were also subject to the Theatres Act, whereby licences for theatrical entertainments were required. Government regulations appear to have caused difficulties with some communities in the 20th century, as only a small group of people gathered at one time.

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Information in this section has been taken from D. Rowe, 'Architecture of Geelong 1860-1900' Bachelor of Architecture thesis, Deakin University, 1991, and A. Willingham, 'Two Scots in Victoria: The Architecture of Davidson and Henderson', Master of Architecture thesis, University of Melbourne, 1983.

Public halls were also the venues for meetings of community organisations, such as the Hibernian Society, Mutual Improvement Association, Horticultural Society, Red Cross, and other community and sporting groups.

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.

Other Mechanics' Institutes in the Moorabool Shire

Contextual Background

In 1869, the *Bacchus Marsh Express* listed the Mechanics' Institutes then operating in the Bacchus Marsh district. They included the Mechanics' institutes and Libraries at Bacchus Marsh, Ballan, Gisborne, Myrniong, Melton and Blackwood, which was 'in course of establishment.'⁷⁸ The proliferation of Mechanics' Institutes in the Shire emanated from Britain, where the industrial revolution brought about the creation of scientific and cultural societies to cater for a growing interest in modern technological developments.⁷⁹ In Britain as in Victoria, Mechanics' Institutes were established to provide lectures and classes to promote proficiency in reading, writing, and arithmetic, and sometimes geography, chemistry, French, and history.⁸⁰ They also maintained reference libraries, with the limited aim of providing knowledge to help 'the Mechanic in the exercise of his art', (Mechanic referring not only to machine operatives but to manual workers and artisans).⁸¹ Culturally, Mechanics' Institutes gave opportunities for intellectual advancement at a time when 'morality and knowledge' were viewed as inseparable.⁸²

Other Mechanic's Institutes

Other Mechanics' Institute and Free Libraries in the Moorabool Shire area included:

- Former Bacchus Marsh Mechanics' Institute, Main Street, Bacchus Marsh (HO112):⁸³ Established in 1858, the present brick building was constructed in 1883. In the later 20th century, a new glazed façade replaced the original front façade. In 1887, the library held 2,050 volumes. The library operated until the 1970s. The building is now a public hall.
- Former Blackwood Mechanics' Institute & Free Library, Byres Road, Blackwood (proposed Prayer Hill Heritage Precinct in Moorabool Heritage Study):⁸⁴ Established between 1867 and 1869, an elongated hipped roof timber Mechanics' Institute and Library building with a small front gabled porch, was constructed in 1869 by James Ferguson, pioneer gold miner of Blackwood. In 1874, the library held 568 volumes which had rapidly increased to 1,592 books by 1887. The building has been substantially altered in the 20th century, the most substantial being in 1976 when a supper room and kitchen, toilet and a new front porch were erected and the exterior walls were bricked up. The library collection was dispersed to allow for the alterations and the changing use of the building which was to provide accommodation for the local Senior Citizens' Club as well as continuing as a public hall.

78 *Bacchus Marsh Express*, 29 February 1869.

79 M. Askew, 'The Diffusion of Useful Knowledge: mechanic's institutes in nineteenth century Victoria', Master of Arts thesis, Monash University, Clayton, 1982, pp.1-3.

80 Ibid, p.2.

81 Cited in Ibid, p.6.

82 Ibid., p.100.

83 P. Baragwanath, *If the Walls Could Speak: A Social History of the Mechanics' Institutes of Victoria*, Mechanics Institute Inc., Windsor, 2000, ppp.55-56 & *Statistical Register*, op.cit., 1887.

84 See 'Prayer Hill Heritage Precinct, Blackwood', for further details.

- Former Blakeville Free Library, 981 Blakeville Road, Blakeville:⁸⁵ Established in 1881 when the existing timber building appears to have been constructed. In 1887, the library held 1,083 books. The Library appears to have closed in the 20th century and the building is now derelict, having been used for agricultural purposes.
- Former Bungaree Mechanics' Institute, 221 Bungaree Wallace Road, Bungaree (BRE10) (Photo 13):⁸⁶ The first Mechanics Institute was built in 1894. The building was destroyed in a violent storm in 1927. It was replaced in the following year by the existing brick building at a cost of approximately £1,000, made possible by a loan of £500 from W. McLellan and a government grant of equal value. The Mechanics Institute and Free Library was officially opened on 4 September 1928 by Lady Millie Peacock, wife of the then Speaker of the Lower House of the Victorian Parliament, Sir Alexander Peacock, whose active interest in the needs of the people in the Allandale district appears to have spread to Bungaree.
- Former Elaine Mechanics' Institute, Pearsons Road, Elaine:⁸⁷ Land was granted at Elaine for the establishment of a Mechanics' Institute in July 1910 and the existing gabled timber hall with a gabled porch was constructed in the following year, 1911. By the 1950s, the Mechanics' Institute appears to have disbanded. A committee of management was appointed to management what was then known as the Elaine Recreation Hall.
- Gordon Public Hall and former Mechanics' Institute, 68 Main Street, Gordon (GOR032) (Photo 14):⁸⁸ The first Mechanics' Institute at Gordon was built in 1871 in Urquhart Street. It relocated to the former Wesleyan School site and building (erected in 1868 and now addressed as 45 Main Street) in 1882 at the corner of Main and Stanley Streets. In 1887 the Institute library held a collection of 490 books. In 1918, the Institute's finances were in credit but the Institute was in decline, with the *Gordon, Egerton and Ballan Advertiser* noting 'the paucity of entertainments, etc., now held.' By 1927, The Institute hall had been removed and a tennis court built. A new Mechanics' Institute was constructed in 1932 at 68 Main Street to a design by Clegg and Morrow, architects of Ballarat.
- Former Mt Egerton Mechanics' Institute, 69 Main Street, Mt Egerton:⁸⁹ A Mechanics Institute at Mt Egerton may have been established between c.1871 and c.1884. The rudimentary Victorian Carpenter Gothic styled Institute and Free Library building could have been built during this period or possibly earlier, as a Church. In 1887, the library held a collection of 590 volumes. The building was closed in 1902 due to its poor structural condition. Although some restoration works were carried out, they proved to be temporary. In 1908, the Mount Egerton Mechanics Institute and Free Library building was relocated to its existing site at 69 Main Street. The building was restored and placed on brick base walls, having brick piers. A skillion back stage wing was built (replacing the original dressing room with library and reading room underneath). Although a wing accommodating a central vestibule, cloak and reading rooms were proposed to embellish the front of the relocated hall, a lack of funds delayed the construction until 1912. All of the alterations initially proposed in 1906 (and built in 1908 and 1912) had been designed by J.N. Muntz, Engineer to the Shire of Ballan. In 1978, a flat roofed amenities wing, comprising a cloak and toilets, was

⁸⁵ Gazetted date shown on the Plan of the Town of Blakeville, VPRS 16171, PROV & *Statistical Register*, op.cit., 1887.

⁸⁶ Baragwanath, op.cit., p.92, *Bungaree & District Historical Society Newsletter*, vol. 37, November 2000, p.5, citing the *Gordon Advertiser*, 13 April 1894, oral information, Bungaree & District Historical Society community consultation, 17 November 2009, *The Argus*, 21 June 1927 & A. Gregory, 'Peacock - The Laughing Premier', *Victorian Historical Journal*, February 1981.

⁸⁷ Elaine Mechanics' Institute Crown Land Reserve file, Rs 2800, Dept of the Environment & Primary Industries, Ballarat.

⁸⁸ See heritage citation for the Gordon Public Hall and Former Mechanic's Institute.

⁸⁹ D. Rowe & W. Jacobs, 'Former Mt Egerton Mechanics Institute', Conservation Management Plan, August 2004.

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

PLACE NAME: Ballan Mechanics' Institute & Free Library

Place No. BA041

ADDRESS: 143 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

constructed to a design by G.L. Anders, Engineer. By the late 20th century, the Mount Egerton Mechanics Institute had folded. Responsibility for the care and management of the building was given to the Mount Egerton Hall Management Committee which replaced the Institute Committee.



Photo 13: Former Bungaree Mechanics' Institute, 221 Bungaree Wallace Road, Bungaree (BRE10). 2014
Source: Davide Rowe and Wendy Jacobs.



Photo 14: Gordon Public Hall and former Mechanics' Institute, 68 Main Street, Gordon (GOR032) 2014.
Source: David Rowe and Wendy Jacobs

Overall, the Ballan Mechanics' Institute and Free Library is a good representative example of 19th or early 20th century surviving Mechanics' Institute buildings in the Moorabool Shire. none of which function for their original purpose. These buildings are a physical legacy in the quest for self-improvement and education. The Ballan Mechanics' Institute has moderate integrity and continues to form a local architectural and social landmark in the town. The building represents development of the Moorabool Shire through the establishment of community organisations.

West Moorabool Heritage Study (Stage 2a) Review, 2021**PLACE NAME:** Ballan R.S.L. Clubrooms & Bakery

Place No. BA042

ADDRESS: 146 & 146A Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Historic Themes:**Theme 5.3:** Other Businesses**Theme 6.1:** Building Towns**Theme 8.4:** Community Organisations**Theme 8.5:** Commemoration**Condition:** Good**Integrity:** Moderate-High**Photograph Date:** 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 - Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021

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

The Ballan R.S.L. Clubrooms and Bakery building, at 146 & 146A Inglis Street, constructed c.1925-26, is significant.

The timber outbuilding at the rear of the site and the Honour Roll affixed to the external wall contribute to the significance of the place.

How is it significant?

The Ballan R.S.L. Clubrooms and Bakery building at 146 & 146A Inglis Street, Ballan is of local historical, aesthetic and social significance to the Moorabool Shire.

Why is it significant?

The Ballan R.S.L. Clubrooms and Bakery building at 146 & 146A Inglis Street is of historical significance as one of the few surviving Interwar commercial buildings within Ballan, a period of social and economic growth within the town. The building has associations with commercial development in Ballan during the interwar period, and particularly with Vivian Cullen and his establishment of the Kookaburra café and billiard room in c.1925-26. Of further historical significance is the use of the

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

PLACE NAME: Ballan R.S.L. Clubrooms & Bakery

Place No. BA042

ADDRESS: 146 & 146A Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

building from 1958 to the present as the clubrooms of the local branch of the Returned and Services League of Australia (Victoria). (Criterion A)

The Ballan R.S.L. Clubrooms and Bakery is of aesthetic significance for the unusual composition of typical Interwar shopfront with dwelling which appears to be a very late example of the Edwardian vernacular, apparently constructed at the same time. The single storey, timber weatherboard building exhibits design, composition and detailing typical of the Edwardian period, including the main hipped roof form and projecting minor hipped and gabled wings, turned timber verandah posts and timber brackets. There are no other examples of R.S.L. buildings within the study area. (Criterion E)

The Ballan R.S.L. Clubrooms and Bakery building at 146 & 146A Inglis street has social significance for its long and continuing association with and use by the Ballan branch of the Returned and Services League of Australia as their clubrooms since 1958. (Criterion G)

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 146 & 146A Inglis Street, and the front verandah outside the Title boundary as shown on the following map (Photo1).

Please note that the curtilage extends to the street to include the projecting verandah on 146a Inglis Street.



Photo 1: Aerial map.

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION: ¹

The Ballan R.S.L. Clubrooms and bakery building, 146 & 146A Inglis Street, Ballan, is located on a modest rectangular allotment on the street boundary. There are side setbacks, with a gravelled and grassed driveway on the east side and a grassed area on the west side. The rear yard has an early gabled and skillion outbuilding with galvanised corrugated steel roof cladding. The yard is grassed and gravelled. The west setback at the front is a formal, paved area with a central flagpole. Affixed to the east wall of the neighbouring building at 148A Inglis Street and facing onto the paved area is a metal Roll of Honour.

The single storey, timber weatherboard, conservative interwar era building has a main hipped roof form, together with minor hipped and gabled wings that project towards the front. These roof forms are clad in corrugated sheet metal and there are modest eaves with exposed timber rafters. The hipped wing represents part of the R.S.L. building and extends to form a return verandah supported by turned timber posts with decorative timber brackets. This verandah detailing is more common on Edwardian dwellings and is therefore a very late example. There is a hipped roofed verandah (also supported by turned timber posts with decorative timber brackets) towards the rear on the west side (an early identical verandah on the east side has been infilled with timber weatherboards). Under the return verandah of the front hipped wing is an early faceted bay window with timber framed casement windows and leadlight highlights above. There is an early vertically boarded timber door with upper glazed panel at the northern end of the verandah, beyond which is an early segmentally-arched timber framed window (with introduced frosted glazing) and other timber framed double hung windows. The external red brick chimneys are early and they have corbelled tops with terra cotta pots.

The front projecting gabled wing has an original timber framed two-paned shopfront with ingo to an original timber framed door opening. There are early highlights above the shopfront windows and base walls of brick construction (now overpainted). The early timber bargeboards to the gable end survive, as do the timber framed double hung windows on the east elevation. The projecting post-supported verandah has been introduced, having replaced an original cantilevered verandah.



Photo 2: Ballan R.S.L. Clubrooms, 2014.



Photo 3: Metal Roll of Honour attached to east wall of the neighbouring building at 148A Inglis Street, 2009.

HISTORY:**The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.² 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 Ballan R.S.L. Clubrooms & Bakery Building

The Ballan R.S.L. Clubrooms and Bakery building at 146 & 146A Inglis Street is situated on part of allotment 7 of Section 4 in the Township of Ballan first purchased by George Flack in the early 1850s.¹¹ Flack was a draper from England who, with his wife, Catherine, and children, emigrated to Melbourne in 1851 and established a drapery store in Collingwood.¹² In late 1854 he had established a store in Inglis Street and by 1860 he had opened the Ballan Hotel.¹³ The site at 146 Inglis Street remained

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 Flack’s name was hand-written on the original Town Plan Ballan dated February 1850 and lithographed on 24 August 1856, State Library of Victoria.

¹² See heritage citation for the Ballan Hotel for further details.

¹³ *Ibid.*

vacant land and after George Flack's death in 1900, the land had still not been sold in 1901.¹⁴ It appears that the land was acquired by Mrs Minnie Windsor in 1915, at the time her husband, Edward, took up the lease of Flack's Ballan Hotel (Edward Windsor purchased the hotel in 1921).¹⁵ The land remained unimproved in 1920-21 and again in 1925-26 when it had been sold in part to Vivian Cullen and Gilbert Cowan (and occupied by Cullen).¹⁶

It would appear that the existing former dwelling and shop were constructed in 1925-26 for Vivian Cullen, and possibly financed by Gilbert Cowan.¹⁷ Architecturally, the hipped roofed dwelling which formed a front return verandah supported on turned timber posts with decorative timber brackets and timber balustrades was a very late example of Edwardian (as opposed to interwar) design, which might suggest that the building was relocated from elsewhere (Photo 4). A front projecting gabled wing on the east side represented Cullen's Kookaburra Café and the building also accommodated a billiard room¹⁸ and private dwelling. There was a projecting cantilevered verandah over the footpath.

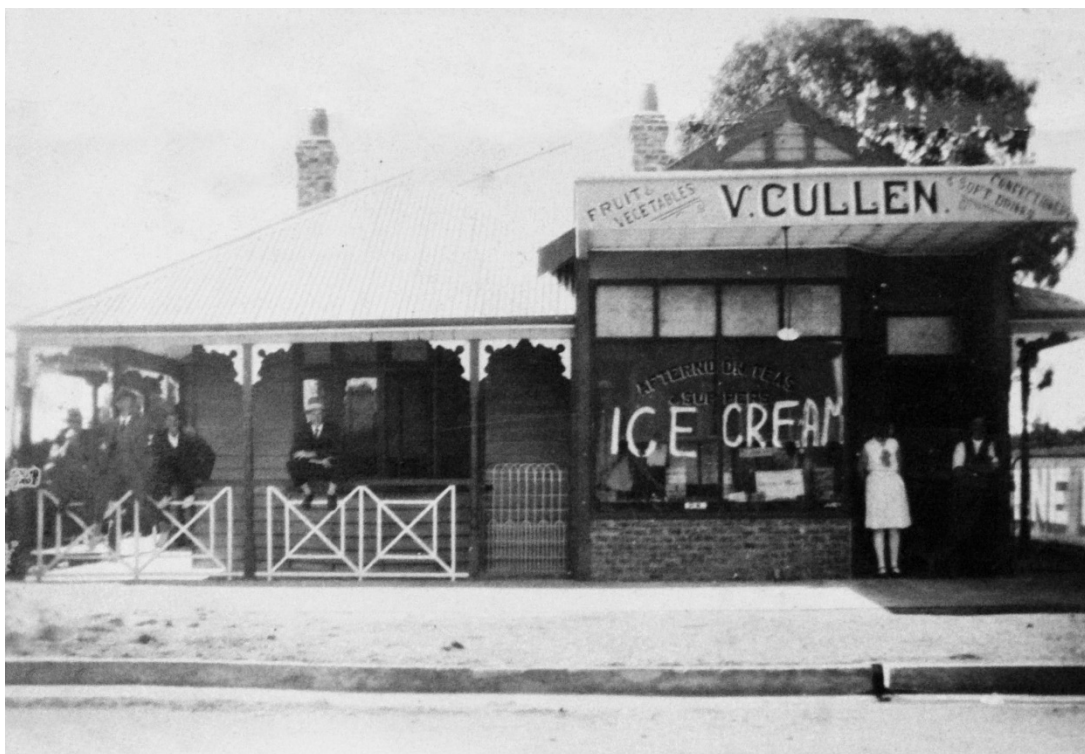


Photo 4: Cullen's Kookaburra Café, Billiard Room and Dwelling, n.d., c.1930s.

Source: Ballan Shire Historical Society.

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- ¹⁴ Flack, George, Probate Administration files, 1900, includes further information of the Executors of Flack's Estate to the Master in Equity, 12 December 1901, declared that '3, ½ acre allotments of land in Inglis St., Ballan' 'have been offered for sale and still remain unsold', VPRS 28/P0 Unit 964 PROV.
- ¹⁵ Mrs Minnie Windsor was listed as the owner of allotments 6 and 7 of Section 4, comprising 1 acre with a net annual value of £5 in the Ballan Shire Valuation Book, 1915, VPRS 5563/P0 Unit 7 PROV (Ballarat). For details of Edward Windsor's occupation and ownership of the Ballan Hotel, see the heritage citation for the Ballan Hotel.
- ¹⁶ See Ballan Shire Rate Books, 1920-21, 1925-26, VPRS 5557/P0 Unit 45 PROV (Ballarat). The Rate Books for 1920-21 listed Mrs Minnie Windsor as owner with a net annual value of £5. In 1925-26, Vivian Cullen was listed as occupier (and Gilbert Cowan owner) of land having a net annual value of £4, with Cullen owner of land having a net annual value of £1.
- ¹⁷ Ibid. The information listed in the Rate Books suggests that the café and billiard room was under construction in 1925-26. The Rate Book for 1930-31 listed Vivian George Cullen as owner of a shop, house and land with a net annual value of £70, clearly indicating that the building had been constructed by this time.
- ¹⁸ Ibid. The Rate Book listed the café as Kookaburra Café.

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PLACE NAME: Ballan R.S.L. Clubrooms & Bakery

Place No. BA042

ADDRESS: 146 & 146A Inglis Street, Ballan

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In 1930-31, the dwelling and café had a net annual value of £70.¹⁹ Cullen continued to operate the café in the ensuing years, although by 1940-41 Donald Arthur Cameron was the occupier.²⁰ In 1945, Cullen leased the property to the United Felt Hat Company Pty Ltd (known as Fayrefield Hats factory) and Thomas Bell.²¹ The hat factory employed several local women (Photo 5).



Photo 5: Female employees outside the Fayrefield Hats factory, 1946.

Source: Ballan Shire Historical Society.

Vivian George Valentine Cullen was born at Ballan in 1889, the son of Charles and Elizabeth Cullen (nee Morgan).²² By the early 1900s, Vivian Cullen was employed as a station manager at Ballan.²³ He married Daisy Myrtle Lillian Watson and they had two children: Charles Kitchener Cullen in 1915 and Vivian Jasper Anzac Cullen in 1916.²⁴ Cullen's second son, Vivian, was born months after Vivian senior embarked on the HMAT *Palermo* for enlistment in World War One.²⁵ It appears that Vivian and Daisy Cullen had a troubled marriage as on Vivian's return from the war he divorced Daisy in 1919 on account of having 'left her little ones and gone with the travelling Maori band.'²⁶ Cullen married Gilbertine May Naylor in 1926,²⁷ about the time the Kookaburra Café and billiard room was built at 146 & 146A Inglis Street. Tragically, Cullen's son, Vivian, took his own life at the age of 19 years in 1935.²⁸ By 1940, Vivian Cullen senior had 'branched out and became a carrier in the town.'²⁹ He died at Ballan in 1955 at the age of 66 years.³⁰

¹⁹ Ibid.

²⁰ Ibid., 1940-41.

²¹ *A Pictorial History*, op.cit., p.127. See also Ballan Shire Rate Book, op.cit., 1950-51.

²² Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne. Vivian Cullen's father, Charles, had arrived in Ballan in the 1850s with his mother, where he resided for the remainder of his life. See the *Ballan Times*, 14 August 1919.

²³ See 'Vivian George Valentine Cullen', embarkation details, The AIF Project at <https://www.aif.adfa.edu.au/showPerson?pid=69023>

²⁴ Ibid. & Victorian Births, Deaths and Marriages Indexes, op.cit.

²⁵ 'Vivian George Cullen', op.cit.

²⁶ Mrs G. Kirkby, Bendigo, to Army Records, 9 August 1919 in 'Vivian George Valentine Cullen', SERN 1446, series no. B2455, service record, National Archives of Australia online.

²⁷ Victorian Births, Deaths and Marriages Indexes, op.cit.

²⁸ *The Argus*, 5 December 1935, p.3.

²⁹ *Ballan Times*, 5 March 1955.

³⁰ Ibid.

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Cullen's café and billiard room did not form part of his real estate at the time of his death.³¹ It was acquired by the Returned and Services League of Australia (Victorian Branch) and converted into clubrooms that were officially opened on 11 November 1958.³² The local branch of the R.S.L. had formed in 1919.³³ Later, on 25 April 1972, an Honour Board listing local R.S.L. Office Bearers was unveiled (Figure 3).³⁴ A metal honour board listing the members of the Australian Defence Forces who settled on the soldier settlement farmland of the Beremboke Estate (1949) and Ingliston Estate (1957) was unveiled in later years.



Photo 6: Mr Dudley Erwin, M.P., unveiling the Honour Board at the R.S.L. Clubrooms on Anzac Day, 1972. On the left is Mr R.G. Lindsell (President) and centre is Mr H.R. Chambers, who was the inaugural President in 1919.

Source: *A Pictorial History of the Shire of Ballan*, p.150.

COMPARATIVE 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.

Commercial Buildings

The development of service towns like Ballan, mining towns (Blackwood, Gordon and Egerton), and agricultural townships such as Bungaree from the mid 19th century included the establishment of general stores, grocers, drapers and other commercial buildings to service the surrounding gold mining, or farm or timber industries. Some of the general and produce stores were associated and/or attached to other businesses, such as chaff mills the at Bungaree.

Today, less than 20 purpose-built shops and stores survive in the western region of the Moorabool Shire. One reason for the loss of commercial buildings has been fluctuations in populations (particularly

³¹ There is no listing of the subject property in Cullen, Vivian George Valentine, Probate Administration files, 1955, VPRS 28/P4 Unit 973 PROV.

³² *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, September 2006 & Certificate of Title vol. 10823, fol. 876.

³³ *A Pictorial History*, op.cit., p.150

³⁴ *Ibid.*

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PLACE NAME: Ballan R.S.L. Clubrooms & Bakery

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for gold mining towns) and natural disasters, such as the bushfire of 1916 that destroyed much of Gordon's main street.

There are no other examples of R.S.L. buildings within the study area.

West Moorabool Heritage Study (Stage 2a) Review, 2021**PLACE NAME:** Former Ballan Times Printing Office

Place No. BA043

ADDRESS: 150 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Historic Themes:

Theme 3.5: Establishing & Maintaining Communications
Theme 5.4: Commerce
Theme 6.1: Building Towns
Theme 6.2: Building Homes in the Shire

Condition: Good**Integrity:** Moderate**Photograph Date:** 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	No

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

The former Ballan Times Printing Office at 150 Inglis Street, Ballan, constructed in 1901, is significant.

Later alterations and additions are not significant, including the faux heritage timber detailing around the windows, the door canopy, and c.2021-2022 windows to the east and west elevations.

How is it significant?

The former Ballan Times Printing Office, 150 Inglis Street is of local historical, rarity, and aesthetic significance to the Moorabool Shire.

Why is it significant?

The former Ballan Times Printing Office, 150 Inglis Street, is historically significant for its associations with the enduring newspaper business owned and operated by Phillip Spencer from 1901 until 1948, and also as Spencer's printing business until his death in 1959. (Criterion A)

The printing office is a rare surviving timber building associated with the commercial progress of the town from the beginning of the 20th century. (Criterion B)

The former Ballan Times Printing Office, 150 Inglis Street, is aesthetically significant for demonstrating original and appropriate Edwardian design qualities. Although the former Printing Office has been substantially restored, it continues to reflect its original Edwardian design as especially identified in the distinctive stepped and curved parapet and shopfront and elongated gabled roof form behind. (Criterion E)

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 150 Inglis Street, as shown on the following map (Photo 1).

Note: the HO curtilage extends into the public realm as the building extends beyond the title boundary.



Photo 1: Aerial map

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION: ¹

The former Ballan Times newspaper office at 150 Inglis Street is an elevated single storey, timber weatherboard, Edwardian styled elongated gabled former building which terminates with a rear hipped roof face. The roof is clad in corrugated sheet metal and there is a corbelled, face red brick chimney with cream bands near the front on the west side. The building is especially characterised by a stepped and curved front parapet, below which is recreated painted signage which reads "Estab.

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.

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PLACE NAME: Former Ballan Times Printing Office

Place No. BA043

ADDRESS: 150 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

1872 The Ballan News". The front façade is further identified by an early window opening with introduced pair of timber framed eight paned, fixed shopfront windows and an early single door opening with a vertically boarded door. In recent years some alterations and additions have been undertaken to the front and side elevations, including faux heritage timber detailing around the windows, the door canopy, and c.2021-2022 windows to the east and west elevations.

The former Ballan Times building is in good condition, having been substantially repaired in recent times. It has moderate-high integrity when considering the repairs has retained the early character of the building.



Photo 2: Former Ballan Times Printing Office, 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 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

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 the Ballan Times Office & Dwelling

On 6 July 1872, the *Bacchus Marsh Express* humorously and rather scornfully reported on the establishment of a local newspaper business at Ballan known as *The Reporter*.¹¹ Officially titled the *Ballan and Blackwood Reporter and Gordon, Egerton and Blakeville Advertiser*, the fledgling business's competitor gave the following account and opinion of the new newspaper:

The West Bourke and South Grant Guardian has ceased to exist as a separate newspaper – “unwept, unhonoured, and unsung.” It is “to phoenix,” however, as the Americans say, at Ballan, on Thursday next, we understand, under the title of *The Reporter*. So far as we can hear the people of Ballan are not overjoyed at the coming amongst them of this special reporter. But, taught by the past, the conductor of the new paper may make it worthy of public support. We trust he will. It is not pleasant to see any paper other than a credit to journalism. For our part we shall not cease to regard Ballan and Blackwood as parts of our constituency, and we only ask residents there to support us so long as this paper remains the best local organ for those places, although it is published a few miles away from them. We have always aimed at making this paper something more than a *Bacchus Marsh* one, and have received considerable support from many places far away from that township. We consider it is little short of a public calamity to any small township to have a paper published in it which devotes itself entirely to that township, for the inevitable result is that, in the dearth of local topics of a nature that a journalist should comment upon or record, resort has to be had to scandal and personalities. With the present issue the *Express* enters upon the seventh year of its existence; and, although the support accorded to it has scarcely been adequate to the efforts made to deserve it, yet, on the whole, we have managed to conquer many difficulties, and trust to be able to continue our career with increased usefulness to our supporters and greater profit to ourselves – not that the extinction of the *Guardian* has anything to do with it, for that paper has been dead to us for many months past.¹²

The opinion of the *Bacchus Marsh Express* was to be prophetic, as *The Reporter* – Ballan's first newspaper – closed in 1873.¹³

Seventeen years were to elapse before *The Ballan Times* newspaper was established by W.H. Bosanko. On 19 April 1890, he placed a public notice in the *Gordon Advertiser*, stating that the first issue of the *The Ballan Times and Gordon, Egerton, Wallace, Millbrook and Blackwood Advertiser* would be published on 3 May and that:

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 *Bacchus Marsh Express*, 6 July 1872, pp.2-3.

¹² *Ibid.*

¹³ *Newspapers in Australian Libraries, A Union List: Part 2 Australian Newspapers*, 4th edn., National Library of Australia, Canberra, 1985, p.124. See also catalogue at the State Library of Victoria.

The new journal will be entirely devoted to the interests of your extensive shire, which has been neglected of late, and it will be our earnest endeavour to watch zealously all things appertaining to the development of the resources of the district.¹⁴

At the same time, Bosanko wrote to the Ballan Shire Council seeking 'the printing and advertising of the Shire.'¹⁵ This was agreed 'and also to other newspapers when from time to time ordered.'¹⁶

According to June Huggins in *The Settler*, the first issue of the newspaper was released on Friday 1 May 1890, with the newspaper reporting that 'Ballan and district residents have been able to enjoy and appreciate a local weekly newspaper.'¹⁷ The paper first comprised four pages, with pages one and four devoted to six columns of advertisements for local and district commercial enterprises, with pages two and three comprising seven columns dedicated to mainly local and district news, events and auctions 'with snippets of news of the wider world.'¹⁸

From 8 May 1891, the *Ballan Times* was printed and published in the old Mechanics' Institute building in Simpson Street, 'owing to the premises at present occupied by us and those next door in the occupation of Mr. W. Denholm being purchased by Messrs Wade & Co. Drapers, in order to extend their business.'¹⁹

In 1893 with the sale of the business to Thomas A. Colebrook, the printing office was relocated to Fitzgerald's buildings at the corner of Inglis and Cowie Streets.²⁰ Accompanying Colebrook to Ballan was the young compositor, Phillip Spencer. He was born in Buninyong in 1873 and he trained in the printing business at Gordon at The Gordon, Egerton Advertiser.²¹ At the *Ballan Times*, business appears to have been successful because in 1895 the area for local news was extended to Gordon and Egerton.²² The newspaper then became known as *The Ballan Times and Egerton, Gordon, Blackwood, Blakeville and Myrniong Standard*.²³ In 1898, Jack Cooper of Ballan joined the newspaper.²⁴

Colebrook continued ownership and editorship of *The Ballan Times* until January 1901 when he announced:

To Advertisers, subscribers and all concerned: I have sold to Mr. Philip [sic.] Spencer of Ballan, the plant, stock, right, title and goodwill of the Ballan Times Newspaper. Possession will be given on Friday 1st February next, on and after which date the incoming proprietor will be entitled to and responsible for all profits and liabilities appertaining to the carrying on of the printing and publishing business, from which I will retire on the abovementioned date.

... By an advertisement appearing elsewhere it will be seen that after our next issue the ownership of this journal will change hands. The incoming proprietor is Mr. Philip [sic.] Spencer who for some years has been a member of staff. Mr. T.A. Colebrook the present proprietor is retiring from journalistic pursuits with a view to entering the ministry of the Church of England. Pending ordination to the

14 *Gordon Advertiser*, 19 April 1890.

15 *Bacchus Marsh Express*, 19 April 1890, p.7.

16 *Ibid.*

17 J. Huggins, 'The Ballan Weekly News' in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol.7, no.7, September 2004, p.3.

18 *Ibid.*

19 *Ibid.*

20 *Ibid.*

21 *Ibid.*, p.4.

22 *Ibid.*

23 *Ibid.*

24 *Ibid.*

deaconate, he has been appointed by the Bishop of Ballarat as stipendiary reader in charge of the parochial district of Sebastopol, a suburb of Ballarat.²⁵

In early 1901, in anticipation of his take-over of *The Ballan Times* business, Spencer had built 'a new and commodious premises opposite the Commercial Hotel and next to Mr. M. Walsh's office' at 150 Inglis Street.²⁶ Completed in April of that year,²⁷ the premises included a timber printing office with a distinctive stepped and curved front parapet, and an Edwardian styled timber dwelling with front verandah having decorative cast iron. A solid timber picket fence with visually permeable pedestrian gate formed the front boundary to the dwelling.



Photo 3: 'The Ballan Times Printing Office and Dwelling, n.d., with Phillip Spencer (left) and his assistant, Jack Cooper (right).
Source: Ballan Shire Historical Society.

Spencer continued to print a weekly issue of the *Ballan Times and Egerton, Gordon, Blackwood, Blakeville and Myrning Standard* for the next 47 years until 23 December 1948 when the final paper under his management was published.²⁸ J.T. Cooper had remained a loyal member of staff throughout Spencer's proprietorship.²⁹

From 6 January 1949, the *Ballan Times* was published by Messrs. Crisp and Mackie. According to June Huggins:

Mr. F.M. Crisp was no stranger to Ballan and had been editor at the Bacchus Marsh Express for the past 16 years. Mr. Alan Mackie had equally long experience on country newspapers and had been a printer at Bacchus Marsh since his discharge from the R.A.A.F. The partners had given assurance that

25 *Ibid.*

26 *Ibid.*

27 *Ibid.*

28 *Ibid.*

29 *Ibid.*

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PLACE NAME: Former Ballan Times Printing Office

Place No. BA043

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although "The Timers" would be produced with Bacchus Marsh machinery the aim would be to make it a truly Ballan and district newspaper.³⁰

Phillip Spencer continued his job printing business in the printing office³¹ as well as occupancy in the dwelling at 150 Inglis Street as he retained ownership of the property. He established a partnership with Crisp whereby news items and advertisements would be lodge with him.³² This partnership lasted 8 years until it was announced in the issue of 19 January 1957 that publication would cease immediately:

Owing to the non-success of our efforts to fill a staff vacancy, we are unable to continue publication of "The Ballan Times" today's being the last issue. To save working time, even this announcement must be brief. We thank readers, advertiser and contributors for their support over the past eight years with special thanks to Mr. P. Spencer.³³

Concerned with the loss of a local paper, community meetings were held with local residents, advertisers, Phillip Spencer and Shire representatives in an effort to ensure the continuation of a local newspaper.³⁴ Eventually, Robert Hamilton Inglis, proprietor of Baxter and Stubbs, Ballarat, agreed to publish *The Ballan News*. The first issue was released on 21 February 1957.³⁵

Although elderly, Phillip Spencer remained the Ballan agent for all news items, advertisements and other features for the paper³⁶ 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.³⁷ Spencer's property at 150 Inglis Street, valued at £1,586, was described at the time of his death as:

All that piece of land being Allotment 5 of Section 4 Town and Parish of Ballan ... The land has a frontage of 100 links to Inglis Street Ballan by a depth of 500 links though to Simpson Street and erected thereon are a dwelling house and detached shop and office – occupied by deceased at the date of his death.³⁸

R.H. Inglis ceased publication of *The Ballan Times* on 13 August 1965.³⁹ It was revived temporarily in partnership with a Mr. Morris, newspaper proprietor of Ballarat until late January 1966.⁴⁰ Soon after in early February 1966, Ron Haddon, proprietor of the Food Market issued the first publication of *Haddon's Supermarket News*.⁴¹ With increased readership, advertising and notices, the fledgling paper became the *Ballan Weekly News* which was published locally until 12 September 1985.⁴² After this, the *Ballarat Courier* printed the newspaper and in 1992 printing was transferred to Rural Press, Ballarat.⁴³ Municipal amalgamations in 1995 resulted in the extension of coverage of the Moorabool Shire.⁴⁴ The last issue of the *Ballan Weekly News* was on 7 March 1996 under the editorship of Ron Haddon.⁴⁵ Brenda Davis of Lal Lal took over editorship and in May 1996 the name was changed to the *Ballan, Moorabool, Buninyong*

30 *Ibid.*, pp.4-5.

31 *Ibid.*

32 *Ibid.*, p.5.

33 *Ibid.*

34 *Ibid.*

35 *Ibid.*

36 *Ibid.*

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

38 Spencer, P., Probate Administration files, 1959, VPRS 28/P4 Unit 1990 PROV.

39 Huggins, *op.cit.*

40 *Ibid.*

41 *Ibid.*

42 *Ibid.*

43 *Ibid.*, p.6.

44 *Ibid.*

45 *Ibid.*

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*News.*⁴⁶ With the sale of the newspaper to the Provincial Newspaper Group published by Brian Robinson on 3 December 1998, the newspaper was able to continue until 2004.⁴⁷ Today, the traditional of the local newspaper is carried on by the Moorabool News.

At 150 Inglis Street, the former Ballan Times printing office was in a state of disrepair by the late 20th century. In recent years it has been restored. A timber picket fence was also constructed on the front boundary of the dwelling, replacing an interwar era timber post and cyclone wire fence. The dwelling was demolished in 2018.



Photo 4: Former Ballan Times Printing Office prior to restoration, n.d.

Source: Ballan Shire Historical Society.

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.

Commercial Buildings

The development of service towns like Ballan, mining towns (Blackwood, Gordon and Egerton), and agricultural townships such as Bungaree from the mid 19th century included the establishment of general stores, grocers, drapers and other commercial buildings to service the surrounding gold mining, or farm or timber industries. Some of the general and produce stores were associated and/or attached to other businesses, such as chaff mills the at Bungaree.

Today, less than 20 purpose-built shops and stores survive in the western region of the Moorabool Shire. One reason for the loss of commercial buildings has been fluctuations in populations (particularly for gold mining towns) and natural disasters, such as the bushfire of 1916 that destroyed much of Gordon's main street.

⁴⁶ *Ibid.*

⁴⁷ *Ibid.*

Other Commercial Buildings in Inglis Street

The former Ballan Times Printing Office building, while substantially restored, is one of the most intact examples of the small number of Late Victorian and Federation era commercial buildings of timber construction in Ballan. The other surviving buildings include:

- Two shops, 117 Inglis Street, Ballan⁴⁸: built in c.1894⁴⁹ as a single storey, double gabled building, it features a prominent parapet (that disguises the roof) and a projecting post-supported verandah with substantial fascia. There are two original timber framed, six paned shopfront windows and an off-centre ingo with panelled timber doors. There is also a timber and glazed door (which may have been introduced) at the west end. A fixed glazed attic window opening has also been introduced in the west gable end. The projecting parapeted, post-supported verandah has a similar appearance to 'The Red House', and both have similar integrity.
- Shop, 119 Inglis Street, Ballan⁵⁰: Built as two separate entities, c.1897 and c.1925-30, the earlier shop (east) has a gabled roof form that traverses the front boundary (with double gabled roofs at the rear), while the later shop (west) has a broad gable roof form. The buildings have a semi-unified appearance defined by the projecting post-supported verandah with a substantial parapet/signage hoarding, the shopfronts having broad ingoes with two paned windows and early surrounds. The east shopfront has early panelled timber doors and a fanlight above (the glazing in the upper panels may have been introduced). The west shopfront has double doors with timber and glazed panels and fanlights above (the glazing in the door panels possibly having been introduced). The projecting parapeted verandah and the composition of the traditional shopfronts with ingoes are those features directly comparable to 'The Red House'.
- Former Saddlery Store, 123 Inglis Street, Ballan (BA036) (Photo 5): built c.1874,⁵¹ this modestly-scaled, single storey, gabled roofed building has an original timber frame and central door opening with panelled timber and glazed door (the glazing possibly having been introduced), an early four paned timber framed shopfront window on the west side, and an introduced triple-lighted timber framed window on the east side. The front timber cladding simulating ashlar blockwork is early, as is the timber weatherboard gable infill. The bracketed front verandah is early (or a reconstruction of the early verandah) and there is introduced vertical side wall cladding. While the building has experienced some alterations, it is one of the earliest-surviving timber commercial buildings in Ballan. Only the form is directly comparable to the former Ballan Times Printing Office.
- Former Chambers Red House General Drapers Store, 1/130 and 2/130 Inglis Street, Ballan (BA039) (Photo 6): built 1913,⁵² the Red House is the most substantial and intact example of a timber commercial building in Ballan. The store has a double gabled roof clad in corrugated sheet metal which terminates as hipped roof faces at the rear (similar to the former Ballan Times Printing Office). The front is characterised by a post-supported verandah with a prominent fascia

⁴⁸ This property is not currently included in the Heritage Overlay, nor proposed for the Heritage Overlay.

⁴⁹ A.W. Salter, draper, purchased the land in 1894 – see Certificate of Title, vol. 1048, folo. 422. It appears that Salter had the existing building constructed about this time. On 25 December 1897, p.3., the *Bacchus Marsh Express* reported that 'the west half of the commoi8dous building recently erected by Mr A.W. Salter in Inglis street next to his drapery establishment [subject building] is being transmogrified into a four-roomed dwelling ...'

⁵⁰ This property is not currently included in the Heritage Overlay, nor proposed for the Heritage Overlay.

⁵¹ The original owner, Edmund Cowell, took out a mortgage with Cornelius Cunningham in 1874, which suggests that this shop was built at this time. See Alf Barnett & Son, Title Searchers, Search of Title for Part Crown Allotment Five, Section Eight, Town of Ballan, Parish of Ballan, mortgage conveyance from Edmund Cowell to Cornelius Cunningham, book 236, no. 601, 3 January 1874, Department of Sustainability & Environment, Melbourne.

⁵² See the *Bacchus Marsh Express*, 11 October 1913, which stated that 'Mr. Geo. Chambers asked permission to remove a tree in front of his premises in Inglis Street. He was erecting a new shop, and the tree would be an obstruction.'

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PLACE NAME: Former Ballan Times Printing Office

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boarding, and the surviving eastern shopfront, with ingo, shopfront windows and frosted white and green transoms, and panelled timber stall boards. Although more substantial than the former Ballan Printing Office, the Red Chambers building lacks the refined parapet detailing as the former newspaper office.



Photo 5: Former Saddlery, 123 Inglis Street, Ballan, 2014.
Source: David Rowe.



Photo 6: Former Red House Drapery Store, 1/130 and 2/130
Inglis Street, Ballan,

The former Ballan Times Printing Office is one of the most intact examples of a Late Victorian and Edwardian era timber commercial building in Ballan.

West Moorabool Heritage Study (Stage 2a) Review, 2021**PLACE NAME:** Commercial Hotel

Place No. BA044

ADDRESS: 151 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Historic Themes:**Theme 5.4:** Commerce**Theme 5.5:** Entertaining & Socialising**Theme 6.1:** Building Towns**Condition:** Good**Integrity:** Moderate-High**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**Other Recommendations**

Opportunities are available to reconstruct the early (1873) post-supported convex verandah, and ground floor window and door openings, as shown in Figure 3.

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

The Commercial Hotel, 151 Inglis Street, Ballan, constructed 1867-68 with c.1873 additions is significant. Elements which contribute to the significance of the place are the central two storey hip roof building (c.1867) and the adjoining, parapeted hip roofed western wing of the building (c.1873).

The alterations and additions to the building post c.1873 are not significant.

How is it significant?

The Commercial Hotel, 151 Inglis Street, Ballan, is of historical significance to the Moorabool Shire.

Why is it significant?

The Commercial Hotel at 151 Inglis Street has historical significance for its associations with commercial progress in Ballan from 1868, and as one of only two surviving 19th century hotels in the township. First constructed in 1867-68 by William Gosling, the building has experienced numerous alterations and additions and a succession of publicans, but the original and early character is clearly

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

PLACE NAME: Commercial Hotel

Place No. BA044

ADDRESS: 151 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

discernible from the front. The elevated two storey west wing represents the most substantial and significant change in the evolution and development of the building, having been constructed in 1873. The significant fabric includes: the central, two storey rendered brick, hipped roofed wing (constructed in 1867-68) with corrugated sheet metal roof cladding, narrow eaves, three first floor window openings with timber framed double hung windows and the blocked up ground floor openings and the rendered window sills; and the more elevated two storey, parapeted hipped roofed west wing (built in 1873) with red-painted galvanised corrugated steel roof cladding, rendered brick front wall construction, two front first floor window openings with timber framed double hung windows, rendered window sills, front ground floor window and door openings, and the early timber framed double hung ground and first floor windows and rectangular-oriented timber framed ground floor window (north end) of the west elevation. (Criterion A)

SIGNIFICANCE OF COMPONENTS

The fabric of significance to be recognised under the heritage overlay is the original (1867-68) central two storey hipped roofed building and the adjoining more elevated, parapeted, hipped roofed west wing (1873).

All other fabric, while reflecting the evolution and development of the hotel business, is not considered to reflect changes of sufficient importance to warrant heritage status.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the northern portion site at 151 Inglis Street, as shown on the following map (Photo 1).

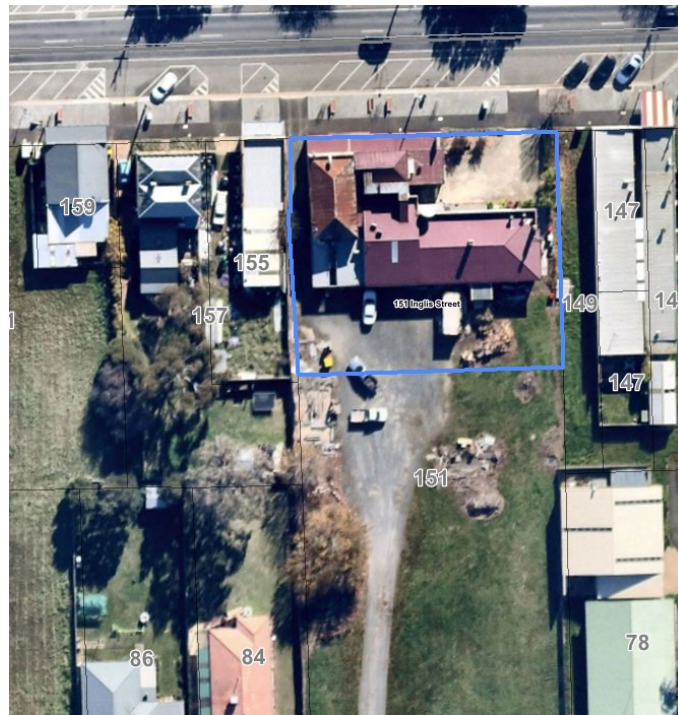


Photo 1: Aerial map.

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION: ¹

The Commercial Hotel, 151 Inglis Street, Ballan, is located on a contextually substantial double, rectangular allotment, the building being near the front (Inglis Street) boundary. On the east side is a concrete paved area that extends to form a U shaped driveway on the west side. There is minimal landscaping. At the rear is a very large open yard with a gravelled driveway and car park, expansive grassed area and some perimeter trees.



Photo 2: Commercial Hotel, south elevations showing rear yard and gabled outbuilding (left), 2014.



Photo 3: Commercial Hotel, rear outbuilding, 2014.

The one and two storey, Victorian styled hotel building is reflective of the sequence of development of the hotel business from the 1860s until the 1950s. The earliest portion (built in 1868) appears to be the central, two storey rendered brick, hipped roofed wing slightly setback from the Inglis Street boundary. The roof is clad in deep red-coloured corrugated sheet metal. There are three original window openings on the first floor of the front façade, below which is a ground floor door opening with timber door that has been introduced, with an original window opening having been enlarged. Two other original ground floor openings on the front façade have been blocked up. The first floor timber framed double hung windows appear to be original, although the original twelve paned sashes have been replaced with two-lighted sashes. The rendered window sills are original. There is a missing chimney on the east side of this wing.

Adjoining the original wing on the west side is a slight more elevated, parapeted, hipped roofed two storey wing that appears to have been constructed in 1873. It has red-painted galvanised corrugated steel roof cladding, a rendered brick front wall and a lightweight rendered wall cladding on the west wall (having replaced timber weatherboard cladding after 1963). The symmetry of the design is emphasised in the two original first floor window openings with timber framed double hung windows (the original 12 paned sashes having been replaced with the existing two-lighted sashes) and rendered sills. On the ground floor is an original window opening (with introduced window) and original (but altered) door opening with a timber door. Both the front hipped roofed wings have a projecting post-supported bullnosed verandah that returns on the east side. This verandah appears to have replaced the early post-supported convex front verandah (added in 1873) in more recent times. The west end of the front verandah has introduced lightweight infill, forming an enclosed porch to the bar. On the west elevation are banks of early timber framed double hung ground and first floor windows.

Immediately behind the original central wing is a parapeted skillion addition that appears to connect the original building to rear wings by a stairwell. It has strapped lightweight parapeted wall cladding. At the rear of the more elevated two storey wing on the west side are skillion additions. Set back

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.

from the front is a large, single storey, parapeted hipped roofed addition is a large, recessed, single storey addition that traverses the site. It possibly represents the major additions carried out between 1926 and 1930 that were refurbished with the existing parapeted brick façade with banks of steel framed multi-paned windows in c.1956. There are altered and introduced entrance doors and a timber framed air lock on the front (north) elevation at the west end. The parapeted brick wall has recent light tan overpainting, as do the other wings of the building.



Photo 4: Commercial Hotel, north elevation, 2009.



Photo 5: Commercial Hotel, north elevation, 2014.

HISTORY:

The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.² 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,

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.

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 Ballan Hotel

The Commercial Hotel at 151 Inglis Street is located on allotments 4 and 5 comprising 1 acre of land first owned by S.P. Tarpin and J. O'Connor respectively from 4 June 1858.¹¹ Soon after, the land was acquired by Neville Butler Headland, a carpenter, and he had built a brick shop and dwelling on the site before 1862.¹² By this time, Headland had become insolvent.¹³

By 1867, Headland's property was acquired by William Gosling, a butcher. He immediately built a 'large bluestone house' that was altered soon after as a branch of the Commercial Bank of Melbourne (Photo 6).¹⁴ Located on allotment 3 of Section 7, the building is situated at 157 Inglis Street.



Photo 6: Commercial Bank, 157 Inglis Street, built in 1867 for William Gosling. He also owned the butcher shop next door (left).

Source: Ballan Shire Historical Society.

Soon after, Gosling constructed the first portion of the Commercial Hotel that was opened in July 1868 amid considerable celebrations:

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, VPRS 16171, PROV.

¹² Ballan Shire Rate Books, 1863, 1864, 1865, VPRS 5557/P0 Unit 45 PROV (Ballarat) & Ballan Times, 15 August 1918, p.3.

¹³ *The Star* (Ballarat), 18 November 1862, p.2.

¹⁴ *Bacchus Marsh Express*, 13 April 1867.

The opening of Mr. Gosling's Commercial Hotel took place on Thursday evening, and was very largely attended. Dancing commenced at the hour appointed (9 o'clock) and was kept up with great spirit and animation during the night. The supper was laid in the new bar and billiard room, to which the company sat down at 12 o'clock. There must have been at least 150 persons present, and but for the extreme unpleasantness of the evening more might have been expected. The supper was one which the most fastidious epicure might have adored. The tables literally groaned, and laden so lavishly that nothing could be said to be wanting.¹⁵

Gosling advertised his new hotel business in early August 1868 (Photo 7).

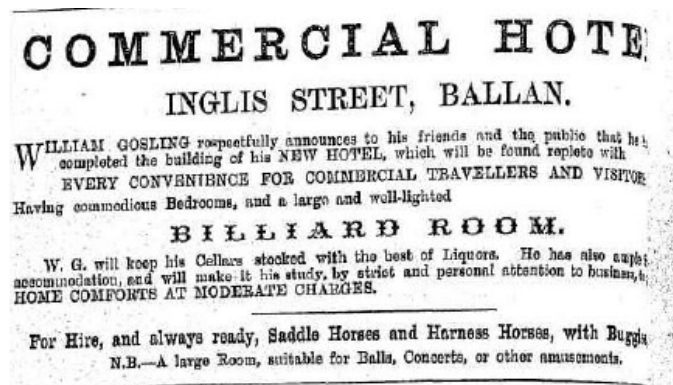


Photo 7: Advertisement for Gosling's Commercial Hotel. Source: *Bacchus Marsh Express*, 8 August 1868.

The Commercial Hotel soon became a venue for meetings (including the inaugural meeting of the Ballan Cricket Club¹⁶ in 1869), coroner's inquests and celebratory balls. In 1869, the New Year's Eve ball attracted 200 people, the festivities continuing until around 3 am.¹⁷ The rear yard of the hotel was also the scene of regular Boxing Day Sports events from 1869.¹⁸ The event for Boxing Day 1872 was reported in the *Bacchus Marsh Express*:

A large number of people found their way to the rear of the Commercial Hotel, where horse races and other amusements were announced to take place. The horse racing, of course, was the principal attraction, and was of the usual style that is to be met with at all country meets. ... The other amusements, consisting of foot races, dancing on the green, and kissing in the ring, were entered into with great heart. Fun and good humour seemed to be the order of the day, nothing happening to mar the day's proceedings. In the evening a ball was held at the Commercial Hotel, which was well attended.¹⁹

In 1869, John Swannell acquired the licence to the Commercial Hotel, although the property remained under the ownership of Gosling.²⁰ Swannell continued until 1871 when a Mr McIntosh became the publican.²¹ He was soon replaced by Thomas Kirkby and in 1873 'very extensive additions and improvements' were made to the hotel, including bedroom additions 'and a spacious and ornamental verandah in front' was erected, which gave 'the house a very nice appearance.'²²

¹⁵ *Ibid.*, 11 July 1868, p.3.

¹⁶ *Ibid.*, 13 November 1869, p.3.

¹⁷ *Ibid.*, 9 January 1868, p.3. See also articles on 24 July 1869, p.3, 4 January 1873, p.3, 13 December 1878, p.3, 6 December 1879, p.3, 16 June 1883, p.3.

¹⁸ *Ibid.*, 2 January 1869.

¹⁹ *Ibid.*, 4 January 1873, p.3.

²⁰ *Ibid.*, 24 July 1869.

²¹ *Ibid.*, 7 January 1871. See also 8 July 1871.

²² *Ibid.*, 26 April 1873, p.3.

At this time, the building consisted of what appears to have been the original two storey hipped roofed wing on the east side, with three bays of first floor windows below which were two ground floor windows and a double door opening (Figure 3). There was a chimney on the east side. To the west was the more elevated addition that appears to have represented the 'extensive additions' recently carried out, which had a parapeted main façade with two first floor windows, a larger ground floor window and an adjacent door opening. The walls of the two wings were built of rendered brick, save for the side (and possibly rear) wall of the more elevated west wing that was clad in horizontal timber weatherboards. The 'ornamental verandah' described in the *Bacchus Marsh Express* consisted of a broad convex roof form supported by round cast iron columns with cast iron brackets.



Photo 8: Commercial Hotel, n.d. [c.1900].

Source: Ballan Shire Historical Society.

It appears that saleyards were also established at the rear of the hotel in the 1870s (Photo 9).²³ They represented one of three yards in the township and this led to difficulties, as outlined in the *Bacchus Marsh Express* in 1875:

A petition was presented asking the Council to establish saleyards in Ballan, as at present there were three separate sales at three separate hotels on the same day in each month, and this system sacrificed the interests of the buyers and sellers.²⁴

²³ *Ibid.*, see for example, 26 May 1888, p.3.

²⁴ *Ibid.*, 18 December 1875, p.4. The yards behind the Commercial Hotel continued until at least the early 20th century. In 1906, the *Bacchus Marsh Express* reported: 'Mr A. Stewart proposed "Local bodies" and advised the Ballan Councillors to start Corporation saleyards at Ballan. Caledonian Park, Ballan, was a pet scheme of his, and as Cr. Gascard was a magnificent Chairman he expected to see him and his colleagues earn £100 grant next year.' - see *Bacchus Marsh Express*, 26 May 1906, p.4.



Photo 9: Saleyards at the rear of the Commercial Hotel, 23 February 1907.

Source: *A Pictorial History of the Shire of Ballan*, p.69.

William Gosling died in 1874 and the *Bacchus Marsh Express* gave the following report on his funeral:

I have to record the death of Mr. W. Gosling, butcher, which took place on Saturday last, after a long and painful illness. The deceased was a member of the Ancient Order of Foresters, and his remains were followed to their last resting place by that body, and a large concourse of friends and acquaintances.²⁵

Gosling's hotel property was described as:

Allot 4 Sec 7 Parish of Ballan containing 2 acres on which is erected a [blank] roomed Hotel built of Brick and Wood occupied by Mr Kirkby – at a yearly rent of £90 – and stabling and outbuildings which including all improvements is valued at £600.0.0.²⁶

Kirkby continued as hotel keeper until 1875, his departure being reported in the *Bacchus Marsh Express*:

Messrs. Crook and Son on Thursday and Friday week sold for Mr. T. Kirkby his furniture and effects, at the Commercial hotel, Ballan. Fair prices were realised all round, and the sale (which was advertised for Thursday) took the whole of Friday as well. The business of the hotel will in future be carried on by Mrs. Gosling, who has the good wishes of many in Ballan. Mr. Kirkby, who has been here (I think) about three years has proved himself a good landlord and fellow townsman, and his departure will be regretted by all, as he has always supported everything conducive to the welfare of Ballan, both with time and money.²⁷

Mrs Gosling's operation of the hotel was to be short-lived. On 1 January 1876 a lease for the business had been taken up by Mr G. Rust.²⁸ During Rust's occupation there a chimney caught alight, as reported in the *Bacchus Marsh Express*:

²⁵ *Ibid.*, 21 February 1874, p.3.

²⁶ Gosling, William, Probate Administration files, 1874, VPRS 28/P2 Unit 25 PROV.

²⁷ *Bacchus Marsh Express*, 25 September 1875.

²⁸ *Ibid.*, 24 December 1875.

Some little excitement was caused on Friday evening last by Inglis street being illuminated from the police barracks to beyond Flack's hotel, and north and south to an equal distance. A great rush was made from the houses to see what was the matter, when it was found to be a chimney on fire at the Commercial hotel. Fortunately it was and had been raining from some time, or the consequences might have been serious, but as everything was so saddened it was allowed to burn out of its own accord.²⁹

Rust remained until 1879 and in May 1880 W.R. Cooper of Steiglitz took over the lease of the hotel.³⁰ He immediately set about making improvements by 'renovating the inside of the house.'³¹ In 1883, Cooper retired and the licence was taken up by Patrick Leahy.³² By this time, Laurence Dugdale had acquired the property.³³ In 1888, Dugdale sold the hotel and in the following year Leahy relocated the licence to the Exchange Hotel, Egerton.³⁴ Mrs Margaret McCoppin took up the freehold and licence of the Commercial Hotel and set about 'thoroughly renovating it' to provide 'excellent accommodation for travellers and stock-drovers.'³⁵ Mrs McCoppin continued to operate the hotel until her death in 1909. At this time, the property was described as:

All that piece of land being Crown allotments four and five Section seven Town and Parish of Ballan County of Grant having a frontage of 132 feet to Inglis Street by a depth of about 220 feet to Steiglitz Street on which stands the Commercial Hotel and yards occupied by deceased." Valued at £1400.0.0.³⁶

The *Bacchus March Express* gave the following obituary of the late Mrs Coppin:

The many friends of the late Mrs. McCoppin will regret to hear of her death on Monday afternoon, aged 61 years. The deceased, with her husband, were at one time at Ingliston, after which they leased the Shamrock hotel. Mrs. McCoppin then purchased the Commercial hotel opposite, where, for many years, with her family, she carried on a scrupulously kept, highly respectable, and comfortable hostelry. Mrs McCoppin leaves a grown-up family of two sons and four daughters. Of these, the eldest son, James, has been for many years in the Railway Department. The second eldest daughter is the wife of Mr Phil Spencer, proprietor and editor of the *Ballan Times*.³⁷

The Commercial Hotel was continued on by the late Mrs McCoppin's daughter, Eliza.³⁸ In 1914, she advertised that the hotel had 'Good accommodation for visitors, boarders and travellers; close to Post office; terms moderate; best brands wines and spirits stocked.'³⁹

Between 1925-26 and 1930-31, ownership and occupation of the Commercial Hotel was taken up by Harry S. Jackson.⁴⁰ It would appear that he carried out substantial single storey additions on the east

29 *Ibid.*, 27 October 1877, p.3.

30 *Ibid.*, 8 May 1880, p.3.

31 *Ibid.*, 4 September 1880, p.2.

32 *Ibid.*, 16 June 1883, p.3.

33 Ballan Shire Rate Book, o.cit., 1881.

34 *Bacchus Marsh Express*, 1 June 1889, p.3.

35 *Ballan Times*, 20 June 1890.

36 McCoppin, Margaret, Probate Administration files, 1909, VPRS 28/P3 Unit 13, PROV.

37 *Bacchus Marsh Express*, 13 February 1909.

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

39 *Bacchus Marsh Express*, 10 September 1914 & Wise's Directory, 1914.

40 Ballan Shire Rate Book, op.cit., 1930-31.

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

PLACE NAME: Commercial Hotel

Place No. BA044

ADDRESS: 151 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

side of the hotel building at this time.⁴¹ By 1935-36, Victor McCormick, a victualler of Greendale acquired the hotel property. He leased the hotel to Sydney Cave.⁴² Later publicans under McCormick's ownership included Leslie P. Mohr in the late 1930s, Ellen K. Lenaghan from 1939 until at least the early 1940s.⁴³ The hotel was continued by Robert Wilson McCormick on the death of Victor McCormick in 1947.⁴⁴ The property remained in the Estate of McCormick into the 1950s.⁴⁵ In 1955, the Licensing Court was told that the hotel was a fire hazard given that it 'had paper walls in some parts and guests could be trapped in narrow passages.'⁴⁶ Judge Fraser sought a plan for renovations and K. Coleman of T.E. Byrne and Co. (for McCormick's Estate) declared that 'the owners did not want any delay in making the renovations.'⁴⁷ It appears that the single storey interwar era addition on the east side was refurbished with a new parapet wall and windows, in addition to necessary internal alterations in c.1956. The remodelled single storey additions are partly shown in a photograph of the hotel in 1963 (Photo 10), which also revealed that the original and early two storey wings, including the projecting front verandah had remained unchanged at this time.

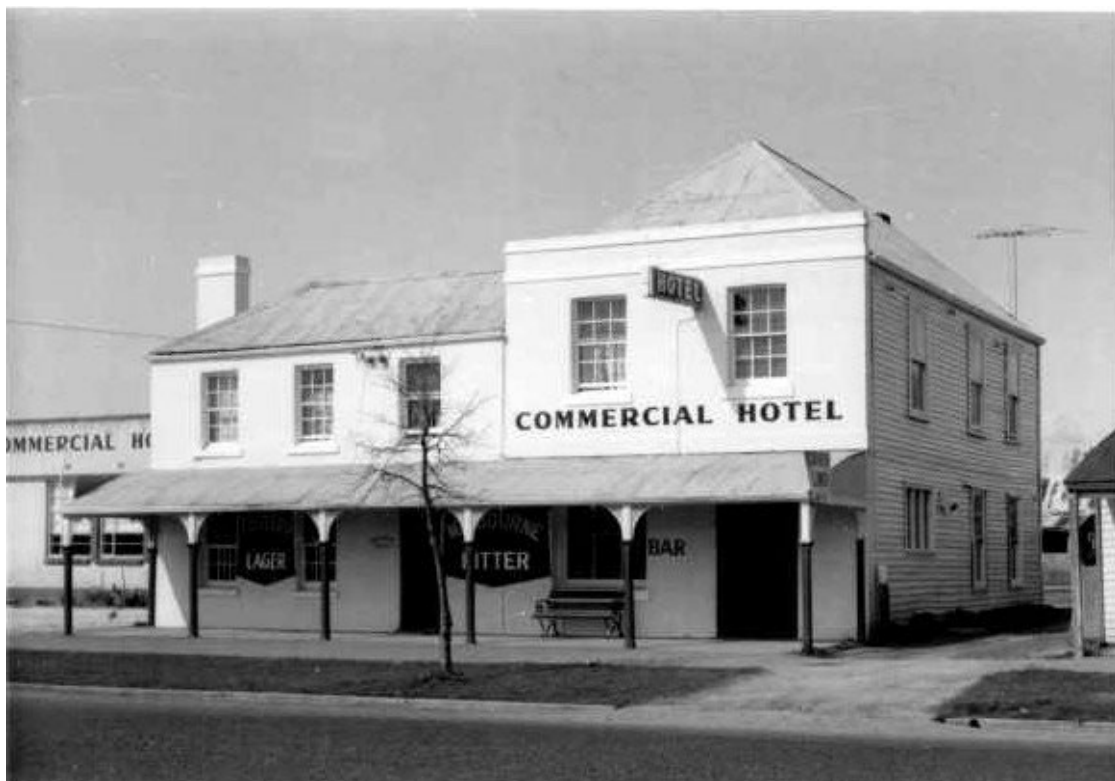


Photo 10: Commercial Hotel, 1963. Source: J.T. Collins.

Source: La Trobe Picture collection State Library of Victoria, image jc000670.

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.

⁴¹ Ibid., the net annual value increased from £120 in 1925-26 to £270 in 1930-31, indicating that improvements had been made to the hotel.

⁴² Ibid., 1935-36.

⁴³ Ibid., 1939, 1940-41.

⁴⁴ McCormick, Victor, Probate Administration files, 1947, VPRS 28/P3 Unit 4636 PROV.

⁴⁵ Ibid.

⁴⁶ *The Age*, 10 December 1955, p.3.

⁴⁷ Ibid.

Hotels

Aside from dwellings, hotels were the earliest and most prolific building type in the study area. These buildings were critical to the early development of the fledgling townships: as accommodation houses for board and lodging; meeting rooms for public gatherings and local government business; polling centres and courts; and equally importantly, as venues for entertainment including balls, concerts, weddings and other family and community celebrations. By 1890, long after other public building infrastructure had been established in the several townships, there were well over 25 hotel buildings – a large number for such a rural area. Today, approximately 21 hotels still exist, although a lesser number continue to operate for their original purpose.

Hotels were associated with the origins of the townships (either as service towns, stopping places or as gold mining locations) and their cultural foundations. Of the latter, most townships, including very small rural centres such as Blakeville, Clarendon, Claretown, Clarkes Hill, Elaine, Greendale, Korweinguboorra, Lal Lal, Leigh Creek, Millbrook, Morrisons, Navigators and Springbank (formerly Ormond) had hotels and strong Catholic (and to a lesser degree, Anglican) populations. The importance of the hotel to these mainly Irish Catholic communities is best expressed by Dianne Cahir in *Spuds, Saints and Scholars* who claims that ‘like the Church, the pub was central to the Irish-Australian experience’ and it ‘provided the centre for social interaction’ at Dunnstown. There, seven hotels provided for this interaction, 189 with the Olive Branch and the Shamrock (built 1905) remaining today, although only the Shamrock continues to function for its original purpose.

Other Hotels in Ballan

At least nine hotels were established in Ballan in the 19th century, including the Ballan Hotel at 136 Inglis Street (BA040). The first was the Werribee Hunt Hotel, constructed in 1848.⁴⁸ It was soon followed in 1850 by Sharrat’s Carriers Arms which initially operated as a coffee house and was licensed soon after. In 1853, the Travellers’ Rest Hotel was constructed and operated by Harry Athorne, but it closed in 1863. In 1856, the Ingliston Arms and Royal Mail Hotels (HO29) were established.⁴⁹ Other hotels included the Horses and Jockey (built 1865-67), Freemasons (closed 1892), Railway (built 1884), and the Orwell (closed 1892).⁵⁰

- The Ballan Hotel, 136 Inglis Street, Ballan (BA040) (Photo 11):⁵¹ Is the only other surviving and functioning 19th century hotel in Ballan. It was constructed in 1859-60 as an imported iron building for George Flack, an English draper who established a drapery business in Collingwood. On the death of George Flack in 1900, the hotel was operated by Thomas Flack until his death in 1903. The property remained in the Estate of George Flack in the ensuing years. Major alterations and additions were carried out to the hotel in 1928-30, when owned by Henry S. Jackson (who also carried out additions to the Commercial Hotel about this time). Jackson’s alterations greatly altered the original character of the once Victorian Georgian building, the parapeted facades being transformed with a gabled roof form and return, two storey balcony and verandah. While the original construction of the Ballan Hotel has greater heritage value than the Commercial Hotel, both hotel buildings have experienced a number of changes while remaining local landmarks in the centre of town.
- Mossfield, 1/169 and 2/169 Inglis Street, Ballan (BA050) (Photo 12): possibly built in c.1859 by J.T. Foote, carpenter and storekeeper as a semi-detached terrace of two shops and a dwelling.⁵² For a short period from 1870, it was the Courthouse Hotel owned and operated by

48 Fraser & Ranken, *op.cit.*

49 *Ibid.*

50 *Ibid.*, p.49. The Railway Hotel was built in late 1884 – see *Bacchus Marsh Express*, 24 January 1885, p.3.

51 See heritage citation for the Ballan Hotel for further details.

52 *Ibid.*

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Matthew Brown. Today, 'Mossfield' is two private dwellings. Historically and aesthetically, it is not directly comparable to the Commercial Hotel.



Photo 11: The Ballan Hotel, at 136 Inglis Street, Ballan, 2014.
Source: David Rowe.



Photo 12: Mossfield, 1/169 and 2/169 Inglis Street, Ballan, 2014
Source: David Rowe.

West Moorabool Heritage Study (Stage 2a) Review, 2021**PLACE NAME:** Ballan Health Care (formerly Annean)

Place No. BA048

ADDRESS: 164 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 8.3: Health & Welfare

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? **Yes**Incorporated Document **No****STATEMENT OF SIGNIFICANCE:****What is Significant?**

Annean located at 164 Inglis Street, Ballan, constructed c.1897 is significant. The late Victorian Italianate timber dwelling is significant.

The non-original alterations and additions, including the cuboid and skillion additions to the north, east and west sides of the dwelling; and the front fence do not contribute to the significance of the place.

How is it significant?

The Ballan Health Care dwelling, originally known as Annean, is of local historical and aesthetic significance to the Moorabool Shire.

Why is it significant?

The late Victorian Italianate dwelling, originally known as Annean has historical significance for its associations with the more affluent residential developments in the central township area of Ballan in the late 19th century. Built for Jules Gascard junior, a dealer, who, with his brother, operated a horse training business for Indian remounts, Annean was constructed in 1897 and was soon highly regarded in the local community. The dwelling, although altered, is only one of two Late Victorian Italianate styled dwellings and represents the significant increase in affluence and the rise of the

middle class in Ballan following the arrival of the railway in the 1889, which amplified the opportunities for trade and growth. (Criterion A)

Annean has architectural significance as one of only two intact Late Victorian Italianate styled dwellings in Ballan, and as one of few notable Late Victorian dwellings on contextually substantial allotments in the town. While the dwelling has been altered and extended towards the rear of the east side, at the rear and on the west side, the significant fabric comprising the Late Victorian Italianate design is clearly discernible to public view, and as a three dimensional entity. This includes the single storey and asymmetrical composition; hipped roof form that traverses the front of the site, together with a minor hipped wing with faceted bay and polygonal roof at the front, and the rear double hipped roofed wings; return bullnosed verandah supported by fluted cast iron columns with decorative capitals, decorative cast iron brackets and valances; timber wall cladding simulating ashlar blockwork, timber weatherboard wall cladding, corrugated profile sheet metal roof cladding, narrow eaves with decorative timber eaves brackets; six panelled front door with sidelights; timber framed double hung windows (including the front tripartite window under the verandah); and three rendered brick chimneys. (Criterion E)

SIGNIFICANCE OF COMPONENTS

Local Significance

- Original Late Victorian Italianate styled Annean dwelling.

Non Contributory

- Cuboid additions on the east side of the original dwelling.
- Cuboid additions at the rear (north) of the original dwelling.
- Skillion and cuboid additions on the west side of the original dwelling.
- Fencing (although the front timber picket fence is sympathetic to the era and design of the dwelling).

Heritage Overlay Map

It is recommended that the heritage overlay is applied on site, as shown on the following map (Photo 1).

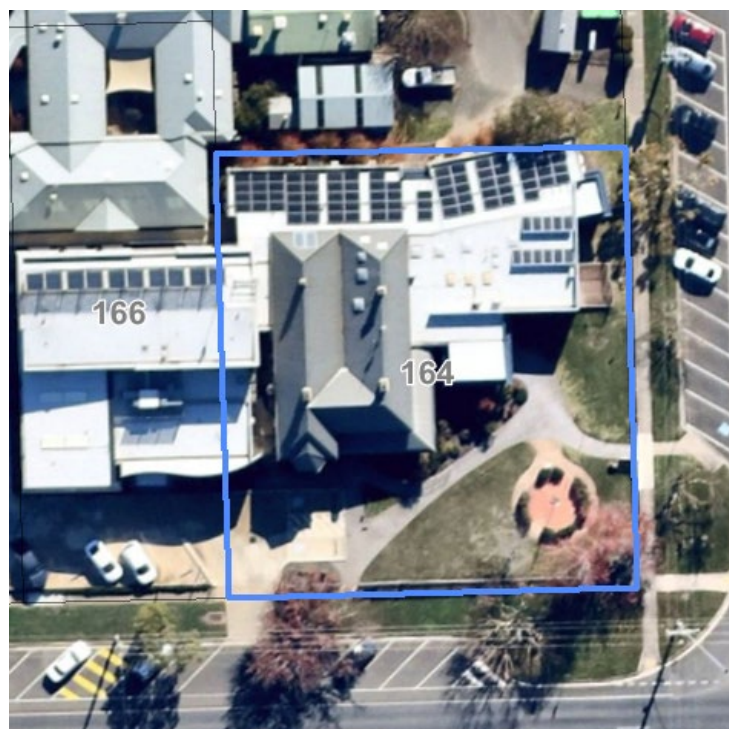


Photo 1: Aerial map

Source of base Map: Moorabool Shire Council, 2020.

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

PLACE NAME: Ballan Health Care (formerly Annean)

Place No. BA048

ADDRESS: 164 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

DESCRIPTION:

The dwelling originally known as Annean, 164 Inglis Street, Ballan, is set on a contextually large corner allotment, having a generous front setback to Inglis Street and side setback to Cowie Street. The original garden setting of the property has been altered as part of the conversion and additions to the dwelling to Ballan Health Care. Recent gravelled paths, grassed areas and flanking garden beds now provide a sympathetic setting to the parts of the property visible to the public. The street boundaries are defined by introduced pointed timber picket fencing to a height of approximately 1300 mm.

The asymmetrical, single storey, Late Victorian Italianate styled dwelling has a hipped roof form that traverses the front of the site, together with a minor hipped window with faceted bay and polygonal roof at the front, and rear double hipped roofed wings. A return bullnosed verandah completes the composition. The verandah is supported by fluted cast iron columns with decorative capitals above which are decorative cast iron brackets and valances. Other early features of the design include the timber wall cladding simulating ashlar blockwork, timber weatherboard wall cladding, narrow eaves with decorative timber eaves brackets, six panelled front door with sidelights, timber framed double hung windows (including the front tripartite window under the verandah) and three rendered brick chimneys. The existing corrugated Colorbond roof cladding has replaced original galvanised corrugated steel roof cladding.

At the rear of the return verandah on the east side, a recent (2009) single storey cuboid medical centre addition projects towards the Cowie Street boundary. This addition extends behind the rear (north) portion of the original dwelling. It is clad in zincalume roof cladding, steel framed and glazed entrance with a cantilevered porch (on the south side) and lightweight matrix wall cladding.

Adjoining the original dwelling on the west side is a recently-constructed single storey medical centre addition. It has a similar front setback as the original dwelling and like the addition on the east side, it has a highly contemporary appearance, being composed of skillion and flat-roofed forms, cantilevered entrance with aluminium framed and glazed windows and doors, a bank of aluminium framed narrow windows on the projecting west wing and lightweight wall cladding. The new work is connected to the original building by a narrow, flat-roofed and recessive link (when viewed from Inglis Street).



Photo 2: Ballan Health Care, showing original Annean dwelling flanked by recent additions, 2014.



Photo 3: Ballan Health Care, showing original Annean dwelling and east additions, 2014.



Photo 4: Ballan Health Care, showing original Annean dwelling and recently-completed west additions, 2014.

HISTORY:

The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.¹ 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

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.

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 Annean

Prior to the surveying of the streets and laying out of the allotments at Ballan, the site at 164 Inglis Street was used as a stock yard associated with the Werribee Hunt Inn (established in 1848¹⁰).¹¹ It was used for yarding the cattle of drovers passing through the settlement.¹² In 1851 after the surveying of the Ballan Township, A.C. Turner purchased allotments 6, 7 and 8 of Section 5, comprising 1.5 acres.¹³

On 4 December 1897, the *Bacchus Marsh Express* reported that 'At Messrs. R.J. Fairbairn & Co.'s sale on Saturday, the following blocks of township and suburban land were sold: - One and half acre at the corner of Inglis and Cowie streets, adjoining Mr. Foote's, was sold to Mr. Jules Gascard, jun., for £150.'¹⁴ At this time, Gascard, occupied a dwelling owned by A.W. Salter,¹⁵ although he owned property on the opposite side of Inglis Street where he operated a horse training business, with horses supplied to India.¹⁶

It would appear that Gascard built the existing timber dwelling as well as stables (now demolished) at 164 Inglis Street between 1898 and 1899, which was named Annean after his father's station in Western Australia.¹⁷ In 1905, the *Bacchus Marsh Express* gave a flattering description of Gascard's property:

In our discursive remarks of last week respecting Ballan, we unfortunately omitted to mention Mr. Jules Gascard's handsome villa, and beautiful garden, situated at the corner of the main street, and of another street running down to what we have heard called Bull town. Mr. Gascard's property is a great ornament to Ballan. It is what lecturers call "an object lesson," and it will set a standard for Caledonian Park. Not that there are no other gardens in Ballan, but they are not in such a prominent

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

7 *Ibid.*

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

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

10 D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, 1962, p.20.

11 'Early Ballan No. 30' in the *Ballan Times*, 16 August 1917.

12 *Ibid.*

13 See Town of Ballan plan, 1954, VPRS 16171 PROV.

14 *Bacchus Marsh Express*, 4 December 1897, p.3.

15 Shire of Ballan Rate Book, 1897, VPRS 5557/P0 Unit 1, PROV (Ballarat).

16 *Bacchus Marsh Express*, 30 November 1895, p.3.

17 Gascard was not listed in the Ballan Shire Rate Book for 1898, *op.cit.* See also J. Huggins, 'Jules Samuel Gascard 1836-1899', in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 3, no. 10, June 1995.

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

PLACE NAME: Ballan Health Care (formerly Annean)

Place No. BA048

ADDRESS: 164 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

position. Gascard's corner is a great contrast to another very prominent corner, which it would not be polite to name, but everybody knows it. "Would it were not so."¹⁸

Born at Gordon in 1861, Jules Gascard junior was the fourth child of Jules Samuel Gascard (1836-1899) and Janet Gascard (nee Barr).¹⁹ He married Margaret (Maggie) Cousens in 1889 and they had three children: Marguerita (born 1889), Charles (born 1892) and Augustine (born 1894).²⁰ Before 1891, Jules Gascard was a farmer at Ballan,²¹ before following on from his father in training horses for Indian remounts. With his brother, Samuel, he established a horse dealing business in Inglis Street by 1894.²² Gascard also contributed much to community life, serving as a local Councillor; chairman of the school committee; trustee of Caledonian Park, Ballan Mechanics' Institute (and several times President), Ballan Fire Brigade and Ballan racecourse; President of the Ballan Jockey Club; and a member of the St. Sidwell's Masonic Lodge.²³ His life, business and community involvements were outlined in an obituary on his death in 1934:

The death of Mr. Jules Gascard removes a citizen who, in his younger days, was the leader of many public movements, and a very generous supporter of every public activity in the district. For a considerable time past his health had not been good, and he passed quietly away at his home on Monday last, aged 72 years. He was born at Gordon, and spent his boyhood days on the farm now owned by Messrs. W.A. Dehnert & Son, Bradshaw. His father handled large numbers of horses for export to India, and later the deceased and his brother, the late Mr. Samuel Gascard, became well known figures in the Indian horse trade. Mr. Jules Gascard handled the Australian side of the business, and his brother, domiciled in India, looked after matters there. In the course of his buying operations the deceased visited many parts of Australia, and could tell many interesting stories of his travels. He made several trips to India. It was not an unusual sight in those days to see 100 light horses in the commodious stables and yards which then occupied the present site of the Gippsland and Northern saleyards, Ballan. Several first class rough riders were always in attendance, and a real buckjumping exhibition was a common occurrence. Residents of today have no idea how quickly young horses were handled in those days. He built that handsome residence, "Annean", with its picturesque grounds. He purchased portion of the Tregothnan estate, and established a Shorthorn cattle stud, paying high prices for stock, but did not persevere with this. It is safe to say that in those days he was a generous supporter of every movement. In fact, no citizen ever did more in his town and district than the late Mr. Gascard. Nothing was a trouble to him, and he would provide money, men, horses and vehicles to assist any improvement to the town. As a chairman of the school committee and of the Caledonia park, he, with others, organised the annual Arbor day, when the school grounds and Caledonian park were planted with trees. Many residents will remember and look back on those times with pleasant feelings – mixed with some regret that such days are not still in vogue. It meant work in collecting funds, for this was the annual treat looked forward to by the children, and the deceased was, happy when a crowd of smiling, healthy children surrounded him – their joyful faces was his reward. This work is a living memorial to his energy and generosity. Right up to his death he was a trustee of the Caledonian park and although ill was keenly interested in work of erecting the bank across the Werribee early this year. When the work of transforming the old showgrounds was in progress Mr. Gascard was past hard toil, but was present at the working bees, and assisted by advice and in many other ways in carrying through a task that many thought was impossible. For a number of years he was the township representative of the ratepayers for the

18 *Bacchus Marsh Express*, 20 May 1905, p.4.

19 Huggins, *op.cit.*

20 *Ibid.* Marguerita married Jonathan Guy in 1927. Guy was the engineer in charge of the Beam Wireless Receiving Stations at Fiskville and Rockbank. Charles Gascard married Florrie Taylor in 1917 and Augustine married Harry Burbidge.

21 Gascard was described as leasing Edward Atkinson's property 'fronting Inglis and Steiglitz Streets, Ballan', in 1891 – see *Bacchus Marsh Express* 12 December 1891, p.2. He also gave his occupation as a farmer, Ballan in Cousens, M., Probate Administration files, 1893, VPRS 28/P0 Unit 664 PROV.

22 Ballan Shire Rate Book, *op.cit.*, 1894, had the earliest listing of Gascard as owner.

23 Huggins, *op.cit.* & *Bacchus Marsh Express*, 27 March 1909.

central riding of the Ballan shire, and his keenness brought about many municipal improvements. He was a justice of the peace for many years, and filled other positions with credit. He was a trustee of the Ballan racecourse, and president of the Ballan Jockey Club on several occasions, and saw many improvements carried out on that reserve. Although he did not take an active part in actual racing, he owned the champion hurdler, Grand Prize, also Iseult, who won a race at Ballan.²⁴

In January 1926, Mrs Margaret Gascard operated a boarding house in Inglis Street, presumably at the family home, Annean.²⁵ The following year in 1927, the property was sold to Miss Eliza McCoppin who opened the Annean Guest House in 1928.²⁶ An advertisement of McCoppin's Annean Guest House in 1932 was as follows:

BALLAN "ANNEAN" GUEST HOUSE

MISS E. MCCOPPIN (late of the Commercial Hotel, Ballan) has opened a Modern Guest House at "Annean," Inglis Street, Ballan, and offers every Comfort and Convenience.

Board and Residence. Hot and Cold Water.

Meals. Afternoon Tea. Electric Light. Terms on Application. Garage.

Fishing – Shooting, Mineral Springs.²⁷

McCoppin continued to operate the guest house until August 1945 when it was purchased by Dr B. Ryan as his private residence. Dr Ryan had acquired the practice that had been carried on for many years by Dr. Percy Clarke.²⁸ In the following October, 1946, Annean was sold to Dr Fitzpatrick. In 1951, he offered his home to be converted into a hospital given the funding shortfall to build a new hospital at Ballan.²⁹ According to *The Settler*:

[On 25 November 1955,] Dr Fitzpatrick intimated that he was prepared to sell his house Annean to be a private hospital. An architect from the Hospital and Charities Board inspected the premises as a suitable site providing certain alterations were made and additional staff room erected. Dr Fitzpatrick's option to purchase was only for 6 months.

It was suggested the hospital be a Soldiers' memorial Hospital so the transfer of monies had to go through the Supreme Court – a slow and frustrating time.³⁰

In 1958, Dr Fitzpatrick sold his practice to Dr. A.O. Barkley of Tasmania. His former property, Annean, was later incorporated into the Ballan Medical Centre after the opening of the purpose-built Ballan and District Soldiers' Memorial Bush Nursing Hospital nearby at 33 Cowie Street in 1966.³¹ In 2009, additions were made to the dwelling on the east side as part of the Ballan Health Centre, replacing an early minor hipped wing. Further additions on the west side being completed in 2014.

²⁴ *Ballan Times*, 12 July 1934.

²⁵ Shire of Ballan Boarding Houses Register, 23 January 1926, VPRS 5578/P0 Unit 1 PROV.

²⁶ Huggins, op.cit. & 'A Heritage Walk Through Ballan', notes, Ballan Shire Historical Society, 1996.

²⁷ Advertisement on ebay at www.ebay.com.au, 23 September 2014.

²⁸ J. Huggins, *The Settler*, September 2006, sourcing the *Ballan Times*, *Ballan News* and *Ballan Weekly News* 1944-1966.

²⁹ *Ibid.*

³⁰ *Ibid.*

³¹ *Ibid.* & *A Pictorial History*, op.cit., p.166.



Photo 5: Annean, 1995.

Source: Ballan Shire Historical Society.



Photo 6: Annean, 2009.



Photo 7: Annean, 2009, showing east additions under construction.



Photo 8: Annean, April 2014, showing completed east additions.



Photo 9: Annean, April 2014, showing west addition (including link to original dwelling) under construction.

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.

Victorian

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.

Victorian Italianate

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 few significant examples are located at Ballan: 36 Inglis Street, Ballan (BA004) (c.1895-97), former Presbyterian Manse, and 73 Inglis Street, Ballan (BA014) (1869).

Other Late Victorian Italianate Dwellings in Ballan

The dwelling formerly known as Annean at 164 Inglis Street is one of few surviving intact Late Victorian Italianate styled dwellings in Ballan. The other dwelling is:

- 36 Inglis Street, Ballan (BA004) (Photo 10): built c.1895-97,³² 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.



Photo 10: 36 Inglis Street, Ballan, 2014.
Source David Rowe.

Other Victorian Styled Dwelling on Substantial Allotments in Ballan

The dwelling formerly known as Annean at 164 Inglis Street is one of a small group of Victorian dwellings in the Ballan township. The other dwellings include:

- Everleigh, 77 Inglis Street, Ballan (BA017):³³ built in 1896 for I. Venables, Headmaster of the Ballan State School. The symmetrical, timber weatherboard dwelling has a hipped roof form at the front and a projecting front convex verandah supported by cast iron columns with decorative cast iron bracket and balances. The symmetry is emphasised by the red brick chimneys and the central front door opening with flanking timber framed tripartite double hung windows. The dwelling has high integrity when viewed from the front, and has a timber picket front fence.

³² See heritage citation for 36 Inglis Street.

³³ *Bacchus Marsh Express*, 16 May 1896, p.3, 5 December 1896, p.3, 18 February 1901, p.1.

- 81 Inglis Street, Ballan (BA020) (Photo 11):³⁴ 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.
- Invergowrie, 101 Inglis Street, Ballan (BA026) (Photo 12):³⁵ built c.1895, the single storey, hipped roofed, weatherboard dwelling has a return convex verandah supported by timber posts (which may have replaced the original posts). There are paired timber eaves brackets and a rendered chimney. The main doorway is flanked by timber framed double hung windows facing onto the eastern portion of the site. The dwelling appears to be predominantly intact.
- Mayfield, 39 Steiglitz Street, Ballan (BA102)(Photo 13): built 1886-87,³⁶ the symmetrical, single storey, weatherboard, Victorian Picturesque styled dwelling has a double hipped roof form that traverses the site and a central projecting minor gable and return verandah with a central gabled portico. The composition and detailing is unusual which is continued in the projecting faceted bay window to the west of the front door, elaborate remnant timber bargeboard in the gable end of the verandah portico, elongated timber verandah brackets and in the detailing of the surviving brick chimney. Overall, Mayfield has a different composition and character than Annean, and it is still situated on its entire original allotment. 'Mayfield' is of moderate integrity and in fair condition.
- Ramsgate, 59 Steiglitz Street, Ballan (BA099) (Photo 14): built in c.1891³⁷ this hipped roofed building has a projecting hipped roofed return verandah supported by stop chamfered timber posts with decorative cast iron brackets and valances. The verandah treatment is similar to Annean, although the latter dwelling has a different composition.
- Longley, 63 Steiglitz Street, Ballan (BA098) (Photo 15):³⁸ built in 1895 for Harry Blake. It is an asymmetrical single storey, weatherboard, hipped roofed dwelling with a return verandah supported by timber posts. There are prominent red brick chimneys with multi-corbelled tops. On the front façade is a central front doorway flanked by timber framed double hung windows. The dwelling appears to be of moderate integrity, having been substantially repaired.

³⁴ *Ibid.*, 30 May 1891 & 6 June 1891, p.7.

³⁵ See McQualter, Robert, Probate Administration files, 1894, VPRS 7591/P2 Unit 233 PROV, which stated that the subject site, owned by Robert McQualter and gifted to his daughter, Annie, was unimproved in 1894, and the Ballan Shire Rate Book, op.cit. 1895, which listed the widow of McQualter, Elizabeth, as owner of a tenement.

³⁶ 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.

³⁷ 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.

³⁸ *Bacchus Marsh Express*, 6 April 1895, p.3.

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PLACE NAME: Ballan Health Care (formerly Annean)

Place No. BA048

ADDRESS: 164 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021



Photo 11: 81 Inglis Street, Ballan, 2014.
Source: David Rowe.



Photo 12: Invergowrie, 101 Inglis Street, Ballan, 2014.
Source: David Rowe.



Photo 13: Mayfield, 196 Lesters Road, Bungaree, 2014.
Source: David Rowe.



Photo 14: Ramsgate, 59 Steiglitz Street, Ballan, 2014.
Source: David Rowe.



Photo 15: Longley, 63 Steiglitz Street, Ballan, 2014.
Source: David Rowe.

The Ballan Healthcare Centre, originally known as Annean, is a rare surviving example of a Victorian Italianate dwelling in Ballan. Although altered, and with substantial modern additions, the Italianate discernible is discernible and the dwelling has moderate integrity, similar to most of the comparable Victorian dwelling. The dwelling represents early residential development in Ballan.

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

Place No. BA050

ADDRESS: 1/169 & 2/169 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Historic Themes:

Theme 5.4: Commerce

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

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

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes - Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021****STATEMENT OF SIGNIFICANCE:****What is Significant?**

Mossfield at 1/169 and 2/169 Inglis Street, Ballan, constructed c.1859 is significant.

The non-original alterations and additions, including the timber balustrade on the verandahs are not significant.

How is it significant?

Mossfield at 1/169 and 2/169 Inglis Street, Ballan, is of local historical and aesthetic significance to the Moorabool Shire.

Why is it significant?

Mossfield at 1/169 and 2/169 Inglis Street has historical significance as the only surviving semi-detached timber building in Ballan combining dwelling and shops built in the mid 19th century. Built in c.1859 by J.T. Foote, carpenter and early storekeeper, it was the property of Matthew Brown from 1860, and operated as The Courthouse Hotel from this location in the early 1870s, as well as other commercial functions, including as a rabbit dealing and fishmongery shop from c.1908-1951. Although functioning solely as dwellings today, the design, which retains the separation of residential and

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

PLACE NAME: Mossfield

Place No. BA050

ADDRESS: 1/169 & 2/169 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

commercial premises continues to reflect the original combined purpose. The building demonstrates the style of building constructed of locally available materials in simple vernacular style in the early period of Ballan's establishment as a settlement, prior to the consolidation which occurred later in the nineteenth century, particularly after the arrival of the railway. (Criterion A)

Mossfield is of aesthetic significance as the design continues to reflect the original combined residential and commercial purpose, although functioning solely as dwellings today. The significance is embodied in the physical fabric, including: elongated, steeply-pitched, single storey gabled roof form, front post-supported concave verandah, corrugated profile to the sheet metal roof cladding, timber weatherboard wall cladding, narrow eaves, decorative timber bargeboards and turned timber finials in the gable ends, face brick chimney, four panelled timber doors, large 12 paned timber framed double hung shopfront window at the east end, 12 paned timber framed double hung windows flanking the door opening to the west dwelling, timber construction and square stop-chamfered profile to the verandah posts, curved solid timber verandah valances, and the rear gabled wing. (Criterion E)

Heritage Overlay Map

It is recommended that the heritage overlay is only applied to the sites at 1/169 and 2/169 Inglis Street containing the dwelling as shown on the following map (Photo 1).



Photo 1: Aerial map

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION:¹

The former shop and dwelling known as Mossfield, 1/169 and 2/169 Inglis Street, Ballan, is situated on a contextually small allotment. The dwelling is set on the front and side (west) boundaries, and there is a gravelled driveway on the east side. The original, large rectangular allotment has been subdivided into four lots with the early semi-detached dwellings on lots 1 and 2, with common property on the east side and at the rear.

The building is a modest, single storey, Victorian timber weatherboard duplex, characterised by an elongated, steeply-pitched, gabled roof form clad in introduced corrugated Colorbond, together with a projecting post-supported concave verandah at the front. The front verandah also has introduced corrugated Colorbond roof cladding. At the front, the eastern-most dwelling has two original timber framed door openings with four panelled timber doors, and one original timber framed, 12 paned, double hung shopfront window at the east end, representing that this section originally housed two shops. The pair of timber framed double hung windows on the western half of the dwelling have replaced an original, 12 paned double hung shopfront window in more recent times.

Other fabric reflective of the original design includes the face brick chimney with a corbelled top, narrow eaves, decorative timber bargeboards and the turned timber finials in the gable ends, and the curved solid timber valances in the front verandah. The stop-chamfered timber verandah posts appear to have replaced the original posts of the same construction and profile although the original moulded timber capitals are missing. The capped timber balustrade to the east dwelling and the capped corrugated Colorbond balustrade to the west dwelling have been introduced.

At the rear, the east dwelling has a modest early skillion wing. Minor double gabled and skillion wings project from the rear of the west dwelling. The outbuildings appear to have been introduced.



Photo 2: Mossfield, north & east elevations from east end, 2014



Photo 3: Mossfield, east elevation, 2014.

HISTORY:

The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.² 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

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.

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 Mossfield

The two semi-detached dwellings known as Mossfield at 1/169 and 2/169 Inglis Street, are located on original allotment 7 of Section 6 in the Township of Ballan.¹¹ The land was first purchased by James Thomas Foote on 4 June 1858.¹² A carpenter and early shopkeeper at Ballan,¹³ it appears that Foote may have built the building as a dwelling with two shops on the east side. By 1860, the property was jointly owned by Foote and Alexander Graham, a farmer.¹⁴ It was sold to Matthew Brown,¹⁵ farmer for £80 at this time.¹⁶ In April 1862, Brown took out a mortgage with John Atkinson, farmer.¹⁷ Three years later in

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

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

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

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

8 *Ibid.*

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

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

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

12 *Ibid.*

13 J.H. Walsh in 'Early Ballan No. 50', *Ballan Times*, 11 July 1918, p.3 states that Foote was a carpenter at Bungeeltap Homestead, which would have been in the 1860s. Foote was described as a storekeeper in the *Bacchus Marsh Express*, 7 August 1869, p.3.

14 Land Application no. 27374, Land Information Centre, Laverton. It is possible that Graham helped fund the construction of the building.

15 The spelling of Brown's name has been given as "Brown" and "Browne" in different sources.

16 Of the two conveyance records for Land Application no. 27374, *op.cit.*, one documents £20 paid by Graham to Foote, £10 paid by Brown to Foote and £70 paid by Brown to Graham. The second application listed £20 being paid to Foote and £70 to Graham, presumably by Brown.

17 *Ibid.*

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PLACE NAME: Mossfield

Place No. BA050

ADDRESS: 1/169 & 2/169 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

1865 the property was owned by four parties: Matthew Brown; Grace Brown; Sarah, Grace, Catherine Shaw, Laura Brownlow, John Shaw and Matthew James Brown (children of Matthew Brown senior) and John Cottam, farmer and John Atkinson, farmer. Brown was listed in the Ballan Shire Rate Book for 1865 as the owner of a shop and cottage with the net annual value of £27.¹⁸ A further encumbrance for Brown's property at 169 Inglis Street was registered with Edward Atkinson in 1867.¹⁹

By January 1870, Brown's property was the Courthouse Hotel, as it was at this time when he advertised for the transfer of a beer licence:

I, MATTHEW BROWNE, the holder of a Beer License for the House and Premises known as the Foresters' Arms, situate in Inglis-street, Ballan, do hereby give notice that it is my intention to apply to the Justices sitting at the Petty Sessions to be holden at Ballan on the 25th day of January, 1870, to remove the license to the Courthouse Hotel, Inglis-street, Ballan, known to be my own property.²⁰

It appears that the name of the hotel was due to its close proximity to Ballan's first court house, a timber building that was built in 1859 and situated at 174 Inglis Street, diagonally opposite Brown's property.²¹ In 1870, Brown was listed in the *Victorian Official Post Office Directory* as a 'hotelkeeper, Inglis Street'. However, his hotel business was troubled and apparently short-lived. In 1871, his hotel licence was refused 'for want of reasonable accommodation.'²² It would appear that the size of Brown's dwelling and hotel were not sufficiently large enough. Brown then seems to have continued his hotel as a sly-grog business in 1872.²³ By 1878, Brown had given up his hotel business and had gone into business as a carter.²⁴ He was listed as the owner of a tenement with a net annual value of £10.²⁵ He continued this occupation in the 1880s and in 1884 he was also listed as a farmer.²⁶

Brown died in 1894. The *Bacchus Marsh Express* gave the following obituary:

The death of Mr. Matthew Browne removes from our midst another of the old identities, of this neighbourhood. Coming here when the township was in its infancy, he lived to see it in its present though slow but sure advancement. He was of good family, and well educated. A kindly and generous heart always seemed to make him oblivious of the true value of money. Good-natured to a fault, of gentlemanly outspoken mind, Farmer Browne (as he was familiarly known) endeared himself to many steadfast friends. His memory will undoubtedly long live, not only among the earlier residents but likewise with the locally born youth, to whom he had ever a kindly word. The deceased leaves an only son, who is attached to the Railway Department; a married daughter (Mrs. McCrae, of this township); and Miss Agnes, for all of whom much sympathy is felt in their bereavement.²⁷

Brown had agreed to sell his former hotel and residence at 169 Inglis Street in 1888 for £70 to Edward Atkinson, grazier then recently relocated to Merrendoe, New South Wales.²⁸ Atkinson leased the dwelling to Mrs Kate Arkle and the former hotel portion (comprising two shops again) to Henry Baker,

18 Ballan Shire Rate Book, 1865, VPRS 5557/P0- Unit 45 PROV (Ballarat).

19 Land Application no. 27374, op.cit.

20 *Bacchus Marsh Express*, 22 January 1870, p.2.

21 See heritage citation for the former police residence, 172 Inglis Street.

22 *Bacchus Marsh Express*, 30 December 1871, p.3.

23 Ibid., 27 April 1872, p.2. A.W. Miller was accused of 'selling grog without a license' by 'delivering bottles at houses which had a license, and to other late beer houses not licensed.' William Martin, Revenue Officer, gave evidence that 'there were bottles to Cooper at Blakeville, also for Matthew Brown.'

24 Ballan Shire Rate Book, op.cit., 1878.

25 Ibid.

26 Ibid., 1886 & *Victoria Directory* for 1884.

27 *Bacchus Marsh Express*, 3 November 1894, p.3.

28 See Certificate of Title, vol. 23450 fol. 930 & Land Application no. 27374, op.cit.

butcher, and Charles Lay, produce merchant.²⁹ Twelve months later in 1889, Atkinson advertised for sale by tender the property in the *Bacchus Marsh Express*:

Row of buildings containing Butcher's shop, Grain store, and Cottage, all occupied by tenants.
The above properties are situate in Inglis street, Ballan and belong to Mr. E. Atkinson.³⁰

The property did not sell and the premises continued to be occupied by Arkle, Baker and Lay. In January 1890, Atkinson again advertised the property for sale without success.³¹ On 13 April 1891, Atkinson was named as the sole proprietor as until this time, he was one of four parties to the property.³² This may have caused the lack of success in the sale the property. A third attempt to sell was made in May 1891 as advertised in the *Bacchus Marsh Express*:

SATURDAY, 30th MAY.
At 2.30 p.m.
SALE OF Township Property, Ballan.
By order of Edward Atkinson, Esq.
L.A. FAIRBAIRN has received instructions from EDWARD ATKINSON, Esq., to sell by Public Auction, at the Commercial Hotel, Ballan, on SATURDAY, 30th May, at half-past 2 p.m.
That valuable property, consisting of three tenements now occupied by Messrs. Wilkins and Barker, Mr. Chas. Lay, and Mrs. Arkle, respectively, being allotment 7, of section 6, parish and township of Ballan ...
33

On 4 June 1892, the property was purchased by Lachlan Alexander Fairbairn, auctioneer.³⁴ He in turn sold it to John Johnston, retired farmer.³⁵ He lived there until his death in 1902. At this time, the property (then valued at £175) was described as:

All that piece of land being Crown Allotment 7 Section 6 Ballan Parish of Ballan Country of Grant having a frontage of 100 links to Inglis Street by a depth of 502 links to Steiglitz Street with seven-roomed house thereon and one detached room – weatherboard.³⁶

Johnston's wife, Mary, continued to occupy the property until her death in 1905.³⁷ Valued at £100, it was sold to George Bull.³⁸ He in turn sold the property to John Joseph Day, a rabbit buyer, dealer and agent, in 1908.³⁹ He had a large cool store for the export of rabbits overseas, with his produce transported by train to Melbourne each day.⁴⁰ Also a fishmonger, Day is shown in an historical photograph outside his property in the early 20th century (Photo 4). The building had an elongated gabled roof form clad in corrugated galvanised steel, with projecting concave front verandah supported square, stop-chambered timber posts with moulded timber capitals. There were curved, solid timber verandah valances. Under the verandah the western portion of the building represented his dwelling, having a central four panelled timber door and flanking timber framed double hung 12 paned windows. The eastern portion of the building appears to have accommodated his business (and presumably the cool

29 This is inferred given that these people occupied the premises in 1889. See Ballan Shire Rate Book, op.cit., for that year.

30 *Bacchus Marsh Express*, 21 December 1889, p.2.

31 *Ibid.*, 11 January 1890, p.2.

32 Certificate of Title, op.cit.

33 *Bacchus Marsh Express*, 30 May 1891, p.2.

34 Certificate of Title, op.cit.

35 *Ibid.*

36 Johnston, John Joseph, Probate Administration files, 1902, VPRS 28/P2 Unit 612 PROV.

37 Johnston, Mary, Probate Administration files, 1905, VPRS 28/P0 Unit 1206 PROV.

38 Certificate of Title, op.cit. & vol. 3041, fol. 198.

39 *Ibid.* & Ballan Shire Historical Society notes.

40 *Ibid.*

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PLACE NAME: Mossfield

Place No. BA050

ADDRESS: 1/169 & 2/169 Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

store), with two four panelled timber doors and two larger timber framed double hung 12 paned shopfront windows reflecting the original construction as two shops. Day continued to live there until his death in 1951.



Photo 4: J.J. Day outside his fishmongery premises & dwelling, 169 Inglis Street, n.d. [early 20th century].

Source: Ballan Shire Historical Society.

Known as Mossfield, little change had been made to the building by the later 20th century, with only a temporary balustrade of timber railing and wire constructed along the front verandah (Photo 5). The building was in need of repair at this time.



Photo 5: Mossfield, n.d. [c.1980s].
Source: Ballan Shire Historical Society.

In more recent times, the building has been repaired, with one of the shopfront windows replaced with two timber framed double hung windows. Verandah balustrades have been introduced. The original property was also subdivided.

COMPARATIVE 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.

Commercial Buildings

The development of service towns like Ballan, mining towns (Blackwood, Gordon and Egerton), and agricultural townships such as Bungaree from the mid 19th century included the establishment of general stores, grocers, drapers and other commercial buildings to service the surrounding gold mining, or farm or timber industries. Some of the general and produce stores were associated and/or attached to other businesses, such as chaff mills the at Bungaree.

Today, less than 20 purpose-built shops and stores survive in the western region of the Moorabool Shire. One reason for the loss of commercial buildings has been fluctuations in populations (particularly for gold mining towns) and natural disasters, such as the bushfire of 1916 that destroyed much of Gordon's main street.

Other Commercial Buildings in Ballan

Mossfield at 1/169 and 2/169 Inglis Street is one of a small group of original commercial buildings constructed in the 19th century in Ballan. These buildings do not form a semi-detached terrace as Mossfield. These buildings include:

- Former Saddlery Store, 123 Inglis Street, Ballan (BA036) (Photo 6), built c.1874:⁴¹ this modestly-scaled, single storey, gabled building has an original timber framed and centred door opening with panelled timber and glazed door (the glazing possibly having been introduced), an early four paned timber framed shopfront window on the west side, and an introduced triple-lighted timber framed window on the east side. The front timber cladding simulating ashlar blockwork is early, as is the timber weatherboard gable infill. The bracketed front verandah is early (or a reconstruction of the early verandah) and there is introduced side vertical wall cladding. While the building has experienced some alterations, it is one of the earliest-surviving timber commercial buildings in Ballan. The building is not directly comparable to Mossfield.
- Ballan Hotel, 136 Inglis Street, Ballan (BA040) (Photo 7), built 1856:⁴² this rendered building was originally constructed of corrugated galvanised steel wall cladding that extended to form a parapet on the principal facades (the building appears to have been imported). Major alterations were carried out in 1928-30, with a gable roof added and the original corrugated steel wall cladding replaced with a rendered finish. The scale, construction and hotel function of the Ballan Hotel is not directly comparable to Mossfield (although Mossfield functioned for a short period as the Courthouse Hotel).
- Former Post and Telegraph Office, 140 Inglis Street, Ballan (HO24): built 1874,⁴³ this rendered two storey building is not directly comparable to Mossfield.
- Commercial Hotel, 151 Inglis Street, Ballan (BA044) (Photo 8): built in the early 1860s with major additions in 1868:⁴⁴ the parapeted, two storey, hipped roofed, rendered brick building is one of the most substantial in central Ballan. There are additions of the late 1920s recessively located on the east side, as well as other introduced features. The front post-supported verandah appears to have replaced an early convex verandah. The scale and construction the Commercial Hotel are not directly comparable to Mossfield.
- Former Commercial Bank, 157 Inglis Street, Ballan (HO23) (Photo 9): built 1867:⁴⁵ this Victorian Georgian styled two storey building has a parapeted basalt front façade augmented by sandstone quoinwork, stringcoursing and a battlemented parapet. The design, construction and function of this building are not directly comparable to the former saddlery shop.

⁴¹ See heritage citation for 123 Inglis Street.

⁴² See heritage citation for 136 Inglis Street.

⁴³ *A Pictorial History of the Shire of Ballan, op.cit.*, p.4 & 'A Heritage Walk Through Ballan.', Ballan Shire Historical Society, 1996.

⁴⁴ See heritage citation for 145 Inglis Street.

⁴⁵ Victorian Heritage Database online, Australian Heritage Database online & *A Pictorial History of the Shire of Ballan, op.cit.*, p.45.



Photo 6: Former Saddlery Store, 123 Inglis Street, Ballan, 2009.

Source: David Rowe.



Photo 7: Ballan Hotel, 136 Inglis Street, Ballan, 2009.

Source: David Rowe.



Photo 8: Commercial Hotel, 151 Inglis Street, Ballan, 2014.

Source: David Rowe.



Photo 9: Former Commercial Bank, 157 Inglis Street, Ballan.

Source: David Rowe and Wendy Jacobs.

In considering its original partial commercial purpose, Mossfield is one of a small group of commercial buildings in central Ballan constructed of timber in the 19th and very early 20th centuries. The other shops include:

- Two shops, 117 Inglis Street, Ballan: built in c.1894,⁴⁶ a single storey, double gabled building, it features a prominent parapet (that disguises the roof) and a projecting post-supported verandah with substantial fascia. There are two original timber framed, six paned shopfront windows and an off-centre ingo with panelled timber doors. There is also a timber and glazed door (which may have been introduced) at the west end. A fixed glazed attic window opening has also been introduced in the west gable end. This building is not directly comparable to Mossfield and it continues to function as a commercial building.
- Shop, 119 Inglis Street, Ballan: (built as two separate entities – the eastern-most shop was built in c.1897 and the adjoining shop built c.1925-30⁴⁷ – the earlier shop has a gabled roof form that traverses the front boundary (with double gabled roofs at the rear), while the later shop (west) has a broad gable roof form. The buildings have a semi-unified appearance defined by the projecting post-supported verandah with a substantial parapet/signage hoarding, the shopfronts

⁴⁶ A.W. Salter, draper, purchased the land in 1894 – see Certificate of Title, vol. 1048, folo. 422. It appears that Salter had the existing building constructed about this time. On 25 December 1897, p.3., the *Bacchus Marsh Express* reported that ‘the west half of the commoi8dous building recently erected by Mr A.W. Salter in Inglis street next to his drapery establishment [subject building] is being transmogrified into a four-roomed dwelling ...’

⁴⁷ *Ibid*, 10 April 1897, p.3, stated that ‘the latest addition to the business centre of Inglis street is a shop erected by Mr A.W. Salter ...’ It is known that this refers to the subject building as the later article of 25 December 1897 referred to his existing drapery, as previously outlined. The existing western portion of the dwelling has a gabled form and chimney reflective of interwar design and construction.

having broad ingoes with two paned windows and early surrounds. The east shopfront has early panelled timber doors and a fanlight above (the glazing in the upper panels may have been introduced). The west shopfront has double doors with timber and glazed panels and fanlights above (the glazing in the door panels possibly having been introduced). The shop is not directly comparable to Mossfield and it continues to function as a commercial building.

- Former Chambers Red House General Drapers Store, 130 Inglis Street, Ballan (BA039) (Photo 10): built 1913,⁴⁸ the most substantial and intact example of a timber commercial building in Ballan, the Red House store has a double gabled roof clad in corrugated sheet metal which terminates as hipped roof faces at the rear (similar to the former Ballan Times Printing Office). The front is characterised by a post-supported verandah with a prominent fascia hoarding, and the surviving eastern shopfront, with ingo, shopfront windows and frosted white and green transoms, and panelled timber stall boards. The former Chambers' Red House store is a much later building and the design is not directly comparable to Mossfield. The Red House continues to function as a commercial premises.
- Former Ballan Times Printing Office, 150 Inglis Street, Ballan (BA043): built in 1901,⁴⁹ this timber weatherboard building has a gabled roof form disguised by a prominent arched and stepped parapet to the front façade. The building is rudimentary in appearance, the front elevation being defined only by the parapet, timber framed multi-paned windows and a vertically boarded door. There is an original face brick chimneys with cream brick banding and a multi-corbelled top on the west side. The building is in good condition, having been substantially repaired. It is not directly comparable to Mossfield.



Photo 10: Former Chambers Red House General Drapers Store, 130 Inglis Street, Ballan, 2014.

Source: David Rowe.

⁴⁸ See heritage citation for 130 Inglis Street.

⁴⁹ See heritage citation for 152 Inglis Street.

West Moorabool Heritage Study (Stage 2a) Review, 2021**PLACE NAME:** Former Police Residence, Stables & Lock Ups

Place No. BA051

ADDRESS: 172 & 174-176 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 & Order

Condition: Good & Fair**Integrity:** Moderate-High**Photograph Date:** 1 April 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**

Victorian Heritage Register:	No
Victorian Heritage Inventory:	No
Local Planning Scheme:	No

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

National Trust (Victoria) Register:	No
--------------------------------------------	----

RECOMMENDED LEVEL OF SIGNIFICANCE:

Local Significance

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

External Paint Controls Should Apply?	No
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	Yes – <i>Stables, timber lockup and brick lockup</i>
Prohibited Uses May be Permitted?	No
Incorporated Document	No

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

The former police residence, stables, bluestone lock up and portable timber lock up at 172 and 174-176 Inglis Street, Ballan, constructed 1857 and 1861 with c.1880 additions is significant.

Elements which contribute to the significance of the place are:

- The c.1857 bluestone lockup
- The c.1861 police station, constructed of brick and bluestone with c.1880 additions
- The c.1861 brick police stables with early 20th century alterations and additions
- The portable timber lock up (relocated to the site in pre-1930)

Features which do not contribute to the significance of the place are the modern police building and modern shed at 174-176 Inglis Street.

How is it significant?

The former police residence, stables and two lock ups at 172 and 174-176 Inglis Street are of local historical, rarity and aesthetic significance to the Moorabool Shire.

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PLACE NAME: Former Police Residence, Stables & Lock Ups

Place No. BA051

ADDRESS: 172 & 174-176 Inglis Street, Ballan

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Why is it significant?

The former police residence, stables and two lock ups are historically significant as a rare example of a complex of rural police buildings in Victoria dating from the late 1850s and early 1860s. (Criterion B)

The complex is of historical significance as an important legacy of 19th century law enforcement at Ballan from the 1850s (with the construction of the bluestone lock up in 1857) and particularly from the early 1860s onwards (with the building of the original portion of the brick residence and stables in 1861 and the front gabled additions to the residence in 1880). All of the buildings reflect the standard design types established by the Victorian Public Works Department in the 19th century. The historical significance of these buildings is embodied in the surviving original and early building fabric. (Criterion A)

The complex of buildings is of aesthetic significance as a collection of intact nineteenth century police buildings which are largely intact to their original (or early altered) form, and demonstrate the principal characteristics of a class of building which was once commonplace, and is now rare. The former police residence is one of only four known surviving brick gabled police buildings of its type in rural Victoria. The dwelling has original and early design qualities following a standard Public Works Department (PWD) design and is largely intact to that design when considering its evolution of development (being its original construction in 1861 and addition of the front gable and verandah in 1880.) The bluestone lock up, located at the rear of the police residence is a highly intact representative (now rare) example of the single-celled bluestone lock up buildings constructed in the 1850s in Victoria for retaining criminals. Similarly, the portable timber lock is an excellent and intact representative example of the portable timber lock-ups constructed to a standard design by the Public Works Department design in Victoria in the nineteenth century. The portable timber design is especially expressed in the gabled roof form and the expressed stop chamfered timber posts with timber weatherboard wall cladding. (Criteria B and E)

SIGNIFICANCE OF COMPONENTS

Local Significance

- Former police residence, 172 Inglis Street.
- Former bluestone lock up, 172 Inglis Street.
- Former portable timber lock up, 174-176 Inglis Street.

Contributory Significance

- Former brick police stables, 174-176 Inglis Street.

Non Contributory

- Contemporary police station, 174-176 Inglis Street.
- Contemporary shed, 174-176 Inglis Street.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the properties at 172 and 174-176 Inglis Street as shown on the following map (Photo 1).



Photo 1: Aerial map

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION:

The former police residence, stables and lock-ups are situated on two separate sites at 172 and 174-176 Inglis Street, previously one allotment.

Property at 172 Inglis Street

The eastern allotment has the former police residence (now the Ballan Veterinary Clinic) and former blue stone lock up. A contextually small, rectangular allotment, the dwelling is located close to the front (southern) boundary, with a narrow side setback on the west side, wide setback on the east side and a small rear yard. The rear yard is largely characterised by an open grassed area with some trees and the former bluestone lock up on the rear boundary. There is a car park in the front portion of the eastern setback. The front is characterised by an introduced timber picket fence (approximately 1100 mm high) with shrubbery behind.

The symmetrical, single storey, face red brick Victorian styled dwelling is characterised by double gabled roof forms that traverse the site, and a front post-supported skillion verandah. The dark brick front portion of the dwelling represents the addition of 1880, while the rear gable and a projecting rear gabled wing (as defined by the lighter brick wall construction and possibly representing the original kitchen wing) defines the original police residence of 1861. Connected to the rear of the original dwelling is a recent hipped roofed addition of dark brick wall construction. All of these roof forms are clad in introduced corrugated sheet metal. Other original and early features of the dwelling include the two face brick chimneys with multi-corbelled tops at the front, rear brick chimney, wide eaves to the gable ends, timber framed double hung windows, bluestone window sills, and the central main doorway with transom above. The stop chamfered timber verandah posts appear to have replaced the original fabric. The dwelling is in good condition and of moderate-high integrity.

The modestly-scaled former lock up in the rear yard is of Victorian vernacular design having a steeply-pitched gabled roof form clad in galvanised corrugated steel, bluestone wall construction, early door

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opening with a timber door. The structure shows signs of weathering and is in fair condition. It is of high integrity.



Photo 2: Former Police residence, west elevation, 2014.



Photo 3: Former Bluestone Lock Up, 2009.

Property at 174-176 Inglis Street

A triangular allotment once the location of Ballan's courthouse, the site is now dominated by an early 21st century single storey police station with open grassed surrounds. On the east side is a concrete driveway that leads to a car park and the former brick police stables, introduced colorbond garage, and a former portable timber lock at the rear of the stables.

The former Victorian vernacular styled brick police stables has a gabled roof form clad in slate. The gable ends have timber weatherboard wall cladding with louvred timber ventilators. It appears that this gabled roof replaced the original roof in the early 20th century, given the concrete band above the brick walls and the lower eaves heights compared to other similar brick police stables. On the north elevation is an original segmentally-arched door opening having brick voussoirs and a vertically boarded timber door, while the large vehicular door opening on the south elevation has been introduced. On the east elevation are two bays of timber framed, louvred timber windows with bluestone sills. The building is in fair condition and of low-moderate integrity given the apparent alterations.

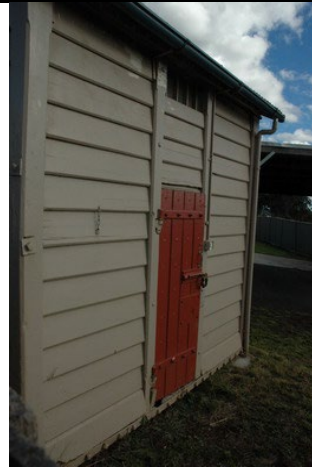
The portable lock-up is at the rear of the stables and it has a gabled roof form clad in corrugated sheet metal. The walls feature stop chamfered exposed timber posts with horizontal timber weatherboard wall cladding. The gable ends have timber ventilators and there are narrow window openings with wire mesh and vertical metal security bars. There are modest eaves while on the north elevation is an original vertically boarded timber door with substantial iron hinges extending across the entire door width and iron bolt latch and lock.



Photo 4: Former brick stables & portable lock up, 2009.



Photo 5: Former brick stables & portable lock up, 2009.

**Photo 5:** Former brick stable, south elevation, 2014.**Photo 6:** Former portable lock up, north elevation, 2009.

HISTORY:

The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.¹ 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 ‘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

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

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

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

⁴ *Ibid.*, pp.23-25.

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

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

⁷ *Ibid.*

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 Policing at Ballan

Initial Years

As early as 1852, police cadets were quartered at T.H. Pyke's homestead on the 'Upper Weiraby' to patrol the district and provide some protection to settlers against horse stealing, bush ranging and other crimes.¹⁰ In 1854 on his departure for England, Pyke advised the Police Department that he was no longer prepared to accommodate the cadets in the cottage known as 'The Barrack's on his property.¹¹ Arrangements were made for Cook's blacksmiths shop and dwelling to be leased, with the dwelling becoming the first police station at Ballan, and the rear forge the first lock up.¹² The property accommodated the town's first sergeant, Bolton, and two mounted constables, Hodge and Hanrahan.¹³ Twelve months later, the police took up Horne's 'Blue Station' (corner of Simpson and Cowie Streets), which, for the next three years constituted the police station, court house and lock up.¹⁴ At this time, the local police force comprised 1 mounted non-commissioned officer, two mounted constables, 1 foot constable, three troop horses and 1 draught horse.¹⁵

Before August 1856, a police paddock was selected in the northern portion of the Ballan township, with the Werribee River flowing through it.¹⁶ Although it was first planned to construct police barracks and a lock up on the site, it was found to be unsuitable given the inundation of flooding, and the only site for a station on the hill was considered too distant from the town.¹⁷

Development of the Police Site: 1857-1930

By August 1856, allotments 1, 2 and 3 of Section 5 fronting Inglis Street at the western end of Ballan was selected for police purposes.¹⁸ A contract for fencing the new police paddock (being triangular in layout) was approved on 26 January 1857 and the work was carried out by M. Shannon.¹⁹ In 1857, a bluestone lock up was built on the then open ground of the police paddock (Photo 7).²⁰ The police quarters were temporarily situated in a building owned by a Mr Henry Rose.²¹

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.L. Walsh in 'Early Ballan No. 44' in the *Ballan Times*, 24 January 1918, p.3 & J. Huggins, 'Law and Order – Ballan', in *The Settler, Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 4, no. 9, September 1997.

¹¹ *Ibid.*

¹² *Ibid.*

¹³ Walsh, *op.cit.* & Walsh, 'Early Ballan No. 50' in the *Ballan Times*, 11 July 1918, p.3.

¹⁴ *Ibid.* & Huggins, *op.cit.*

¹⁵ Huggins, *op.cit.*

¹⁶ *Ibid.*

¹⁷ *Ibid.*

¹⁸ See Township of Ballan Plan, 1954, VPRS 16171 PROV.

¹⁹ *Victoria Government Gazette*, 27 January 1857, p.180.

²⁰ 'Early Ballan No. 44', *op.cit.*

²¹ William Locke, Ballan, to Superintendent of Police, 5 August 1857, VPRS 937, Unit 1, PROV.



Photo 7: Bluestone lock up, 1982. Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image jc000669.

In 1859, a court house of timber construction was built on the western portion of the police paddock. This building served the Ballan community until a more substantial court building was constructed in Steiglitz Street in 1873.²² The old timber building was relocated to Trentham in the following year.²³ The relocation of court house and the previous uses of this part of the police paddock were outlined by Senior Constable Kilfeddle in 1874:

the ground alongside the station upon which the old courthouse stood is now vacant the courthouse having been removed to Trentham. This allotment has been always used by the police sometimes as vegetable garden and at other times it was used for the purpose of letting the troop horse have a run in it. It has been fenced in by the government and there are two gates on it connecting it with the station. There is also a brick water closet on it that has been always used for the prisoners confined in the watchhouse, and is still required for that purpose.²⁴

In 1860, it was recommended that new permanent police buildings be erected as the existing structures were 'deplorable, in a most dilapidated condition and almost uninhabitable.'²⁵ The lock up was also considered to be 'too far removed from the station.'²⁶ A three-roomed stone cottage with a four-stalled stone stable was sought.

The following year in 1861 witnessed the building of both the police residence and the stables building. A contract for the building of the brick, four-roomed police quarters was awarded to a Mr Snare and the works were completed in November 1861.²⁷ J.C. Edington and Co. were listed in *The Argus* as gaining the contract for erecting the brick, four stall stable and forage store building on 8 July 1861, but it appears

²² Huggins, *op.cit.*

²³ Kilfeddle to Superintendent of Police, Ballan, 9 April 1874, in 'Ballan Police Station' Crown Reserve file, Rs 6660, Department of Environment and Primary Industries, Ballarat.

²⁴ *Ibid.*

²⁵ Huggins, *op.cit.*

²⁶ *Ibid.*

²⁷ Victoria Police Contract Book, VPRS 977, Book 1, PROV.

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that the works were carried out by Wington and Co. for £300.2.6 and completed in August 1861.²⁸ The completed police residence featured a gabled roof form that traversed the site, with a hipped wing at the rear. There was possibly a post-supported verandah at the front.

In 1866, only 11 years since it was constructed, repairs were carried out to the lock up by Fraser and Munroe at a cost of £10.6.6.²⁹ Four years later in 1874, a portable timber police office measuring 15 feet by 12 feet was relocated to the Ballan police reserve,³⁰ the same year when allotments 1, 2 and 3 of Section 5 comprising the police site were reserved for police purposes.³¹

In August 1880, tenders were called for alterations, repairs and additions to the police residence.³² The proposed works were delayed for two months and they were reported in the *Bacchus Marsh Express*:

Retrenchment being the order of the day on the part of the present Government, it was generally supposed that the contract let some month or two ago for repairs and additions to our local police camp had been rescinded. However, such is not the case, as the contractor put in an appearance last week, and has commenced operations. The whole of the police quarters, with lock-up and stable, are to undergo a thorough repair, and not before it is needed. There is also to be an addition of two rooms in front, which will make the barracks more habitable than at present.³³

The additions to the dwelling had been completed by February 1881 (Photos 8 and 9).³⁴ The refurbished residence was characterised by a new gabled roof form (that traversed the site) at the front, having brick chimneys at each end, and a projecting post-supported front verandah. The dwelling comprised four rooms each measuring 14 feet by 11 feet 6 inches.³⁵

28 Ibid. & *The Argus*, 8 July 1861, p.2, 3.

29 Victoria Police Contract Book, op.cit.

30 'Application for Repairs at Ballan Station', 22 July 1884, VPRS 937/P0, Unit 117, PROV.

31 *Victoria Government Gazette*, 25 May 1895, p.1271. See also 'Ballan Police Station' Crown Reserve file, op.cit.

32 *Bacchus Marsh Express*, 14 August 1880, p.2 & *The Argus*, 20 August 1880.

33 *Bacchus Marsh Express*, 30 October 1880, p.3.

34 Huggins, op.cit.

35 'Application for Repairs at Ballan Station', op.cit.

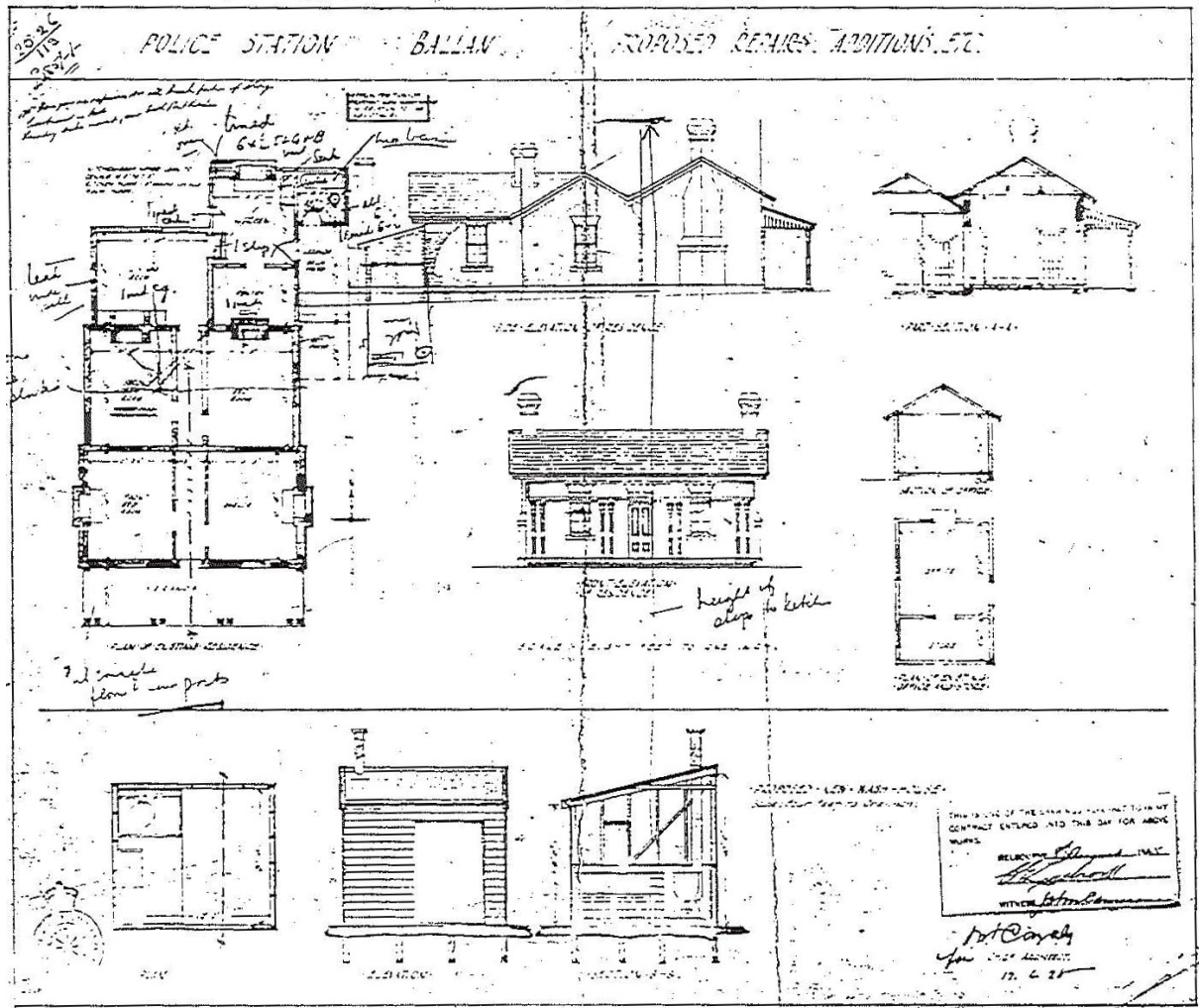


Photo 8: Drawing of the former Ballan Police residence with front additions, 17 June 1925.

Source: Janette Hodgson, Department of Environment and Primary Industries, Melbourne.

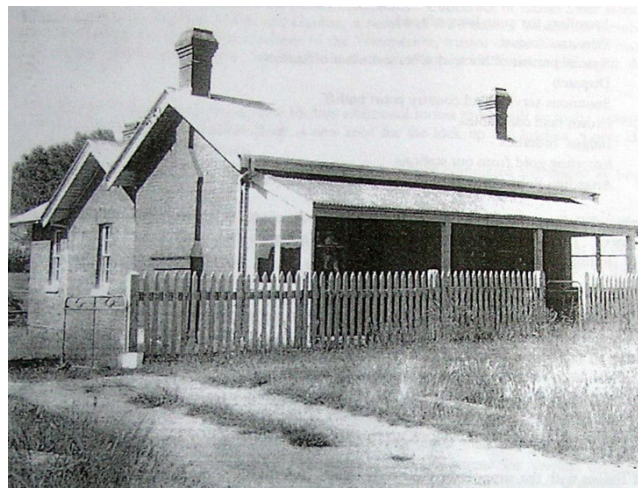


Photo 9: Former Police Residence, 1957.

Source: J. Huggins, *The Settler*, September 1997.

It would appear that not all the repairs sought by the Senior Constable Murphy stationed at Ballan, formed part of the initial contract. In 1884, he prepared a specification for repairs to the police buildings:

Two Front Rooms –

Whitewash ceilings. Size and paper walls with paper of approved patterns. Each piece to be worth two shillings (2/-) having a suitable border round ceilings.

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Front Passage –

Whitewash ceilings, clean size and paper walls, with the Sec [sic.]: marble, having paper border round ceiling to get (2) two coats of size and one coat of best varnish.

Back passage –

Distemper ceiling. Clean down walls.

Windows & Doors –

Two windows and frames and three doors and frames to get one coat of paint of approved color.

Dining Room –

Distemper ceiling. Wedge the door frame tightly with soft wood. Repair plaster with cement and paint same to match walls.

Office –

Paper walls and ceilings of both rooms of approved patterns. Each piece to be value for one shilling having paper border round ceiling. The two windows to have weatherboards fixed outside to keep out rain water. Secure and solder any defects that may be in the roof iron and spouting.

Kitchen -

Remove the bad or defective bricks from the back and hearth of fireplace and fill in the same with Col. Fire bricks.³⁶

A contract for the works at a cost of £12.16.0 was let to George William Shimmers.³⁷ In 1890, a further tender was advertised for repairs to the police station.³⁸ Hipped roofed additions were constructed at the rear of the dwelling in more recent times, and the roof cladding has been replaced and a range of other repairs carried out.

By 1930, a portable timber lock up had been relocated to the police site at Ballan as an additional cell.³⁹

Later Developments

In 1943, a new timber police station was erected on the police reserve, to the west of the police residence.⁴⁰ This modestly-scaled gabled building with a projecting skillion porch replaced the earlier portable timber office building relocated to the site in 1874. Fourteen years later in 1958, the police residence was sold to Sam Bray and the reservation of the property for police purposes was revoked. At this time, First Constable Pringle was stationed at Ballan.⁴¹ A new weatherboard dwelling was built to the west of the station. In May 1959, he was replaced with First Constable L.M. Murphy from Golden.⁴² Additions were made to the station building in 1975 to include a Sergeant's office and a staff kitchen.⁴³

³⁶ Snr Const. Murphy, 'Specification of Repairs required to the Police Buildings', 1884, VPRS 937/P0, Unit 117, PROV.

³⁷ Huggins, *op.cit.*

³⁸ *The Argus*, 12 December 1890.

³⁹ Huggins, *op.cit.*, mentions that there was a two cell lock up, which suggests that the exiting portable timber lock up had been relocated by this time, given that the original bluestone lock up was single-celled.

⁴⁰ *Ibid.*

⁴¹ *Ibid.*

⁴² *Ibid.*

⁴³ *Ibid.*



Photo 10: Weatherboard police station, 174-176 Inglis Street, 1957.

Source: J. Huggins, *The Settler*, September 1997.



Photo 11: Former extended police station with timber dwelling in background (left), c.1993.

Source: Ballan Police Station' Crown Reserve file, Rs 6660, DEPI, Ballarat.

By 1995, the police presence at Ballan included a sergeant, two senior constables and one constable.⁴⁴ In July 1996, the Police Minister, Bill McGrath, announced that a new police station (comprising a reception area, office, interview room, amenities and holding cell) was to be built in the western-most portion of the police reserve at a cost of \$400,000.⁴⁵

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 Comparable Police Buildings

Historical Context

In 1856 with the formation of the Public Works Department, police accommodation became a central government responsibility.⁴⁶ A large number of small police stations were erected throughout the remote areas of Victoria, moving away from the barracks accommodation that had previously predominated.⁴⁷ These buildings reflected the conventional domestic designs for the period, and were usually located on reserved sites which also included a gaol, lock up, court house and stabling (as mounted policing was the convention until the 1920s).⁴⁸ Further details on the permanent police dwellings constructed at the time of the Ballan Police residence are given by Frances O'Neill in 'Survey of Police Buildings':

... the residences of the 1860s were simple three or four roomed structures with outbuildings for cooking and washing. A separate kitchen was a common feature of colonial homes, particularly in rural areas, as a means of guarding against fire engulfing the whole building and endangering sleeping residents. Separate cooking from other household tasks and activities also was a concession to the climate since it kept the main house cooler.

44 *Ibid.*

45 *Ibid.*

46 F. O'Neill, 'Survey of Police Buildings', prepared for the Historic Buildings Branch, Housing & Construction Victoria, Ministry of Planning & Housing, 1990, kindly provided by Janette Hodgson, Department of Environment and Primary Industries, Melbourne.

47 *Ibid.*

48 *Ibid.*

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By 1858 there were no fewer than two hundred police, who, in addition to their normal duties, were engaged as clerks of petty sessions, goldfields bailiffs, treasury guards, inspectors of distilleries, crown land rangers, inspectors of slaughteryards, searchers of customs, inspectors of weights and measures, registrars of births, deaths and marriages, curators of intestate estates and court house cleaners. Such extra responsibilities mostly required office space in which to perform them, but this was not provided in the early police residences. At Bridgewater in 1891, a separate timber office was constructed beside the residence which had been built without one in 1883.⁴⁹

Other Surviving Police Residences in the Moorabool Shire

A number of 19th century police residences survive in the Moorabool Shire. They include:

- 117--119 Main Street, Bacchus Marsh (HO6):⁵⁰ The single storey, asymmetrical, hipped and gabled Late Victorian brick dwelling was built in 1890-93 to a design by the Public Works Architects, S.E. Bindley and H.R. Bastow. A new police station opened in 1930. The residence is substantially intact. It is not directly comparable to the police residence at Ballan. The dwelling is included as a heritage overlay in the Moorabool Planning Scheme.
- Former Police Quarters, 14 Clarendon Street, Blackwood (GP03):⁵¹ The single storey, gabled, prefabricated timber Victorian vernacular police quarters were first constructed in the early 1850s and relocated to the present site at Golden Point, Blackwood, in 1859. In 1871, the original steeply-pitched hipped roofed former court house was relocated and added to the police quarters as additional accommodation. The building complex appears to be in good condition and moderate-high integrity (when considering the relocated court house as an important addition to the quarters). The former police residence at Blackwood is not directly comparable to the dwelling at Ballan.
- Former Police Station, 29 Main Street, Myrniong (HO186):⁵² The symmetrical, single storey, steeply pitched hipped roofed Victorian vernacular styled bluestone dwelling has a skillion verandah at the front, including bluestone end walls. The dwelling appears to be substantially intact, with original front timber framed 12 paned double hung windows and central four panelled timber door, and quoinwork to the openings. It was built in c.1870 by John Swannel and it functioned as the local policed station until 1919, when it was sold to private tender. The building appears to be in good condition and is substantially intact. It is not directly comparable to the dwelling at Ballan. There is also an early brick gaol at the rear. The dwelling and goal are included as a heritage overlay in the Moorabool Planning Scheme.

Other Comparable Police Residences in Victoria

In 'Police Buildings in Victoria: Survey of Building Types', Frances O'Neill has defined the former Ballan police residence as a 'type A.2.1.2', being 'Domestic Style 1858-1950, Victorian, Double Fronted with Verandah'.⁵³ In addition to the police dwelling at Ballan, seven similarly-designed houses were built throughout Victoria. Those at Daylesford, Rosebank, St. Andrews and Tylden have been demolished.⁵⁴

Surviving examples include:

- Avenel, 23 Queen Street:⁵⁵ Built in c.1876, the symmetrical, rendered brick, single storey, Victorian styled dwelling has a hipped roof form clad in slate, two symmetrical rendered brick

49 Ibid.

50 R. Peterson, 'Bacchus Marsh Heritage Study', prepared for the Bacchus Marsh Shire, 1995.

51 See heritage citation in this study for further details.

52 Peterson, op.cit.

53 O'Neill, op.cit.

54 Emailed information from Janette Hodgson, op.cit., 29 September 2014.

55 O'Neill, op.cit.

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chimneys, projecting post-supported front verandah, central front doorway and flanking timber framed double hung windows. There is a rear skillion wing constructed in timber weatherboards. The dwelling is not immediately comparable to the residence at Ballan given its hipped form.

- Learmonth, 329 High Street (HO180 Ballarat City Council):⁵⁶ Constructed in 1861 as a gabled brick dwelling with a rear gabled wing and a projecting post-supported front verandah that faced onto the east side of the site, substantial Federation styled red brick and tiled additions were carried out at the front in 1904-05, obscuring the original fabric. The initial dwelling was directly comparable with the residence at Ballan. At the rear of the site at Learmonth are early gabled brick gaol and stables outbuildings. The gaol was built in 1863 and the stables in 1861.
- Redbank, 68 Navarre Street:⁵⁷ Possibly built in 1866 on an earlier site, the existing gabled brick dwelling was either constructed or re-erected on the present site in 1879-80. The symmetrical, face brick, gabled dwelling has a projecting front post-supported verandah, central doorway and flanking timber framed double hung windows. The main roof is clad in slate and the verandah roof in corrugated sheet metal. The characteristic wide eaves to the gable ends have been altered on the west elevation. The design and construction of the former police dwelling at Redbank is directly comparable to the dwelling at Ballan. Although identified as having local significance, no heritage overlay applies to the dwelling at Redbank.

Stylistically, possibly one of the more comparable police dwellings with the original (1861) design of the police quarters at Ballan was the police residence at St. Arnaud (now demolished). Built in 1862, the brick dwelling had a gable roof form that traversed the site and a projecting front hipped roof verandah supported by timber posts with curved timber brackets.⁵⁸ There were wide eaves to the gable ends, prominent brick chimney at one end, central four panelled timber door and flanking timber framed double hung windows at the rear. All of these features are characteristic of the existing dwelling at Ballan. Extant on the former police site at St. Arnaud is a gabled brick lock up (also built in 1862) in fair condition and moderate-high integrity.⁵⁹ A brick stables (built in 1862) has been demolished.

Another more comparable surviving example of the type is the former police residence at 12 Blucher Street, Strathfieldsaye (HO830 Greater Bendigo City Council). Built in 1862, the face red brick dwelling has a gabled roof form that traverses the site, with a hipped wing at the rear and a front skillion verandah.⁶⁰ The roof forms are clad in slate. The verandah is supported by paired timber posts. There are the characteristic wide eaves to the gable ends, rendered chimneys, central front doorway and flanking timber framed double hung windows. The dwelling has local significance and is identified as a heritage overlay in the Greater Bendigo Planning Scheme.

The former police residence at Ballan is therefore one of only four known comparable police dwellings of its type (gabled with front verandah and brick construction) built in the 1860s and 1870s in Victoria. The dwelling at Ballan represents one of the earlier examples, albeit with the early front gabled addition.

Other Comparable Brick Police Stables

The necessity for stabling is also outlined by Frances O'Neill:

⁵⁶ Ibid. & emailed information from Wendy Jacobs, Architect & Heritage Consultant, Ballarat, 30 September 2014.

⁵⁷ W. Jacobs & K. Twigg, 'The Pyrenees Shire: Avoca Shire Heritage Study 1864-1994' commissioned by the National Estate Committee (Victoria) and Shire of Avoca, vol. 3, 1995.

⁵⁸ Description based on an early photograph by the National Trust of Australia (Victoria) in the Victorian Heritage Database online, 29 September 2014.

⁵⁹ W. Jacobs, V. Johnson, D. Rowe & P. Taylor, 'Northern Grampians Shire Heritage Study Stage 2', prepared for the Northern Grampians Shire, 2004.

⁶⁰ Context Pty Ltd, 'Former Shires of Shires of Mclvor and Strathfieldsaye Heritage Study', prepared for the City of Greater Bendigo, 2009.

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The provision of stabling for their [the police] horses was an early priority. Each station required an area to graze horses which was known as the Police paddock.⁶¹

The original gabled four-stall stable and forage store building constructed of brick formed a standard design by the Victorian Public Works Department from the late 1850s. At least 22 brick police stables (described by Frances O'Neill as the 'I.2' type) were built in Victoria between 1859 and 1913.⁶² Those surviving include those at:⁶³

- Carisbrook (built 1863).
- Talbot (built 1872-73).
- Smythesdale (built 1859).
- Casterton (built 1907-08).
- Dandenong (built 1859).
- Euroa (construction date not known).
- Eltham (built 1859).
- Dunolly (built 1862).
- Gisborne (built 1861).
- Strathfieldsaye (built c.1863).
- Beechworth (built 1871).
- Stawell West (built 1872-73).
- Learmonth (built 1861).

The building at Ballan is therefore one of a notable number of surviving brick police stables buildings in Victoria. There are more intact examples than the stables at Ballan.

Other Comparable Stone Lock Ups

A key building that formed part of the function of the police reserve was the lock up as outlined by O'Neill:

The essential adjunct to every police station was a lock up to confine those arrested by the police until they could be transferred to the nearest gaol. ... The building materials for lock ups varied according to local availability. Stone lock ups were built in such locations as Camperdown, Balmoral Cavendish and Dunkeld, using Western District volcanic bluestone.⁶⁴

The modest, gabled, bluestone lockup at Ballan has been identified as a 'G.2' type. At least 37 stone lock ups were constructed in Victoria in the 19th century.⁶⁵ The earliest are those at Portland (built in 1850), Port Fairy and Brighton (built in 1851). Those of similar age to the Ballan structure include the lock ups at Flemington and Hamilton (built in c.1850s), Aitken's Gap (built in 1857 and relocated to Sunbury in 1991), Bacchus Marsh (early lock up built in 1858), Broadmeadows, (built in 1858), and Richmond, Broadmeadows, Creswick, Port Albert and St. Kilda (possibly built before 1859).⁶⁶ From the available evidence, it would appear that the lock up in Ballan is one of the smaller (single-celled) examples.

Other Comparable Portable Lock Ups

The former portable lock up at the rear of the police stables at 174-176 Inglis Street was part of a standard design approach by the Public Works Department. From the 19th century, the timber lockups

61 O'Neill, op.cit.

62 A list prepared from the DSE Police Buildings Heritage Inventory was supplied by Janette Hodgson in 2009 & O'Neill, op.cit.

63 Ibid.

64 Ibid.

65 Ibid., from a list supplied by Janette Hodgson in 2014.

66 Ibid.

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were built close to the police station. They were often designed to accommodate only one prisoner at a time, 'being influenced by contemporary thinking on criminal reform: that solitary confinement would aid reform.'⁶⁷

The portable lock up buildings of the 19th and very early 20th centuries have been identified by Helen Doyle in *Dispensing Justice: Historic Survey of the Theme of Justice in Victoria* as being significant as a type. She states that 'while in several cases surviving lock ups have been relocated from their original site, the typical position of the lock up at the police reserve reflects the important association of the lock up in early policing in Victoria. For the tourist public, lock ups are valued as a vernacular novelty and for their association with the social history of punishment.'⁶⁸

The design of the former police lock up at Ballan closely relates to the standard Public Works Department drawings for 19th and early 20th century police lockups in Victoria. In particular, the design of the former lock up Ballan closely reflects the drawings of the Casterton Lockup, dated 16 April 1907.⁶⁹ Other known surviving comparable examples are at Alexandra (HO23 Murrundindi Shire), Bacchus Marsh (HO6 and H1546), and Lorne (HO108 Surf Coast Shire).⁷⁰

Overall, the former police residence, stables, stone lock and portable timber lock up represent a rare grouping of a surviving police complex in rural Victoria. While the stables and portable lock up have been excised from the police dwelling allotment, the buildings are visually connected to each other. Such a complex of the early 1860s still survives at Learmonth, while the stables are also extent on the site of the former police residence at Strathfieldsaye.

⁶⁷ H. Doyle, *Dispensing Justice: History Survey of the Theme of Justice in Victoria – A Cultural Network Study*, Department of Sustainability & Environmental, May 2000.

⁶⁸ *Ibid.*

⁶⁹ D. Rowe & W. Jacobs, 'Surf Coast Shire Heritage Study Stage 2B', prepared for the Surf Coast Shire, 2008, sourcing information supplied by Janette Hodgson, 2007.

⁷⁰ *Ibid.*

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Place No. BA054

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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

Theme 8.3: Health and Welfare

Condition: Good**Integrity:** Moderate-Low**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?	Yes – <i>English Oaks and English Elms</i>
Fences &/or Outbuildings of Note?	Yes – <i>timber stables</i>
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 Victorian stone residence and timber stables known as Westcott at 188 Inglis Street, Ballan, constructed c.1864-65, is significant.

Elements which contribute to the significance of the place include the c.1864 residence with later Interwar additions, the mature Oaks and Elms to the west and north west of the site and the c.1865 timber stables with attic storey.

Elements which do not contribute to the significance of the place include all alterations and additions post c.1940.

How is it significant?

Westcott at 188 Inglis Street, Ballan, is of local historical significance to the Moorabool Shire.

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Why is it significant?

Westcott at 188 Inglis Street is historically significant as one of the earliest surviving residential complexes in the township of Ballan. Unlike other early residential buildings which survive from this period, largely built for the working class, Westcott is an example of the early residential development constructed for the middle class. The arrangement of the residence and stable/coach house on a large lot, the design of the residence itself and the early plantings of specimens of English Oak and Elms on the western boundary demonstrate a more sophisticated approach in terms of the form, style, materials. Built in c.1864-65, the residence and stables were constructed for local solicitor, Richard Ocock and his wife, Mary, who resided at Westcott until the early 1880s. The property remained in the Ocock family ownership until 1938. While the dwelling has experienced a number of alterations and additions, the historical significance of the place is mainly embodied in the discernible, Victorian Picturesque vernacular design that continues as a legacy of the more affluent lifestyle of one of Ballan's eminent residents from the early 1860s. (Criterion A)

The use of the building from 1914 through to the early 1930s is also of historical significance, as the first place in Ballan to provide regular medical and midwifery care in the district to the women of Ballan, contributing to the overall health, and in particular for the improvement in infant and mother care and mortality rates. The physical fabric associated with this period is represented in the Interwar rendered blockwork section of the building. (Criterion A)

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the southern, fenced portion of the site at 188 Inglis Street, Ballan, as shown on the following map (Photo 1).



Photo 1: Aerial map.

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION: ¹

Westcott at 188 Inglis Street, Ballan, is located on a large allotment that extends to the southern banks of the Werribee River. Much of the land is open, grassed paddocks. A smaller (and yet still contextually substantial) allotment comprises the 'home' paddock, with mature English Oak and Englis Elm trees in the rear, north-west corner. Other mature English Elms and Oaks are located on the west side and at the front, along with more recent garden beds and hedging. The front of the property has an introduced, visually permeable, timber post and horizontal timber paling fence approximately 1400 mm high, together with timber framed gates.

The asymmetrical, single storey, Victorian Picturesque vernacular styled dwelling has a steeply-pitched gable roof form that traverses the east side of the site, together with a steeply-pitched and parapeted gabled wing that projects towards the front. These roof forms are clad in corrugated sheet metal. This front gabled wing is constructed of random bluestone and brick, with face brick voussoirs and quoinwork about the window opening on the west side. There is a central rectangular niche and the parapet has a rendered coping, with ends of the parapet coping being flat. Surmounting the apex of the front gabled wing is a rendered brick chimney with hexagonal pots. The traversing gabled wing is also constructed of random bluestone wall construction, and it has been extended at the east end with a gabled addition clad in corrugated sheet metal. There are narrow eaves. The front of the east wing is a parapeted skillion addition constructed in rendered blockwork. It appears to date from the interwar period (c.1920s-30s) and has a timber framed 12 paned double hung window at the front (which may have been recycled from elsewhere).

Entry to the dwelling from Inglis Street is by a door opening in a recessed porch from the skillion addition, or from an introduced gabled porch through to a parapeted, rendered masonry skillion wing on the west side. The west elevation of this wing has introduced concrete block wall construction a bank of timber framed windows (a large fixed light is flanked by timber framed double hung windows). The wall and window infill may date from the late interwar period. At each of end of this skillion wing are rendered brick chimneys. A small, introduced skillion wing projects from the west wing which extends to the rear to connect with an early timber weatherboard skillion addition and an early gabled timber weatherboard wing with a chimney at the north end.

At the rear of the main parapeted front gabled wing are a rendered brick chimney and a slightly elevated and early hipped roofed wing with a rendered chimney surmounted by hexagonal posts. This wing has timber corrugated sheet metal roof cladding and timber weatherboard wall cladding, and a skillion verandah on the east side which appears to have been infilled and extended with another skillion addition. There also appear to be timber framed double hung windows, although a bank of timber framed windows at the north end of the rear hipped wing may have been introduced. There is also a skillion addition that projects from the main traversing gabled wing on the east side.

Near the south-west corner of the site is an early elevated, gabled stables outbuilding with gabled attic. It is constructed of corrugated sheet metal wall cladding, timber weatherboard wall cladding and vertically boarded doors. Window openings have been boarded over. The building is in poor condition but it appears to be of high integrity when viewed from Inglis Street.

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.

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Photo 2: Westcott, south elevation (from the south-west), 2014.



Photo 3: Westcott, west elevation (from outside the property in Inglis Street), 2009.



Photo 4: Westcott, distant view of east elevation (background), 2009.



Photo 5: Westcott stables, south and east elevations, viewed from Inglis Street, 2014.

HISTORY:

The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.² 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 Westcott

Westcott at 188 Inglis Street is located on original allotment 5 of Section 1 in the Parish of Gorong.¹¹ Along with adjoining allotment 6, it was first purchased by Michael Shannon, possibly in 1850.¹² By 1864, it appears that Shannon had sold allotment 5 to either Richard Ocock, solicitor, or his son-in-law, Dugald Macpherson.¹³ Initially, Ocock lived at 'Tyne Cottage', Simpson Street, until 'Wescott' was constructed by David Pearpoint, stonemason, in c.1864-65, as Ocock was in residence in 1865.¹⁴ A timber stables outbuilding also appears to have been built at this time. With his wife, Mary Rebecca (nee Musgrave), Ocock lived at 'Wescott' until his retirement in 1882 when he went to live with his daughter, Mary Elizabeth Macpherson at 'Bungeeltap' homestead.¹⁵ Ocock had a clearing sale at Westcott of drawing room, dining room and bedroom furniture on 19 September 1882, a month after the death of this wife.¹⁶ The life of Mrs Mary Rebecca Ocock was commemorated with the unveiling of a stained glass window by Ferguson and Urie at St. John's Anglican Church, Ballan, in March 1883.¹⁷ Richard Ocock died at 'Bungeeltap' four months later on 10 July 1883.¹⁸

Born on 29 September 1804 at Crediton, Devon, England, to Richard senior and Elizabeth (nee Pring), Richard Ocock junior married Mary Musgrave on 1 July 1833.¹⁹ He trained in the law and in 1831 he 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 See Parish of Gorong Plan, 1877, VPRS 16171, PROV.

¹² *Ibid.* The plan did not list the date when Shannon acquired the land, but the adjoining land had sold on 4 February 1850.

¹³ The Ballan Shire Rate Book, 1864, VPRS 5557/P0 Unit 45 PROV (Ballarat) listed Richard Ocock as owner of land in the Parish of Gorong with a net annual value of £35. According to details on the letters and notebook of Richard Ocock, 1863-1868, State Library of Victoria, accession no. H16748, Ocock was in Ballan by 1864. Yet, according to J.H. Walsh in 'Early Ballan No. 52' in the *Ballan Times*, 15 August 1918, p.3, 'Wescott' was built for Dugald Macpherson of 'Bungeeltap'.

¹⁴ See J.H. Walsh, 'Early Ballan No. 50', *Ballan Times*, 11 July 1918, p.3 & 'Early Ballan No. 52', *Ballan Times*, 15 August 1918, p.3. Ocock was listed as occupier and Macpherson as owner in the Ballan Shire Rate Book, *op.cit.*, for 1865. The property had a net annual value of £30, which might suggest that the dwelling was under construction in 1864 given that Ocock was listed as owner of "land" with a net annual value of £35 in the Rate Book.

¹⁵ See 'Richard Ocock' at EurekaMedia at http://eurekaMedia.org/Richard_Ocock. The last listing of Ocock at 'Westcott' was in the Ballan Shire Rate Book, *op.cit.*, for 1880.

¹⁶ *Bacchus Marsh Express*, 16 September 1882, p.2 & 10 March 1883, p.3.

¹⁷ *Ibid.*, 19 March 1883.

¹⁸ *Ibid.*, 14 July 1883, p.2.

¹⁹ 'Richard Ocock', *op.cit.*

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an Attorney in the Court of Kings Bench, Westminster.²⁰ Emigrating to Sydney in 1839, he practised law between 1842 and 1848, his clients including John Pascoe Fawkner, the Were brothers, and the estate of John Batman.²¹ In September 1852, Ocock joined A. Lynn's law practise in Ballarat, travelling to work from Ballan.²² Ocock practiced alone in the ensuing years and in 1854 he became the first Master in the Chair of the Ballarat Freemason's Victoria Lodge.²³ He later relocated to Melbourne where he frequently appeared at the County and Supreme Courts.²⁴

By 1864, Ocock had returned to Ballan where he was one of two solicitors in the town, the other being his brother-in-law, Arthur Musgrave.²⁵ In addition to his work, Ocock also made a significant contribution to the local community. He was a Trustee of the old Ballan Cemetery, an active member of the Mechanics' Institute (being Vice-President in 1868) and Chairman and Correspondent of the State School Board of Advice in the late 1870s.²⁶ On his death in 1883, the high esteem held by Ocock was reported in the *Bacchus Marsh Express*:

Many of your readers will hear with regret of the death of Mr. Ocock, who was for many years so well known as a solicitor, and resident of Ballan. His death took place on Tuesday at Bungeeltap, where he had been living for the last eleven months. He will be buried in the new cemetery, this (Thursday) afternoon. The deceased gentleman was so well and so widely known that any details from me would be superfluous. His kind heart and genial manner made him a general favourite, and he was equally well known as an ardent sportsman and admirable horseman. He was nearly 80 years of age.²⁷

Ocock's son-in-law, Dugald Macpherson, was born at Ashens, Argyllshire, Scotland on 9 September 1820.²⁸ Educated at Glasgow University, he emigrated to Australia in 1840, arriving in Victoria on 13 August of that year.²⁹ He entered into partnership with William Taylor and took up unoccupied country on the Moorabool River near Geelong.³⁰ In 1843, Macpherson moved inland to explore the country on the Wimmera River and took up Ashens and Longerenong homesteads in 1844.³¹ In May 1851, he purchased Western Strathdownie Station on the Glenelg River.³² The following year in 1852, he married Mary Elizabeth Ocock in Melbourne.³³ In March 1854, Macpherson purchased Bungeeltap and in 1861 he commissioned David Pearpoint to construct a substantial two storey homestead.³⁴ In c.1876, he bought the adjoining property, Emly Park.³⁵ He contributed much to community life as a Life Governor of the Ballarat Orphanage and Hospital, member of the Ballan Shire Council for 18 years (serving as

20 Ibid.

21 Ibid.

22 Ibid. It appears that Ocock may have lived at 'Tyne Cottage'.

23 'Richard Ocock', op.cit.

24 Ibid.

25 Family connections between Musgrave, Ocock and Macpherson are given in Richard Ocock, http://eurekaedia.org/Richard_Ocock. See also J. Davis, 'Musgrave's of Devon, England', <http://genforum.genealogy.com/musgrave/messages/746.html>

26 See for example, the *Bacchus Marsh Express* for 25 January 1868, p.3, 9 January 1869, p.3 & 28 June 1879, p.3.

27 *Ibid.*, 14 July 1888, p.3.

28 A. Henderson (ed.), *Early Pioneer Families of Victoria and Riverina: A Genealogical and Biographical Record*, facs. edn., The Genealogical Society of Victoria Inc., 2004, first edn McCarron Bird and Co., Melbourne, March 1936, pp.283.

29 *Ibid.*

30 *Ibid.*

31 *Ibid.*, pp.283-284.

32 *Ibid.*

33 *Ibid.*, p.284.

34 *Ibid.*

35 *Ibid.*

President for three terms), Justice of the Peace, and a founding member of the Ballan Presbyterian Church.³⁶

It is unclear whether Macpherson had a financial interest in 'Wescott'.³⁷ After Ocock's removal to 'Bungeeltap' in 1881-82, Westcott was leased to John Richmond, a draper.³⁸ He continued occupation until at least 1886 and in 1891 Dr Frederick Day was the occupier.³⁹ A succession of occupants were listed as residing at 'Wescott' in the following years, including Shaftesbury Cooper, electoral registrar in 1895; George Shimmen, painter, in 1901-02; Thomas McGillivray, grazier, in 1903; J. Nelson in 1905-06 and John Anthony Atkinson, grazier in 1910-12.⁴⁰ Two years later in 1914, Elizabeth Knight, a member of the Australian Trained Nurses' Association, sought permission for Westcott to be registered as a private hospital.⁴¹

Ownership of Westcott throughout the early 20th century was retained by Mrs Mary Macpherson.⁴² It has not been ascertained whether the property had been bequeathed to her by her father, Richard Ocock, or whether she or Dugald Macpherson had been the original owner. On her death in 1916, Westcott was described as a 'brick cottage' with a value of £250.⁴³ It was bequeathed to three of her four daughters: Mrs Alice Jane Webb; Mrs Mary Adelaide Mackenzie; and Miss Margaret Macpherson, all of whom were either trained in or involved in nursing.⁴⁴ The following obituary was given for Mrs Mary Macpherson in the *Gordon, Egerton and Ballan Advertiser*:

The late Mrs Macpherson, of Bangeeltap, whose death was reported in last week's Advertiser, was a native of Exeter, England, and a daughter of the late Mr Richard Ocock, solicitor, Ballan. She was married at St Kilda in 1852, and spent the first two years of her married life in the Wimmera, and was the first white woman to go to that part of Victoria, which was then inhabited by aboriginals. In 1854, Mr Macpherson, (who died 16 years ago) having purchased Bangeeltap [sic], Mrs Macpherson went there to live, where she resided till her death. Eight sons and five daughters were born at Bangeeltap. During her 62 years residence at Bangeeltap Mrs Macpherson had many and varied experiences, one of which was a corroboree amongst the blacks, which she witnessed. She was one of the first members of the Ballan Presbyterian church, laid the foundation stone, presented a large window, and with her husband was a most liberal supporter for many years. The Rev E. J. Welsh conducted an In Memoriam service in the church on Sunday last. The service was largely attended by many friends of the deceased lady.⁴⁵

Westcott continued to function as a private hospital after Mrs Macpherson's death during the ownership of her three daughters. Miss Margaret Macpherson spent most of her final years from c.1920-24 at 'Kooyooa', Chatsworth Road, Brighton, in a flat owned by her sister-in-law, Mrs Charles Richard Macpherson.⁴⁶ Miss Macpherson had been 'in a delicate state of health' and 'spent the whole of her

36 *Ibid.*

37 According to the Probate Administration files in the Estate of Dugald Macpherson in 1901, he did not own any Real Estate (see VPRS 28/P0 Unit 608 PROV). Yet he was listed as owner of 'Westcott' between 1867 and 1868, and then Ocock was listed as owner between 1878 and 1880 in the Ballan Shire Rate Books, op.cit.

38 Ballan Shire Rate Books, op.cit., 1881.

39 *Ibid.*, 1891.

40 *Ibid.*, 1895, 1901-02, 1903, 1905-06, 1910-11 & 1911-12.

41 *Bacchus Marsh Express*, 6 June 1914, p.4.

42 See Ballan Rate Books 1905-06, 1910-11, 1911-12 & Macpherson, Mary Elizabeth, Probate Administration files, 1916, VPRS 28/P3 Unit 650 PROV.

43 *Ibid.*

44 *Ibid.*, VPRS 7591/P2 Unit 548 PROV & Henderson, op.cit., pp.286-287.

45 *Gordon, Egerton and Ballan Advertiser*, 25 August 1916, p.4.

46 Macpherson, Margaret, Probate Administration files, 1924, VPRS 28/P3 Unit 1439 PROV.

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time on the balcony of the house.⁴⁷ She was cared for by her sister in-law.⁴⁸ She returned to Westcott where she died on 4 March 1924.⁴⁹ Miss Macpherson's share of Westcott was bequeathed to her sister, Mrs Jessie Musgrave Mogg, on her death in 1924.⁵⁰ At this time, Westcott was described as 'an eight roomed bluestone dwelling.'⁵¹ The initial valuation of £750 had been revised down to only £250 because the dwelling was 'in bad repair.'⁵²

It was also in 1924 when a lease was secured by Matron Campbell and Sister A.M. David for the continued function of Westcott as a private hospital for 'midwifery and other patients.'⁵³ It appears that Westcott continued as a private hospital in the following years. In c.1934, after the death of her husband, Charles Webb, at Southport, Queensland,⁵⁴ Alice Webb returned to reside a Westcott.⁵⁵ She died on 12 November 1938, having been President of the Ballan branch of the Australian Red Cross, President of the local branch of the Australian Women's National League, an active worker for the Presbyterian Church, and a Life Governor of the Eye and Ear Hospital, a title bestowed to her 'in appreciation of her work in connection with that institution.'⁵⁶ Alice Webb was the last member of the Macpherson family to reside at Westcott.⁵⁷



Photo 6: Westcott, south elevation of projecting parapeted gable wing on the west side, n.d. [c.1940s]. A timber post and rail and cyclone wire fence had been erected on the Inglis Street boundary by this time.
Source: Ballan Shire Historical Society.



Photo 7: Westcott, dwelling and stables as viewed from Inglis Street, n.d. [c.1940s].
Source: Ballan Shire Historical Society.

47 Ibid.

48 Ibid.

49 *The Argus*, 6 March 1924, p.1.

50 Macpherson, Margaret, op.cit.

51 Ibid.

52 Ibid.

53 *Ballan Times*, 12 June 1924 and *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, September 2006.

54 *South Coast Bulletin*, Queensland, 4 August 1933, p.3.

55 Henderson, op.cit., p.286.

56 Ibid.

57 *The Settler*, op.cit.

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.

Victorian Houses

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.

Victorian Picturesque

Few in number are the examples of a Victorian Picturesque style. These dwellings were built between the mid and late 19th century and are defined by either steeply pitched gabled roof forms and projecting verandahs, or a combination of hipped and steeply pitched gabled roof forms.

Other Early Townhouses in Ballan

Westcott represents one of very few remaining dwellings of the 1860s in or near the Ballan township. Other surviving dwellings of the late 1850s and early 1860s include:

- Former St Paul's Presbyterian Manse, 73 Inglis Street, Ballan (BA014) (Photo 8): built in 1869-70 to a design by Dugald Macpherson,⁵⁸ the altered, asymmetrical Victorian Italianate styled dwelling has a hipped roof form and a minor shallow-gabled wing with a faceted bay window at the front, as well as a front hipped-roofed verandah. The dwelling has been greatly altered. Compositionally, the original design of the manse – with had a steeply gabled roof form that traversed the site and a projecting minor gabled wing at the front – had a passing resemblance to Westcott. The former manse is less intact than Westcott.
- The Mill Cottage, 96 Inglis Street Ballan (BA024) (Photo 9): built in 1857,⁵⁹ the moderately intact painted stone Victorian Georgian dwelling has as prominent steeply-pitched, hipped roof form with a broken back post-supported return verandah. There are early brick chimneys (now overpainted), front doorway and panelled timber door, timber framed double hung window at the front and also a larger timber framed casement windows. Stylistically, The Mill Cottage is not comparable to Westcott. Historically, both original owners/occupants made an important contribution to the progress of Ballan.
- The Avenue, 122 Inglis Street, Ballan (BA034) (Photo 10): built in 1863-64,⁶⁰ the moderately intact timber weatherboard Victorian Picturesque dwelling has double gabled, steeply-pitched roof forms with prominent brick chimneys. The post-supported verandah at the front may have been introduced in the 1920s or 1930s. Stylistically, it is not comparable to Westcott. Historically, both original owners/occupants made an important contribution to the progress of Ballan.

⁵⁸ See heritage citation for St. Paul's Uniting Church complex for further details.

⁵⁹ See *The Argus*, 10 July 1856, p.3 & *The Age*, 4 March 1847, p.6 & 16 September 1858, p.3 which clearly suggest that 'Millfield' was built in 1857.

⁶⁰ The unimproved land at 122 Inglis Street was sold on 8 February 1859 (see *The Argus* 9 February 1859). The original occupant, A.T. Musgrove, solicitor, was first in the Ballan Shire Rate Book, op.cit., in 1865, suggesting that the dwelling was constructed immediately prior to this time.

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- Former Police Residence, 172 Inglis Street Ballan (BA051) (Photo 11): built in 1861,⁶¹ this brick dwelling has a double gabled roof form that traverses the site, the front gabled portion with post-supported verandah have been added in 1880. It is of moderate integrity (when considering that the additions are also significant). Stylistically, the former police residence is not comparable to Westcott. Historically, the early occupants of both dwellings contributed much to local community life.



Photo 8: Former St Paul's Presbyterian Manse 73 Inglis Street, Ballan, 2014.
Source: David Rowe.



Photo 9: The Mill Cottage, 96 Inglis Street, Ballan, 2009.
Source: Davide and Wendy Rowe.



Photo 10: The Avenue, 122 Inglis Street, Ballan, 2014.
Source: David Rowe.



Photo 11: Former Police Residence, 172 Inglis Street, Ballan, 2009.
Source: David and Wendy Rowe.

Westcott is one of a small group of surviving dwellings from the 1860s in Ballan. It is a moderately intact and rare example of a stone townhouse in the Victorian picturesque style, and is of similar integrity to comparable examples within the study. The dwelling represents early residential development in Ballan.

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

Place No. BA056

ADDRESS: 437 Old Melbourne Road, 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:** 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?**

Hadham at 437 Old Melbourne Road, Ballan, constructed c.1874 with later (c.1890s additions) is significant.

The elements which do not contribute to the significance of the place include the modern dwelling to the rear of the lot, the modern garage and outbuildings.

How is it significant?

Hadham at 437 Old Melbourne Road, Ballan, is of local historical significance to the Moorabool Shire.

Why is it significant?

Hadham at 437 Old Melbourne Road, has historical significance for its associations with residential developments in Ballan in the second half of the 19th century. Built by German immigrant carpenter, Edward Johan Martin Lemcke as his family residence in c.1874, the house is of further historical significance as it reflects the aspirations and success of Lemcke, who, with his family lived at the property (known as 'The Pines') until his death in 1914. The historical significance is embodied in surviving original and early fabric, which includes: prominent steeply-pitched, gabled roof form that traverses the site, front post-supported hipped roofed verandah, side steeply-pitched gabled wing (which may represent an early addition), corrugated sheet metal roof cladding, timber weatherboard

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wall cladding, moderate eaves, brick chimney with a corbelled top, timber framed front doorway, single timber framed double hung 8 paned windows, moulded timber window and door architraves, timber window sills and the rear gabled outbuilding attached to the skillion wing of the dwelling. (Criterion A)

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the eastern portion of the site currently addressed as 437 Old Melbourne Road and including the old dwelling as shown on the following map (Photo 1).



Photo 1: Aerial Map

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION:¹

Hadham at 437 Old Melbourne Road, Ballan, is situated on a large rectangular rural allotment. The dwelling has a substantial setback from the front boundary that has a central pedestrian path, open grassed areas and perimeter garden beds and shrubs. On the front boundary is an early timber post and woven wire fence and pedestrian gate, behind which is a hedge. There is a large gravelled driveway on the west side, flanked by mature Elm trees. The driveway and trees now appear to form part of an excised allotment. At the rear of the dwelling on the west side is a gabled garage constructed of corrugated sheet metal roof cladding and timber weatherboard and vertically oriented corrugated sheet metal wall cladding. Immediately adjacent to the garage is a single storey hipped and gabled timber dwelling of recent construction. A larger rear gabled shed constructed of galvanised corrugated steel has recently been demolished to make way for the dwelling.

The asymmetrical, single storey, timber weatherboard, Victorian styled dwelling has a prominent steeply-pitched, gabled roof form that traverses the site, together with a gabled wing on the west side that projects towards the front and rear. Also at the front is a post-supported hipped roofed verandah. At the rear is a large skillion wing that connects to a small gabled outbuilding with a skillion wing on the west side. These roof forms are clad in corrugated sheet metal and there are moderate eaves overhangs. At the front is an original timber framed door opening flanked by pairs of timber framed double hung 8 paned windows with timber architraves and timber window sills. These windows may have replaced earlier, single, timber framed double hung windows. The verandah is supported by introduced stop-chamfered square timber posts on stirrups which have replaced earlier timber posts. There is a raised, introduced concrete verandah floor.

The west gabled wing may represent an addition of the c.1890s. It has a pair of timber framed double hung 8 paned windows with timber architraves and timber window sill at the front, as well as timber bargeboards. A diamond window in the gable end appears to have been introduced. Surmounting the front portion of the roof is a painted brick chimney with a multi-corbelled top, indicative of early 20th century chimney design. On the west elevation are three, timber framed 8 paned double hung windows with timber architraves and timber sills.



Photo 2: Hadham, showing gabled west wing, 2014.



Photo 3: New dwelling on west side of Hadham (437 Old Melbourne Road), 2015.

HISTORY:**The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.² 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 Hadham

The property known as Hadham at 437 Old Melbourne Road takes up part of original Crown Allotment 9 of Section 2 in the Parish of Gorong (then comprising 16 acres, 3 roods and 30 perches) first purchased by Robert T. Campbell of Ballan on 1 December 1854.¹¹ Campbell had also acquired the adjoining allotment 10 on the east side. Having relocated to Bolwarra, Campbell sold his land to Jared

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

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

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

⁵ *Ibid.*, pp.23-25.

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

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

⁸ *Ibid.*

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

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

¹¹ Land Application No. 4743, Land Information Centre, Laverton.

Graham, a miller of Kyneton on 22 May 1860.¹² Graham also owned adjoining allotments 11, 18 and 19.¹³

In 1873, Graham subdivided his land and allotments 12, 13 and 14 of the subdivision (as part of original Crown Allotment 9 of Section 2) comprising 1 acre, 1 rood and 16 perches were purchased by Edward Lemcke, a carpenter.¹⁴ Edward Johan Martin Lemcke was born in c.1841 in Hamburg, Germany, and he emigrated to Victoria in the early 1860s where he worked his carpentry trade in Ballan.¹⁵ In 1874, he married Miss Eliza Jolly (born c.1844 in Fermanagh, Ireland) and they had eight children between 1875 and 1890: Johans, Andrew, Louis, Anna, Margaret, Violet, Victoria and Florence.¹⁶

It appears that Lemcke built Hadham as the family home either immediately before or soon after his marriage in 1874. Called “The Pines”, it was listed as being on 2 acres and with a net annual value of £10 in 1878.¹⁷ The original portion of the dwelling may have been confined to the traversing gabled portion with the front post-supported verandah. The west gabled wing might have been added in later years, possibly in the 1890s.¹⁸

By 1891, Lemcke had taken up farming and established “Werribee Farm” on the banks of the Werribee River off the Ballarat-Melbourne Road, 2.5 miles east of Ballan and 1.5 miles west of Pyke’s Creek reservoir.¹⁹ There, he built a three-roomed weatherboard dwelling, large barn, loose boxes and cow and buggy sheds.²⁰ Given the small scale of the dwelling and Lemcke’s large family, it would appear that “The Pines” remained his principal residence.

Tragedy befell the family in the ensuing years, with the drowning in the Werribee River of the fourth daughter, Annie Margaret in 1891, aged 10; and the death of the third son, Louis, in 1901, resulting from pneumonia contracted while serving in the Boer War in South Africa.²¹

In January 1909, Edward Lemcke advertised “Werribee Farm” for lease for ‘3 or 4 years’.²² Claimed to be a ‘well-known property’, the *Bacchus Marsh Express* declared that ‘Mr. Lemcke has decided to retire from farming, and this is the sole reason why he is letting his property.’²³ James Myers subsequently took up the lease.²⁴

12 Ibid.

13 See Parish of Gorong Plan, 1877, VPRS 16171, PROV.

14 Certificate of Title, vol. 620 fol. 936.

15 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne, and the *Ballarat Star*, 30 March 1914, p.3.

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

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

18 The brick chimney with the corbelled top is especially reminiscent of late 19th century and construction, as is the scale of the west wing. Physical investigations might confirm the provenance of the dwelling and any additions.

19 *Bacchus Marsh Express*, 16 January 1909.

20 Ibid.

21 Ibid., 26 September 1891 & 10 August 1901, p.2. Trooper Lemcke had returned to Victoria a month before he was admitted to the Melbourne hospital where he died.

22 *Bacchus Marsh Express*, 16 January 1909.

23 Ibid.

24 Ibid., 6 February 1909. See also Ballan Shire Rate Book, op.cit., 1910-11.

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PLACE NAME: Hadham

Place No. BA056

ADDRESS: 437 Old Melbourne Road, Ballan

Assessment Date: Feb 2016, updated May 2021

Not long into his retirement, further tragedy struck with the death of Mrs Eliza Lemcke in 1909.²⁵ Edward Lemcke continued to live 'quietly' at "The Pines" with his three daughters, Misses Violet, Victoria and Florence Lemcke in the following years.²⁶ He died on 2 April 1914 at the age of 73, having 'been ailing for a considerable time.'²⁷ A member of St. John's Anglican Church, he was interred in the Ballan New Cemetery with Messrs H. Elliott, G. Elliott, A. Cowell and E. Flack acting as coffin bearers.²⁸ The *Ballarat Star* gave an obituary and attested to his skill as a carpenter, declaring that 'He was an excellent tradesman, and some of the best work in the town passed through his hands.'²⁹ Lemcke's Estate amounted to £2493, consisting of realty at £799 and personalty at £1694 that was bequeathed to his children.³⁰ "The Pines" property was valued at £275 and described as follows:

All those pieces of land containing six acres, one rood and eight perches being parts of Crown Allotments nine, ten and eleven of Section two Parish of Gorong County of Grant on which is erected a W.B. Dwelling house, Separator room and in good order.³¹

The Misses Lemcke continued to reside at "The Pines" for two years after the death of their father.³² In 1916, the *Gordon, Egerton and Ballan Advertiser* reported that:

On Saturday, November 4th, Messrs L.A. Fairbairn and Co. will conduct a clearing sale of stock, furniture and effects, carpenter's and fencing tools, etc., on account of the Misses Lemcke, of Ballan, who are leaving the district. They will also offer by auction the lease of the property, known as "The Pines," containing about 5 acres.³³

Relocating to Penshurst,³⁴ the Misses Lemcke appear to have sold "The Pines" to William Lee, a farmer.³⁵ In 1920-21, he was listed in the Ballan Shire Rate Books as the owner of the 5 acre property, which then had a net annual value of £10.³⁶ By 1935-36, Lee had become a patrolman and by 1950-51 he had retired but continued to reside at "The Pines".³⁷

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.

Victorian Houses

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

²⁶ The *Ballarat Star*, op.cit.

²⁷ *Ibid.* & *Ballan Times*, 2 April 1914.

²⁸ *Ibid.*

²⁹ *Ballarat Star*, op.cit.

³⁰ *Weekly Times*, 30 May 1914, p.26.

³¹ Lemcke, Edward, J.M., Probate Administration files, 1914, VPRS 28/P3 Unit 45 PROV.

³² See Ballan Shire Rate Book, op.cit., 1915-16.

³³ *Gordon, Egerton and Ballan Advertiser*, 3 November 1916, p.1.

³⁴ The Penshurst Free Press, 8 June 1918, p.2, announced the marriage of Mr George Dayble to Miss Violet Lemcke, 'daughter of the late Mr and Mrs Ed. Lemcke, of Ballan, and sister of the popular young ladies of Bell Street, Penshurst.'

³⁵ No Certificate of Title has been ascertained for the property in the name of William Lee.

³⁶ Ballan Shire Rate Book, op.cit., 1920-21.

³⁷ *Ibid.*, 1935-36, 1938-39, 1950-51.

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.

Victorian Vernacular - Gabled

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 Comparable Victorian Dwellings in Ballan

In Ballan are a small number of Victorian styled timber dwellings that feature a main elongated roof form that traverses the site (with front verandah) and projecting front gabled wing. These other dwellings include:

- 55 Atkinson Street, Ballan (BA086):³⁸ built in c.1892-95 for A.W. Salter, the Late Victorian dwelling has a traversing steeply pitched gabled roof form, together with flanking minor gabled wings that project towards the Atkinson Street frontage. It appears that the return shallow-hipped roofed, post-supported verandah has been introduced, as has the solar panels on the roof. The west brick chimney with a corbelled top (now overpainted) is similar to the chimney at Hadham. Both dwellings appear to be in good condition and of moderate integrity. They have experienced some alterations and additions.
- 11 Fiskin Street, Ballan (recommended for inclusion in the Fiskin Street Precinct in the West Moorabool Heritage Study):³⁹ built in c.1860s-70s, the Victorian vernacular styled timber weatherboard dwelling has double traversing gabled roof forms and a minor projecting gable on south side. There is a post-supported front verandah. The timber framed double hung windows and the front door opening are reflective of the Victorian design. Relocated to the site in the early 20th century, the external brick chimneys at the north end are sympathetic to the design of the dwelling. It appears to be in fair-good condition and of similar moderate integrity to Hadham.
- 17 Fiskin Street, Ballan (recommended for inclusion in the Fiskin Street Precinct in the West Moorabool Heritage Study):⁴⁰ built in c.1891, 'Ruddle House' has an elongated hipped roof form that traverses the site and a minor projecting gabled wing at the southern end. There are multi-corbelled brick chimneys, a hipped, convex, post-supported front verandah with cast iron valances and brackets, and decorative timber bargeboards and pendant in the gable end. The dwelling appears to be in good condition and while verandah is more elaborate than Hadham although the latter is of a more substantial scale.
- Also partly comparable with Hadham is the dwelling at 3 Fiskin Street, Ballan (recommended for inclusion in the Fiskin Street Precinct in the West Moorabool Heritage Study): built in 1874 for Dr J.J. Marr,⁴¹ the Victorian styled timber weatherboard dwelling has a steeply-pitched, gabled roof form that traverses the site, central door and flanking timber framed double hung windows, and a post-supported front verandah. The gabled form and pitch, and front

38 See heritage citation for 55 Atkinson Street.

39 See Fiskin Street Heritage Precinct citation.

40 Ibid.

41 Ibid.

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verandah, have an affinity with the front traversing gabled wing of Hadham, which might represent the original portion of the dwelling.

Overall, Hadham is a contextually substantial example a small number of similar timber weatherboard Victorian dwellings in Ballan. Like a number of similar dwellings, it appears to have experienced alterations and additions but retains moderate integrity.

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

Place No. GOR009

ADDRESS: 1001 Old Melbourne Road, Ballan

Assessment Date: Feb 2016, updated May 2021

Historic Themes:

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

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

Altered (main dwelling)

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?

Yes – *all timber and stone outbuildings*

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?**

Llandeilo, comprising the homestead, timber and stone outbuildings, orchard trees, timber cattle yards, concrete dip and shearers quarters at 1001 Old Melbourne Road, Ballan is significant.

The modern fencing, garden, trees and drystone walls are not significant.

How is it significant?

Llandeilo is of local historical significance to the Moorabool Shire.

Why is it significant?

Llandeilo, 1001 Old Melbourne Road, Ballan, has historical significance as a tangible legacy of farming developments in the western region of the Moorabool Shire established as a consequence of the Lane Act of 1865. The initial 20 acres of land was taken up under license by Charles Vaughan in 1866 who established a pastoral enterprise based on sheep and cropping, increasing the property to over 1600 acres by the time of his death in 1881. Charles Vaughan's brother, William, and William's sons, William junior, Charles, Thomas and Henry continued to increase the holdings and diversify the property, and upon William senior's death in 1919, Llandeilo comprised 2100 acres. The existing dwelling appears to

have been built in the 1890s, preceding Thomas Vaughan's marriage to Agnes Orrock. Like a number of 19th century farm properties in the district, the significance of Llandeilo lies in its evolution of development: from the 1860s beginnings to the construction of stone, timber slab and timber farm buildings, infrastructure and dam (to the east of the dwelling), the building of the main house [c.1890s] and outbuildings to the rear, and continuing improvements to both farm and homestead undertaken in the early twentieth century. (Criterion A)

Of further historical significance is the manner in which the complex demonstrates the typical range of buildings associated with a nineteenth and early twentieth century working farm (which was largely self-sufficient). (Criterion A)

Heritage Overlay Map

It is recommended that the heritage overlay is applied the portion of the 'Llandeilo property indicated by the blue shading. This follows the northern title boundary and the farm fences to the east, west and south as shown below (Photo 1).



Photo 1: Aerial map.

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION:

The Setting & Outbuildings

Llandeilo at 1001 Old Melbourne Road, Ballan, is situated on a substantial rural wedge-shaped allotment on the south side of the road. The main dwelling has an introduced garden at the front and side, the front garden characterised by flower beds and trees, with gravelled paths. On the west side is a hedge that extends along a gravelled driveway. The main gateway is flanked by an introduced random, dry stone wall. Behind the hedge is an open grassed area as well as some trees, all of which post dates c.1970. To the south of the homestead is a small orchard of six trees, dating from the early-mid twentieth century. South-west of the main homestead (and west of the driveway), is a hipped roofed timber and cement sheet workers quarters, corrugated galvanised iron gabled sheds, timber

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

PLACE NAME: Llandeilo

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stock yards, and a small orchard. To the east of the main homestead is a large dam. The front and west boundaries of the property are defined by rows of mature pine trees. Immediately to the north of the front row of trees is the Melbourne to Ballarat railway line.

Immediately at the rear (south) of the main homestead are two early gabled timber outbuildings with corrugated steel roof cladding. They are located within the homestead setting, behind the return hedge. The eastern most outbuilding is a small weatherboard meathouse with broad overhanging eaves and upper level ventilation on three sides, and a small louvred window on the eastern elevation. The other outbuilding is also clad in timber weatherboard, with a steeply pitched gable roof, and an introduced persepex window on the northern elevation. The original use of this building is unknown. The building is in poor to fair condition.

A small weatherboard dunny with a simple gable roof clad in corrugated steel is located to the east of the residence.

Beyond the main homestead garden to the south is an introduced drystone walled garden (being rectangular in plan) and a number of farm outbuildings.

There is a gabled stone building with red brick chimney and fireplace (possibly post dating the construction of the and a timber weatherboard extension (now used as a chicken house). Immediately west of this is a gable roof shed clad in corrugated iron on three sides (likely used for housing vehicles). Further south is a large shearing shed, having an elevated gabled roof and flanking skillion wings of corrugated sheet metal roof cladding. The walls are constructed of timber weatherboard and corrugated iron (although the façade has recently been re-clad in horizontal timber boards). An introduced pair of doors is located in the façade of the woolshed, and the original bluestone footing has been replaced with a concrete slab. To the south and west of the shed are the remains of substantial sheep related infrastructure including areas of brick standing, evidence of timber sheep yards and an intact early twentieth century cement sheep dip.

Early timber cattle yards bush pole and slab post and rail fencing and concrete cattle ramp are situated to the south-east of the woolshed. Adjacent to the pens is a milking shed with a gable roof form, clad in corrugated steel, with horizontal and vertical timber slab walls. The shed is partially open on the north side and retains the original timber cow bails.

The stables are located to the southern end of the property, and have a gable roof with flanking skillion wings on either side, clad in corrugated iron on roof and walls. The interior of the stables retains some of the original features, including roughly dressed timbers in the round, timbers which demonstrate the use of a broad axe and or adze to dress them and mortise and tenon joinery, much of the original timber work has been replaced by timber yards.



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



Photo 3: Llandeilo rear outbuildings, viewed from rear of residence, 2020



Photo 4: Gabled stone and timber outbuilding, 2020



Photo 5: Rear of gabled stone and timber outbuilding, 2020



Photo 6: Shearer's quarters, 2020.



Photo 7: Woolshed (note new doors and cladding), 2020

The Main House

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

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

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



Photo 8: Llandeilo façade (north elevation) 2020



Photo 9: Llandeilo, main house, west elevation, 2020



Photo 10: Llandeilo, meat house to rear (south) of main house, 2020



Photo 11: Llandeilo, store house located to the rear (south) of the main house, 2020



Photo 12: Llandeilo, concrete sheep dip to rear of Shearing Shed, 2020



Photo 13: Llandeilo, milking shed, 2020

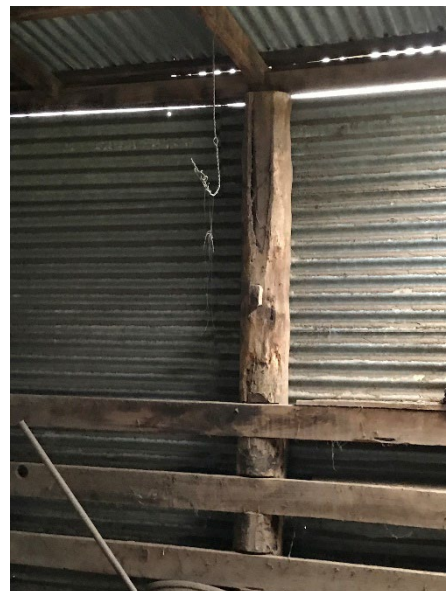


Photo 14: Llandeilo, stables (interior timbers) 2020

HISTORY:

Squatting and Early Settlement¹

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

The rush to Ballarat, Blackwood and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. While the Nicholson Land Act of 1860 and the Duffy Act of 1862 sought to open land selection for the small farmer, it was not until the Grant Land Act of 1865 (refined in 1869) that gave

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.

rise to the greatest land settlement in the Moorabool Shire. The 42nd Clause of the Land Act of 1865 enabled the issuing of licenses for up to one year that entitled to reside or to cultivate land on any goldfield and lands adjacent to a goldfield.²

History of Llandeillo

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

With his brother, William Vaughan, Charles increased his landholdings in the ensuing years. In 1873, William Vaughan was listed as owning freehold property with a net annual value of £235.⁷ In 1876, the land totalled 1,730 acres and was under the name of William Vaughan in the Ballan Shire Rate Books.⁸ The landholdings decreased to 1,595 acres in 1878 and 1,600 acres in 1879 and remained this size in the following years of the 1880s.⁹ The land included allotments A1, A2, B1 and B2 of sections 3 and 2, allotment C1 of section 9, and allotments 2, 3 4 and 5 of section 8.¹⁰ There, the Vaughan brothers ran sheep although they do not seem to have resided at the property.

While the land was listed under William Vaughan's name in the Rate Books, it remained owned by Charles Vaughan until his death in 1881.¹¹ At this time, part of this property was mortgaged by the executors of his estate, William Vaughan and Charles Vaughan (his nephew) to Thomas Bath to secure an advance of £2000 made by him.¹² Bath was the brother in law of Charles and William Vaughan, having married Miss Janet Vaughan in February 1851.¹³

Charles Vaughan (c.1821-1881) and William Vaughan (c.1825-1919) were born in England, the sons of John and Deliah (nee Farr) Vaughan.¹⁴ The Vaughan brothers emigrated to Australia in 1851 and after landing at Geelong, they walked to their uncle's property at Larpent near Colac.¹⁵ After some time with their uncle, they went to the gold diggings and having no success, they joined Thomas Bath at

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

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

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

⁵ Ibid.

⁶ Ibid.

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

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

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

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

¹¹ Ibid.

¹² Ibid.

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

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

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

Learmonth and commenced pastoral pursuits.¹⁶ At Learmonth, Charles and William established 'The Laurels' farm property, comprising 1455 acres.¹⁷ William Vaughan lived at 'The Laurel's', having married Miss Miriam Sanderson in 1862.¹⁸ They had seven children, all of whom appear to have been born at Learmonth: Flora (born 1863), John (born 1864), William (born 1866), Charles (born 1868), Thomas (born 1869), Miriam (born 1873), and Henry (Harry) (birth date not known).¹⁹

While William Vaughan retained ownership of the 1600 acre property at Ballan (now known as Llandeillo), it is unclear who of the Vaughan family occupied the property after the death of Charles Vaughan in 1881.²⁰ In 1886, part of the land was compulsorily acquired for the Melbourne to Ballarat railway line.²¹

It might have been in 1896 with the impending marriage of Thomas Vaughan to Miss Agnes Orrock (of Ballarat)²² when the dwelling at Llandeillo was constructed. While there had been a tenement at the property since at least the 1870s²³ (presumably on the original 20 acre allotment first acquired under the 42nd clause of the Land Act) that was variously occupied by the Vaughan brothers in the 1890s and early 20th century (William, Charles and Henry),²⁴ the design of the existing house and the construction of the chimneys suggests that the dwelling was built in the 1890s. The first child to Thomas and Agnes was born at Ballan in 1899, indicating that the dwelling had probably been built by this time.²⁵ Their second child, Alison Leslie, was also born at Ballan in 1903.²⁶ By this time, the property had increased to 2149 acres and remained under the ownership of William Vaughan senior.²⁷ It was farmed by Thomas until his untimely death in February 1907.²⁸ Agnes Vaughan and her children continued to reside at the property in the ensuing years.²⁹ William junior seems to have farmed the property but he was resident at the family farm, 'The Laurels', at Learmonth.³⁰ Outbuildings including a woolshed, stabling and other sheds had been built throughout the 19th century, and a dam constructed to the east of the main dwelling where the *Gordon, Egerton and Ballan Advertiser* reported on the capture of a 'large eel' in 1914.³¹

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

16 Ibid.

17 Ibid. & Charles Vaughan, op.cit.

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

19 Ibid.

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

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

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

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

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

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

26 Ibid.

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

28 Thomas Vaughan, Probate Administration files, 1907, VPRS 28/P0 Unit 829 PROV.

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

30 See Thomas Vaughan, op.cit.

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

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

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

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

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

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

Harry Vaughan had married Miss Margaret Troup in 1910.³⁴ They had three children: Henry McIntosh (born 1904 at East Melbourne), William Ivor McIntosh (born 1905 at Bulla) and Miriam Annabell (born 1911 at Gordon).³⁵ In addition to farming, Vaughan's recreational pursuits included tennis matches on his private court on the property.³⁶ However, it was Vaughan's enterprising farming pursuits which led him and his family to leave Llandeilo in 1914 to take up ostrich farming in the Echuca district.³⁷ As reported in the *Gordon, Egerton and Ballan Advertiser*:

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

During the following 12 months, Llandeilo was occupied and farmed by William Vaughan's grandson, Warren Farr Vaughan.³⁹ The son of John Vaughan of Armitage, Warren enlisted for service in World War One on 9 June 1915.⁴⁰ Llandeilo appears to have been farmed by William Vaughan junior in the

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

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

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

35 Ibid.

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

37 Ibid., 24 July 1914.

38 Ibid.

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

40 W.F. Vaughan, op.cit.

following years but he may have continued residency at 'The Laurel's where his wife had given birth to a daughter in early 1915.⁴¹

The death of William Vaughan senior in 1919⁴² brought to an end the Vaughan family ownership of Llandeilo. At this time, the property contained 1587 acres including 'a seven roomed house, iron roof, brick foundations with outhouses, stabling.'⁴³ In April 1920, Llandeilo was advertised for sale.⁴⁴ Failing to sell, the property was again advertised for auction in early December 1921:

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

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

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

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

Llandeilo was subsequently sold to Albert F. Vinecombe, a grazier.⁴⁶ He maintained ownership until at least 1945-46.⁴⁷ During Vinecombe's occupation of the property, some alterations and additions were carried out. They seem to have included the construction of a faceted bay window in the front gable of the main house, and possibly the installation of new windows at the side. In later years, the rear double hipped wing was extended and a return verandah constructed (possibly replacing and extending a front post-supported verandah).

COMPARATIVE ANALYSIS⁴⁸

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.

Historically, Llandeilo at 1001 Old Melbourne Road, Ballan, represents one of a number of existing farm properties established in the western region of the Moorabool Shire as a consequence of the amended Land Act where large pastoral runs were 'unlocked' and small landholdings for cultivation and grazing were established. The land was taken up by emigrant gold miners and/or farmers that had been lured to the Ballarat, Gordon and other nearby goldfields. They include: Summerhill, 55 Boundary Road, Gordon (GOR026) (established in c.1864 by Peter Grant, Irish farmer who first named the property

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

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

⁴³ Ibid.

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

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

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

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

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

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

PLACE NAME: Llandeilo

Place No. GOR009

ADDRESS: 1001 Old Melbourne Road, Ballan

Assessment Date: Feb 2016, updated May 2021

'Glenavon Farm'); Woodlawn, 1787 Old Melbourne Road, Millbrook (GOR002) (established in c.1874 by Thomas Donellan); Oakvale, 179 Donnellans Road, Millbrook (GOR016) (established in the 1860s by Robert McDowell who built a substantial two storey Victorian Georgian dwelling); Cranavon, Ryans Road, Millbrook (established in the early 1860s by Patrick Ryan); Former Ryan Family Farm, 91 Ryans Road, Millbrook (YEN014) (established by John Ryan in the early 1860s – the existing dwelling was built in c.1906-09); Hawthorn Farm, 145 Bungaree Wallace Road, Bungaree (BRE003) (established by George Dibbs in c.1869, the existing dwelling having been relocated to the site in the early 1890s); Mayfield, 196 Lesters Road, Bungaree (BRE31); Clare Place, 64 Torpys Road, Bungaree (BRE039) (built in 1908 for Thomas Torpy on land that once formed part of a larger farm established by John Torpy in the mid-late 1860s); the former Lal Lal Gardens, 10 Hennessys Road, Millbrook (established in 1861 by Isaac Westcott) and the farm at 160 Hennessys Road, Wallace. All of these properties having early homesteads associated with their initial development unlike Llandeilo, where the dwelling has been introduced in later years.

In the western region of the Moorabool Shire are a number of farm properties where the homesteads have replaced earlier dwellings, or whether the farms have been developed in the late 19th or early 20th centuries. These properties include: Sunny Rise, 447 Bungaree Wallace Road, Bungaree (BRE004) (a Federation styled timber dwelling of high integrity built in 1907 for the Tinney family, the farm being first established on the site in 1868); 519 Bungaree Wallace Road, Bungaree (BRE26) (an intact single storey hipped roofed late Victorian styled dwelling built in 1914 for David Grigg); 100 Murphy's Road, Bungaree (BRE036) (an intact, timber, hipped roofed Late Victorian dwelling built in the late 19th century by Charlie Trigg); The Pines, 52 Sullivans Road, Millbrook (GOR025) (a moderately intact, timber Late Victorian dwelling with what appears to be gabled additions at the rear); 634 Bungaree Wallace Road, Wallace (WAL03) (a moderately Late Victorian styled hipped roofed dwelling; and Wellwood, 97 Westcotts Road, Wallace (WAL025), built in 1892-93 for the farmer, Mark Ellwood (this dwelling appears to be predominantly intact). Stylistically, none of these dwellings are directly comparable to Llandeilo.

West Moorabool Heritage Study (Stage 2a) Review, 2021**PLACE NAME:** Stirling Park

Place No. BA130

ADDRESS: 27 Shaws Road, Ballan

Assessment Date: Feb 2016, updated May 2021

Historic Themes:

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

Condition: Good**Integrity:** Substantially intact (as viewed from property boundary)**Photograph Date:** 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

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

External Paint Controls Should Apply?

No

Internal Alteration Controls Should Apply?

No

Tree Controls Should Apply?

Yes – Redwood and Cypress east of the residence and Privet hedge around garden.

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?**

Stirling Park at 27 Shaws Road, Ballan is significant.

The elements which contribute to the significance of the place are the timber farmhouse (c.1932 with 1947 additions), the privet hedge (c.1932) and the Redwood tree and Cypress tree immediately east of the farmhouse (c.1939).

The timber and corrugated outbuildings and yards and plantations of Monterey Cypress are not significant.

How is it significant?

Stirling Park at 27 Shaws Road, Ballan is of local historical and aesthetic significance to the Moorabool Shire.

Why is it significant?

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

PLACE NAME: Stirling Park

Place No. BA130

ADDRESS: 27 Shaws Road, Ballan

Assessment Date: Feb 2016, updated May 2021

Historically, Stirling Park is significant for its long association with pastoralism and in particular the sheep grazing industry in the Ballan district. The property was originally established as 'St Patrick's Vale' by Jeremiah O'Connor in the 1850s, and was re-named Stirling Park in 1880 when William Shaw, JP purchased the land. The original homestead is located some distance west of the current homestead, on a separate title and is now ruinous. The existing homestead was constructed in 1932 for James and Elva Shaw and extended after the second World War in 1947. The Redwood and Cypress trees, planted by James and Elva in 1939 are contemporary with the construction of the house, and were planted as a competition to see which would grow fastest. Stirling Park is of historical significance as evidence of the relative prosperity of farming in the region in the Interwar period, which allowed the construction of new dwellings for subsequent generations of local farming families. (Criterion A)

Stirling Park at 27 Shaws Road, Ballan, has aesthetic significance as one of the most intact examples of the few remaining late Federation era styled rural farm dwellings in the western region of the municipality. The dwelling demonstrates original design qualities that combine a Federation styled composition in the principal hipped roof form with projecting minor gabled wings and return verandah, with Interwar Bungalow styled detailing. The open grassed paddock in front of the dwelling, together with the long straight driveway provide an important visual connection between Shaws Road and the residence. The tapestry privet hedge is aesthetically significant as it defines the front garden and firmly sets the residence within the broader landscape. The Redwood and Cypress to the east of the residence contribute to the visual qualities of the setting. (Criterion E)

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the Stirling Park as shown in the following aerial image (Photo1).



Photo 1: Aerial map.

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION:

The dwelling known as 'Stirling Park, 27 Shaws Road, Ballan, is located on a rural allotment have a very large setback from the road. Much of the setback is defined by a rural open grassed paddock with a driveway on the east side, the dwelling being confined by a row of Cypress trees forming a windbreak on the west side, a Cypress and Redwood tree, and a privet hedge at the front and east side. There is a modest open grassed garden immediately adjacent to the dwelling, which extends around the east side and rear. To the west and rear (south) of the dwelling are a number of single storey farm outbuildings. Immediately west of the dwelling near the front is a large round water tank.

The asymmetrical, single storey, timber weatherboard, late Federation styled dwelling is characterised by a main hipped roof form, together with minor gabled wings that project at the front and side and which are linked by a return hipped roofed post-supported verandah. These roof forms are clad in green corrugated Colorbond and both the modest and wide eaves have exposed timber rafters. The gable ends have cement sheet panelling with timber strapping. The front (north) gable has a projecting rectangular bay window with skillion roof and a bank of three timber framed double hung windows. The rear projecting gable on the east side as a faceted bay window with timber framed double hung windows. There are other early timber framed windows with timber architraves under the verandah and at the sides. A feature of the design is the return verandah. It has square timber posts with curved timber brackets. On the west side and in the southern face of the main hipped roof are early brick chimneys with soldier course cappings.

Stirling Park is in good condition and is highly intact to the 1947 additions.



Photo 2: Stirling Park, 2009.

HISTORY:

Squatting and Early Settlement¹

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

The rush to Ballarat, Blackwood and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. While the Nicholson Land Act of 1860 and the Duffy Act of 1862 sought to open land

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.

selection for the small farmer, it was not until the Grand Land Act of 1865 (refined in 1869) that gave rise to the greatest land settlement in the Moorabool Shire.

Jeremiah O'Connor & St. Patrick's Vale

In 1854, Jeremiah O'Connor purchased allotments 25, 26, 28 and 29 of Section 2 in the Parish of Gorong where he established St. Patrick's Vale farm.² In 1875, he advertised the property (comprising 316 acres) for sale.³ A further 100 acres of growing crop was proposed for sale in the following year, 1876 as O'Connor's intention was to take up grazing given that the whole property had not sold in 1875.⁴ Two years later in 1878, O'Connor died and his property was described as:

... being Allotments 25, 26, 28 and 29, Section One Parish of Gorong Country of Bourke containing by admeasurement Three hundred and six acres three roods and thirty five perches more or less, on which is erected a wooden dwelling house containing five rooms. The land is fenced but fencing is in bad repair. This property is mortgaged to Messrs. James Oddie & Co., of Ballarat.⁵

The Shaw Family Era & Stirling Park

St. Patrick's Vale eventually sold in 1880 to William Shaw, J.P. and storekeeper of Barry's Reef.⁶ He appears to have leased the property to O'Connor's widow as in 1892 the *Bacchus Marsh Express* reported that 'Mrs. O'Connor, Patrick's Vale, asked for improvements to lane leading to her property.'⁷ Mrs O'Connor was listed in the Ballan Shire Rate Books for 1895 as the occupier of a tenement and 100 acres in the Parish of Gorong.⁸ By 1898, the property had been renamed Stirling Park and William Shaw with his son, James, established a sheep property.⁹

Together with his Tregothnan Estate to the east of Ballan, William Shaw advertised the lease of this and his Stirling Park property in 1902.¹⁰ In 1911-12, Stirling Park was leased to Angus McLeod of Glenpeddar homestead, Greendale, probably as agistment.¹¹ By 1914, sheep was again grazed by the Shaw family, as James Shaw was reported as selling 12 merinos from Stirling Park.¹² At this time, James Shaw lived at the Tregothnan farm estate.¹³

William Shaw senior had emigrated from Stirlingshire, Scotland, to Melbourne in 1852.¹⁴ After two years in business there, he went to Blackwood (Barry's Reef) where he took up gold mining before embarking on hotel and storekeeping, including the dispensing of medicine as a pharmaceutical chemist.¹⁵ He was elected a Councillor with the Ballan Shire Council and he was 'active in promoting the public interests of Blackwood', including the erection of a mechanics' institute at Barry's Reef

2 Land Application no. 13368, Land Information Centre, Laverton. See also J.H. Walsh, 'Early Ballan No. 8' in the Ballan Times, 22 February 1917, p.3.

3 *Bacchus Marsh Express*, 28 August 1875.

4 *Ibid.*, 22 January 1876 & 27 May 1876.

5 Jeremiah O'Connor, Probate administration files, 1878, VPRS 28/P2 Unit 86 PROV.

6 Certificate of Title, vol. 1185 fol. 835 & A. Sutherland, *Victoria and Its Metropolis*, vol.2, McCarron Birth & Co., Melbourne, 1888, p.436.

7 *Bacchus Marsh Express*, 14 May 1892, p.2, 3.

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

9 *Ibid.*, 3 December 1898, included an advertisement by James Shaw for the leasing of grazing land at 'Stirling Park, Ballan.'

10 *Ibid.*, 17 May 1902.

11 Ballan Shire Rate Book, 1911-12, VPRS 5557/P0, Unit 45 PROV (Ballarat).

12 *Werribee Shire Banner*, 29 January 1914, p.3.

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

14 Sutherland, op.cit.

15 *Ibid.*

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

PLACE NAME: Stirling Park

Place No. BA130

ADDRESS: 27 Shaws Road, Ballan

Assessment Date: Feb 2016, updated May 2021

where he served as president for 13 years.¹⁶ Shaw was also deputy electoral registrar, registrar of births and deaths, and the Barry's Reef postmaster for over 20 years.¹⁷ He married Mary Lyall¹⁸ and they retired to Newmarket in the 1890s.¹⁹ Shaw was appointed chairman of the bench at Flemington and he was also a painter and a poet.²⁰ He died at Hawthorn.²¹

In 1917, William Shaw transferred allotments 25, 26, 28 and 29 of Section 2 comprising Stirling Park to James Shaw (born in Blackwood in 1868).²² With his wife, Martha Greenshields Shaw (nee Park) and children, Madge Christina (born 1899 at Ascot Vale), James Frederick (born in 1899 at Ballan) and William Edmond (born in 1901 at Ballan),²³ James Shaw relocated to Stirling Park.²⁴ He had commenced business with his brother, William, as early as the 1890s, known as J. and W. Shaw and Co., merchants, Footscray.²⁵ His father was also involved in the business.

The existing dwelling at Stirling Park was constructed by Coltmans builders in Ballarat in 1932 as the residence of James (son of James Shaw) and Elva Shaw, although James and Martha Shaw retained formal ownership until 1939.

James and Martha Shaw continued to own Stirling Park until 1939, although Frederick Shaw (their son), also a farmer, was the occupying tenant in the 1930s.²⁶ The property was acquired by him on 11 November 1939.²⁷ In 1940-41, Stirling Park comprised 225 acres.²⁸ James and Elva continued to live at the property, and alterations and additions were undertaken to the rear of the dwelling in 1947, using materials from the old homestead. The Shaw family continue to own the property.

16 *Ibid.*

17 *Ibid.*

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

19 'William Shaw' at Austlit at <http://www.austlit.edu.au/austlit/page/A44939>

20 *Ibid.*

21 *Ibid.*

22 Certificate of Title, vol. 4077 fol. 357 & Victorian Births, Deaths and Marriages Indexes, op.cit.

23 *Ibid.*

24 It is known that the Shaw family were residing at Stirling Park by this time as the *Ballan Times*, 27 September 1917, p.2, reported that 'Miss Madge Shaw, of Stirling Park, Ballan, intends starting in the township as a music teacher, at a fee of £1/1/ per quarter. Miss Shaw has high credentials, and full particulars may be obtained at the above address.'

25 The marriage notice of William Shaw to Miss Rose Broderick in the *Independent*, Footscray, 4 September 1909, p.2 stated that Shaw was 'the youngest son of Mr W. Shaw, J.P., of Newmarket, and of the firm of J. and W. Shaw and Co., merchants, of Footscray.'

26 *Ibid.*, 1935-36 & 1938-39.

27 Certificate of Title, op.cit.

28 Ballan Shire Rate Book, op.cit., 1940-41.

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

PLACE NAME: Stirling Park

Place No. BA130

ADDRESS: 27 Shaws Road, Ballan

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.

Within the western region of the Moorabool Shire are four farm properties with late Federation styled or transitional Federation and interwar Bungalow styled dwellings comparable to Stirling Park. None of these properties are included within the West Moorabool Heritage Study Stage 2, nor are they included in the Schedule to the Heritage Overlay. They are however comparable examples:

- Dwelling, 724 Blakeville Road, Colbrook: possibly built in c.1920, the timber dwelling has a Federation styled composition of a main hipped roof form and projecting minor gabled wing and verandah at the front, but with interwar Bungalow styled detailing. This is evident in the singled gabled end, timber framed double hung windows and brick verandah piers and squat timber verandah posts. As well as the roof composition, the detailing to the tops of the brick chimneys is similar to Stirling Park.
- Warrah, 314 Ballan Daylesford Road, Ballan: possibly built in c.1920, the timber dwelling has a principal hipped roof form with projecting gabled wings and broad post-supported verandah that forms an extension of the main roof. The Federation-like composition is off-set with interwar Bungalow-like paired timber framed double hung windows with window hoods, strapped panelled and ventilators in the gable ends and rudimentary painted brick chimneys.
- Dwelling, 232 Clarkes Hill Road, Clarkes Hill: built in c.1925, the timber dwelling has a main, broad hipped roof form and projecting hipped minor wings at the front and side connected by a return broken back verandah, following a Federation era composition. However, the verandah is supported by round concrete Doric columns, and there are timber framed double hung leadlight windows and rectangular brick chimneys with soldier-coursed cappings typical of interwar Bungalow design.
- Dwelling, 1065 Springbank Road, Springbank: this timber dwelling may have been built in c.1920. It has a Federation-like composition, with a principal gambrel roof form, projecting minor gabled wings at the front and sides, and a return verandah. The front and side timber framed doorways with sidelights, and the paired timber framed windows, also have an affinity with Federation era construction. The interwar Bungalow-like design qualities include the brick verandah piers that support elongated, round concrete Doric columns, strapped panelling in the gable ends and the elongated face brick chimneys with rendered cappings.

West Moorabool Heritage Study (Stage 2a) Review, 2021**PLACE NAME:** St. John's Anglican Church

Place No. BA057

ADDRESS: 56 Simpson Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Historic Themes:

Theme 6.1: Building Towns

Theme 8.1: Spiritual Life

Condition: Fair**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?	Yes - <i>mature Monterey Cypress</i>
Fences &/or Outbuildings of Note?	Yes - <i>stone gate piers and associated metal gates</i>
Prohibited Uses May be Permitted?	Yes
Incorporated Document	No

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

St. John's Anglican Church, at 56 Simpson Street, Ballan, constructed 1861-1862, is significant. Elements of the place which contribute to the significance are the c.1861-2 church, the mature *Cupressus macrocarpa* Monterey Cypress, headstones located to the east of the chancel (relocated to the site), stone gate piers and memorial gates, metal plaque fixed to the reveal of the main door, bell and bell tower in the front garden.

Elements which do not contribute to the significance of the place include the timber garage and outbuilding to the north east of the site, landscaping, modern buildings including the Parish Hall and Mena Prior Memorial Parish Centre, front and side fencing, concrete gate piers and orbs.

How is it significant?

The St. John's Anglican Church, 56 Simpson Street, is of local historical, aesthetic and social significance to the Moorabool Shire.

Why is it significant?

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

PLACE NAME: St. John's Anglican Church

Place No. BA057

ADDRESS: 56 Simpson Street, Ballan

Assessment Date: Feb 2016, updated May 2021

St. John's Anglican Church, 56 Simpson Street, is historically significant for its associations with the earliest years of Anglicanism in the fledgling township of Ballan from 1849, and particularly with the life and development of the Church of England at Ballan throughout the 19th and 20th centuries. Built in c. 1861-62 St. John's Church was built to the design of the Diocesan Architect, Leonard Terry, and has been in continuous use by the Anglican congregation for over 150 years. Of further historical significance are the headstones relocated from the Old Ballan Cemetery in 1964, and represent the Anglican community's commemoration of Robert Steiglitz, considered to be the 'founder' of Ballan. The significance is in embodied headstones, which have been removed from their original location in an attempt to celebrate Robert Steiglitz through the 'conservation' via relocation of his family grave headstones. (Criterion A)

St. John's Anglican Church, 56 Simpson Street, is aesthetically significant as a local landmark at Ballan, being the earliest of the three surviving 19th century church buildings in the town. Although altered, St. John's Church is also one of the earliest known rural church designs of the Diocesan Architect, Leonard Terry, being one of just two surviving church buildings of this particular stylistic type (the other being St. James' Anglican Church, Mortlake) by the architect. The Early English Gothic Revival styled design remains clearly discernible, having been inspired by the highly influential work of the Gothic Revival English Architect, A.W.N. Pugin. This is particularly defined in the composition of the steeply pitched, gabled nave with minor gabled chancel and the projecting side vestry (the hipped roof form being distinctive of Terry's work). Originally intended to be crowned by a bellcote (identical to that at St. James' Church, Mortlake), this was also a feature borrowed from the earlier designs of Pugin, including his design of St. Paul's Roman Catholic Church, Oatlands, Tasmania, built in 1850. The mature plantings of Monterey Cypress provide an attractive and traditional setting for the place, and are a later, but contributory planting. (Criterion E)

St. John's Anglican Church, 56 Simpson Street, is socially significant for its long and continuous use as a place of worship and meeting to the Anglican and broader Ballan community for over 150 years. Past parishioners have been memorialised throughout the complex in the form of decorative stained-glass windows in the church itself (the most notable being the Ferguson & Urie stained glass chancel window in memory of Juliet Vivian Lyon who died in 1874 and that of the nave, in memory of Rebecca Ocock). Other examples including tablets, fixtures and fittings and the stone gate piers commemorate the pioneers of the Ballan district. The relocated headstones are also an interesting expression of community celebration/conservation of early pioneering history. (Criterion G)

SIGNIFICANCE OF COMPONENTS

Local Significance

St. John's Church is considered to have sufficient integrity and historical, architectural and social heritage value to meet the local significance threshold.

Contributory Significance

The mature Monterey Cypress trees, surviving headstones to the east of the chancel, stone gate piers and gates, metal plaque fixed to the reveal of the main door, and the bell tower in the front yard a significant contribution to the historical and aesthetic values of the church site.

Non Contributory

The following fabric has either been greatly altered or has been introduced after the significant period of development for the site (between the 1840s and 1940s) and therefore has no significance (this does not suggest that this fabric may not be valued by members of St. John's Church):

- Parish Hall.
- Gabled Garage to the north-east of the Church.
- Hollow steel post and rail and cyclone wire front fence, and siding fencing.
- Concrete gate piers crowned by orbs on the front boundary (west end).

- Mena Prior Memorial Parish Centre.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the portion of the site containing the St. John's Church and front and side settings, as shown on the following map (Photo 1).



Photo 1: Aerial map.

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION:

The Setting

St. John's Anglican Church, 56 Simpson Street, Ballan, is situated on a large rectangular allotment on the north side of the street, and on sloping ground that leads to the Werribee River. The church building has a large setback from the front boundary, comprising an open, grassed area having perimeter garden beds as well as a variety of trees. There are also mature Monterey Cypress trees in the wide eastern side setback and mature Monterey Pine and other trees to the north-west of the church building. Towards the western end of the front setback is a trussed timber bell tower surmounted by a bell enclosed with a gabled bellcote. Also in the western portion of the site is a gravelled driveway that provides access from Simpson Street to the rear of the site. There is a smaller driveway immediately adjacent the main driveway (comprising the traditional driveway) that provides direct access to the western end of the church. The entrance to this driveway from Simpson Street is defined by two stone gate piers (with concrete cappings) surmounted by an arched iron rod supporting a suspended lantern light. There are also open steel trussed vehicular gates. Similar stone gate piers with metal framed and cyclone wire gates are located at the east end of the front boundary, giving access to a grassed driveway that leads to a recessive garage. At the west end are introduced masonry piers crowned by orbs. The front is also bound by a hollow steel post and rail and cyclone wire fence, approximately 1200 mm high.

Adjacent to the base wall of the chancel (the east elevation of the church building) are three headstones, having being relocated from the old Ballan Cemetery. The first (southern-most) headstone

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

PLACE NAME: St. John's Anglican Church

Place No. BA057

ADDRESS: 56 Simpson Street, Ballan

Assessment Date: Feb 2016, updated May 2021

reads: In Memory of Walter Francis, son of Henry Lewis Stieglitz Esq., of Rosemount Van Diemens Land, who died 11 Jul 1852, Aged 2 Years"; the second headstone reads: Sacred to the Memory of Charlotte, Widow of the late Henry Lewis Stieglitz, of Cookstown, Ireland, who died the 22 Nov 1852, Aged 68 Years" (there is also a plaque at the base of the headstone that reads: "These stones were removed in 1964 from a family grave in the old Ballan Cementary [sic.] Charlotte was the mother of Robert von Stieglitz, founder of Ballan"); and the third (northern most) headstone reads: "In Memory of Francis Atkinson Esqr., of Beramboke, late of Killiney [?] Ireland, who departed this life the 11 Jul 1850 aged 67 years, also Charlotte, his daughter, who died 20 Mar 1850, aged 19 years, also Francis, his son, who died 9 Sept 1852, aged 12 years."



Photo 2: St. John's Church, front yard, fence and stone gate piers (east end), looking to mature Cypress trees to the east of the church, 2014.



Photo 3: St. John's Church, front yard, looking west, 2014.



Photo 4: St. John's Church, front memorial gates, 2009.



Photo 5: St. John's Church, west vehicular gates, looking north-east to bell tower in front yard, 2009.



Photo 6: von Stieglitz and Atkinson family headstones, 2014.

St. John's Church Building

The bluestone, Early English Victorian Gothic Revival styled, church building is characterised by a steeply-pitched, gabled roof form that traverses the site, together with a gabled chancel to the east end. These roof forms are clad in introduced terra cotta tiles. The six-bayed nave (comprising the main gabled form) is defined by the projecting raked, rendered buttresses with bays of paired pointed-arched, stained glass lancet windows set in quoined, rectangular freestone surrounds. At the east end of the south façade of the nave is an original door opening with freestone surrounds, and an introduced timber framed and multi-paned door. The north and south elevations of the chancel feature identical windows as the nave, while on the east elevation is a more substantial Decorated pointed arched chancel window. The principal, west end of the nave features a central pointed-arched door opening accentuated by freestone dressings and quoinwork, and a freestone stringcourse that frames the doorway. There are early pointed-arched vertically boarded doors with decorative iron hinges. Above the doorway are paired pointed-arched lancet windows with quoined, freestone dressings and diamond leadlight glazing. Above the lancets is a blind freestone oculus. Within the reveal of the main doorway is a metal plaque that reads: "1861-1961: To commemorate the first hundred years of Saint John's Church of England, Ballan, and the establishment at Ballan of the first inland Parish in Victoria in 1849."

On the north side of the church building is an original, tiled, hipped roofed vestry, while at the west end is the shallow-pitched roofed, late 20th century, Mena Prior Memorial Centre wing that links the church building to the postwar era, brick Parish Hall, which has a shallow skillion roof form set on an east-west axis.

Internally, the church has a central axis flanked by Victorian Gothic Revival styled timber pews. The walls are hard plastered. A focus of the interior is the chancel, with the timber altar lit by the stained glass tracery window, and which also features timber altar rails. The ambience of the interior is also created by the decorative stained glass windows. Other early features of the interior include the eagle lectern, altar lectern, timber World War One Honour Board, memorial marble tablet to William Charles Musgrave (died 1875), memorial brass tablet to Elizabeth Foster (died 1922), clergy prayer desk and chair, sanctuary lamp and a tapestry.

**Photo 7:** St. John's Church, west & south elevations, 2014.**Photo 8:** St. John's Church, east & south elevations, 2014.**HISTORY:****The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.¹ Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von

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

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), and Anglican Church, hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.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 St. John's Church

The Beginnings of the Anglican Church at Ballan

The beginnings of the Church of England at Ballan were from January 1849, when the Reverend William Hall and his wife, Elizabeth arrived at Ballan to become the district's first resident Vicar.¹⁰ Ballan was the first inland parish to have a resident Anglican clergyman.¹¹ The Rev. and Mrs Hall took up temporary residence at John von Steiglitz's station Ballanee. Worship, baptisms and other services were initially held in the nearby Beremboke, Ballark and Bungeeltap stations, as well as private properties.¹²

Appointed by the Bishop of Melbourne, Charles Perry, the Rev. Hall was instructed to build a parsonage at 'some central spot' in the Ballan village so that he could 'itinerate' among the '13 or so stations.'¹³ By

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

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

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

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

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

7 *Ibid.*

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

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

10 N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, Ballan, 1998, pp.4-7.

11 *Ibid.*

12 *Ibid.*

13 *Ibid.*, pp.4-5.

April 1849, steady progress was made on its construction. The completed parsonage was reported in *The Argus* in September 1849:

At Ballan, there is now a resident clergyman, (The Rev. W. Hall,) who itinerates though a district of about 30 miles in diameter, holding services on Sundays at the different stations in rotation. A parsonage house has been built, towards which the Bishop granted £150 from his English fund, on the understanding that the settlers should endeavour to raise the whole stipend of the clergyman, £200, among themselves. Of this £110 have been already paid for the present year.¹⁴

The parsonage, together with two outbuildings, was constructed in the north-west corner of the church site, overlooking the Werribee River (Figure 1). The timber weatherboard parsonage building had a hipped roof form, as did the larger of the two outbuildings (Photo 9). Services were subsequently held in the large drawing room of the parsonage in the ensuing years. Sunday School classes were first accommodated at Thomas Spice's slab hut near the Werribee River.¹⁵ After the arrival of the Rev. J. Potter in 1854, Sunday School classes were held in an outbuilding belonging to the parsonage until a brick schoolhouse was built in 1855 on land designated as early as 1850 for a school building in the south-west corner of the church site¹⁶ (Figure 1). It served as a Denominational School during the week and it was also used as a Church for worship services¹⁷ (Photo 10 and 11).

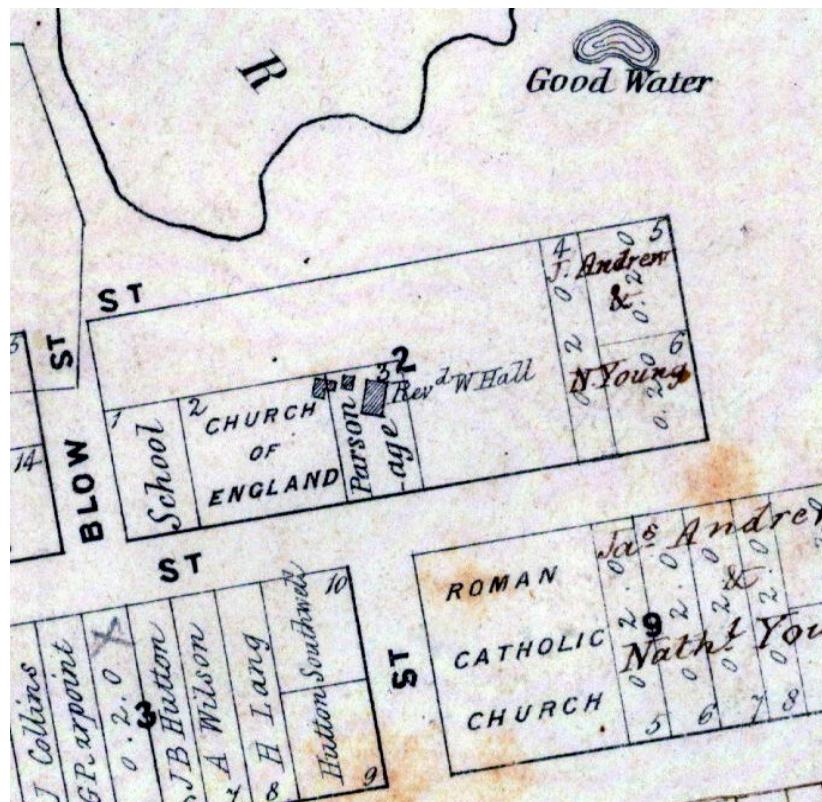


Figure 1: W. Malcolm, Assistant Surveyor, Ballan Town Plan, February 1850, lithographed 24 August 1856, showing Church of England site, Denomination School Site and Parsonage, with Parsonage buildings outlined.

Source: State Library of Victoria.

¹⁴ *The Argus*, 14 September 1849, p.4.

¹⁵ Backhouse, et.al., *op.cit.*, pp.6-7.

¹⁶ *Ibid.*, p.12.

¹⁷ *Ibid.*, pp.12-13.



Photo 9: Young's Flour Mill with hipped roofed Parsonage in the background (right) and hipped roofed outbuilding behind, 1863. Also note St. John's Church, with the base of the belfry constructed on the west gable.

Source: Ballan Shire Historical Society collection.



Photo 10: St. John's Church Schoolhouse, n.d.

Source: Ballan Shire Historical Society.



Photo 11: St. John's Church schoolhouse, n.d. [c.1970]

Source: June Huggins, Ballan.

Building of the Church

The arrival of the Rev. Henry Windle in November 1859 brought about the building of a Church on the Simpson Street site.¹⁸ Designed by the Diocesan Architect, Leonard Terry, tenders were called for its construction in March 1860.¹⁹ Delays subsequently ensued and it was not until 10 March 1861 when the foundation stone was laid by Mrs. C.H. Lyon of Ballanee Homestead.²⁰ Bishop Charles Perry officiated. Construction continued throughout 1861 by the contractor, Mr Taylor of Bacchus Marsh. The carpentering work was carried out by Mr Reichman with his foster son, Mr. Lemcke as assistant.²¹ By the

¹⁸ *Ibid.*, p.14

¹⁹ *The Argus*, 19 March 1860, p.8.

²⁰ Backhouse, et.al., *op.cit.*, p.14.

²¹ *Ibid.*

end of January 1862, buildings works were almost complete.²² On 30 March 1862, St. John's Church was opened and dedicated by Bishop Perry (owing to the insolvency of the contractor, St. John's took a heavy debt which was not relieved until 1879, when the building could be consecrated).²³

Constructed of bluestone with freestone dressings, the Victorian Gothic Revival styled, steeply-pitched and parapeted gabled building was characterised by a nave and chancel, and side hipped-roofed vestry. The newly-completed building featured in *The Australian News for Home Readers* in 1865 which, in addition to an engraving (Photo 12), gave the following description:

The neat little building, shown in the engraving, is the newly erected Episcopal Chapel, at Ballan, a distance of about sixty miles from Melbourne. The building has been raised solely by the exertions of the congregation, and is a pleasing instance of the progress of Christianity in the provincial districts of Vitoria. The chapel belongs to the Gothic order of architecture, and is commodious enough to meet the requirements of the Episcopalians of Ballan. The nave is 57 feet by 25 feet in extent, and the chancel 10 feet 3 inches by 21 feet.²⁴



Photo 12: L. Terry, Engraving of the Episcopal Chapel, Ballan, 1865

Source: *The Australian News for Home Readers*, 25 March 1865, p.5.

A crowning feature of the Church was to be a bellcote surmounted by a Celtic cross. Apart from the stone base (shown in Photo 9), the bellcote was never constructed. At some later stage, possibly in the 19th

²² *The Argus*, 29 January 1862, p.5.

²³ Backhouse, et.al., *op.cit.*, p.15, 23.

²⁴ *The Australian News for Home Readers*, 25 March 1865, p.5.

century, the bellcote base was removed as it was not shown in a 19th century photograph of the building (Photo 13). The hipped roofed vestry that was planned for the east end of the south elevation was also built on the north side (Photo 15), while only two bays of ventilator gables in the nave roof faces were constructed, as opposed to the original five bays.



Photo 13: St. John's Anglican Church, n.d. [c.1870], without belfry base.

Source: June Huggins, Ballan.

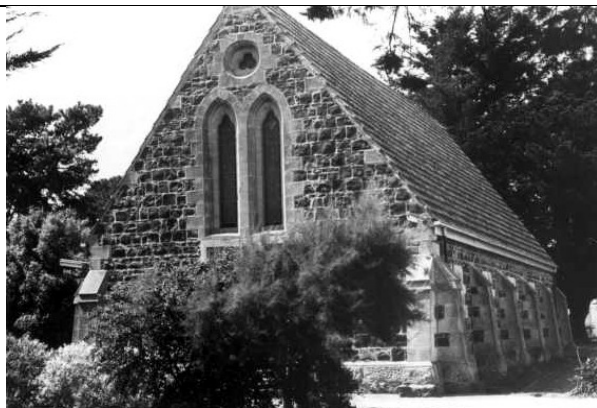


Photo 14: St. John's Church, main west gable end, 1974

Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image jc000664.



Photo 15: St. John's Church showing west elevation of hipped roofed vestry and north elevation of nave, 1974.

Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image jc000663.

Later Alterations & Additions to the Church Building

With the death of Mrs Juliet Vivian Lyon (nee Anderson) in March 1874, a memorial stained glass window was erected to her memory in the chancel of St. John's Church.²⁵ The work of the colonial stained glass craftsmen, Ferguson and Urie, the two-lighted stained glass window depicted 'Faith and Hope'.²⁶ It was

²⁵ See Ferguson and Urie website at <http://fergusonandurie.wordpress.com/2013/12/23/1874-st-johns-anglican-church-ballan-victoria/>

²⁶ Ibid.

installed in late 1874. Mrs Lyon was the wife of Charles Lyon (1826-1905) of Ballanear, where they settled after their marriage in 1859 and where they had five children: Clara, Lily Mary, Violet Mary, Vivian Hugh and Charles Gordon.²⁷ Just thirteen years before her passing, Mrs Lyon had laid the foundation stone to St. John's Church.²⁸

It was also in late 1874 when the *Bacchus Marsh Express* reported on the making of a 'very tolerable sized church bell' at Mr Blake's.²⁹ Made of steel, it weighted 1 cwt. and cost £16.³⁰ It is unclear when and where the bell was installed at St. John's, given that the bellcote was never built. It seems to have been in operation soon after completion and certainly by 1900 when the bell was rung to warn of an approaching bushfire.³¹

Another stained glass window was installed at St. John's in 1883 in memory of Mrs Rebecca Ocock, wife of the pioneer solicitor of Ballan, Richard Ocock and mother in-law of Dugald Macpherson, pioneer grazier of Bungeeltap station.³² The *Bacchus Marsh Express* reported on the installation of the window in March 1883:

The stained glass window in memory of the late Mrs Ocock has been put in St John's church. It is small but very handsome. It represents on one side the figure of the Good Shepherd, holding a lamb in his arms, and on the other, the figure of St John the Evangelist. The inscription under the former is 'I am the Good Shepherd' and under the latter 'Little children love one another' and below these 'In memoriam, Rebecca Ocock died 23rd August 1882'. The whole is most tasteful and handsome, and is executed in Ferguson and Urie's well-known style. The window was presented by the relations and connections of the deceased lady.³³

Further changes were made to the interior in 1888. They involved the varnishing of the furniture and ceiling, and distempering the walls and chancel at a cost of £30. The chancel was also decorated.³⁴

Considerably more substantial alterations were made in the 20th century. The crumbling interior hardplaster on the walls of the chancel (which had painted decorations) were removed and replaced by Mr Williams of Ballarat in 1921.³⁵ Six years later in 1927, electric light was installed in the church and vicarage.³⁶ Ten years later in 1937 much-needed repairs were made to the masonry and stained glass chancel window.³⁷ In August 1953, a Fabric Fund under the title of 'Queen Elizabeth II Thanksgiving Fund' was established for raising funds for the repairs and alterations of the church.³⁸ Some of the damage to the walls had been caused by thick ivy growth over a number of years.³⁹ In 1954, the works included the replacement of the slate roof with terra cotta tiles (which also involved the removal of the freestone parapets in the gable ends), unpinning of the west wall with concrete.⁴⁰ Four years later in 1958, the interior was replastered and finished in 'cream colourtex'.⁴¹ Two new windows were installed in the west

27 Backhouse, et.al., *op.cit.*, p.14.

28 Ferguson and Urie website, *op.cit.*

29 *Bacchus Marsh Express*, 28 November 1874.

30 *Ibid.*

31 *Ibid.*, 19 February 1900, p.3.

32 Ferguson and Urie website, *op.cit.*

33 *Bacchus Marsh Express*, 19 March 1883.

34 Backhouse, et.al., *op.cit.*, p.25.

35 *Ibid.*, p.35.

36 *Ibid.*

37 *Ibid.*, p.38.

38 *Ibid.*, p.45.

39 *Ibid.*

40 *Ibid.*

41 *Ibid.*, p.46.

and the ceiling and pews were revarnished. According to Backhouse, et.al., in *Our Journey: The Anglican Parochial District of Ballan and Bungaree*:

The concrete floor of the church, in a poor state of repair and covered with coir matting, was levelled and boarded over with polished Tasmanian hardwood. The cost of the new floor was £500, which was provided by the Ladies' Guild.⁴²

It was also in 1958 when new carpet was laid in the sanctuary, chancel, aisle and baptistery and a porch, 'donated by Mr and Mrs Les Hook graced the entrance to the church', which was also constructed by Mr Hook.⁴³

Fittings & Fixtures in the Church Interior

In addition to the stained glass windows in memory of Juliet Lyon and Rebecca Ocock, Backhouse, et.al. provides a list of fittings and fixtures that have been important to the life of the Church and/or are memorials to past parishioners.⁴⁴ Other stained glass windows in the nave were installed in memory of Mrs Sarah Lidget and her son Robert Larence Lidgett, Georgiana Blake, Edward Blake, Thomas William Fagg, Elizabeth Fagg, and Ellen Adelaide Parker.⁴⁵

Other Building Developments at St. John's Church

The Vicarage

In 1870, the old parsonage was in such a dilapidated state that it required demolition. A new Vicarage was proposed for the incoming Vicar, the Rev. Louis Alexander Baker. The *Bacchus Marsh Express* reported that the new building was in progress in December 1870.⁴⁶ Constructed of bluestone and handmade bricks, it was situated on the same site as the earlier residence.⁴⁷ This parsonage was to last 70-80 years. In the mid 1940s, the Diocesan Architect, Mr. Richards, advised that 'it was unwise in every way to repair the present Vicarage.'⁴⁸ It was replaced in 1947-48 by a Mr Mason. Located at the east end of the church fronting Simpson Street, the new Vicarage was opened on 2 June 1948.⁴⁹

The Parish Hall

Until 1967, the old schoolroom built in 1855 (and extended in 1912⁵⁰) functioned as both the Parish Hall and Sunday School. As early as 1961, a new hall was proposed but it was not until 1966-67 that construction commenced on the existing hall to the north of the church.⁵¹ It was designed by Mr Strickland (Figure 2) and constructed of Bessa brick by Mr E. Kovacs.⁵²

42 *Ibid.*

43 *Ibid.*, p.47. There is no evidence of an entrance porch today.

44 *Ibid.*, p.108.

45 *Ibid.*, p.51.

46 *Bacchus Marsh Express*, 17 December 1870, p.3.

47 Backhouse, et.al., *op.cit.*, p.18.

48 *Ibid.*, p.41.

49 *Ibid.*, pp.42-43.

50 *Ibid.*, p.31.

51 *Ibid.*, pp.48-49 & Roy Huggins, personal collection, Ballan.

52 Backhouse, et.al., *op.cit.*, pp.48-49.

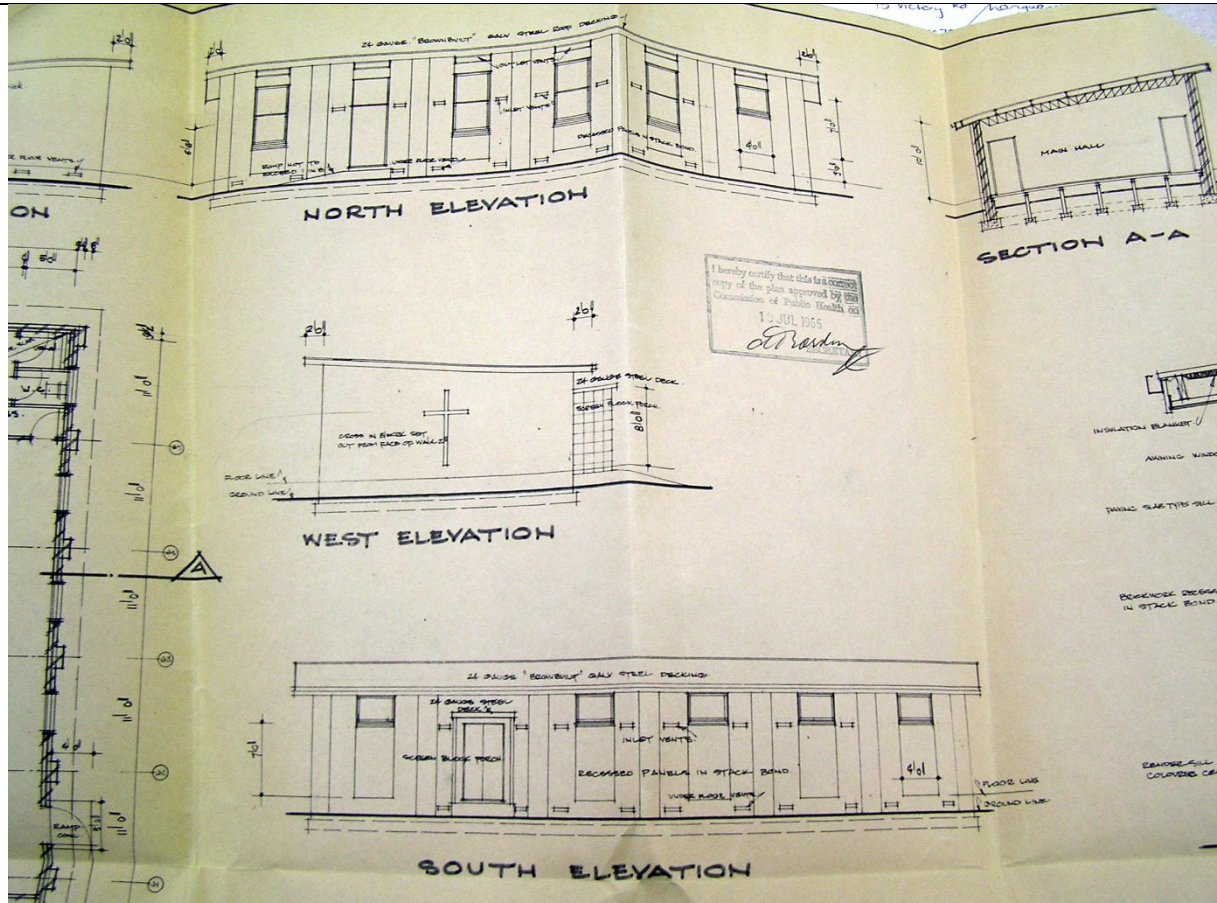


Figure 2: R.L. Strickland & Associates, Elevation & Section Drawings of proposed Sunday School at Ballan, 13 May 1966.

Source: Public Building file, VPRS 7882 Unit 4161 PROV.

The original schoolroom was subsequently demolished in early 1971 by members of the Vestry. The bricks were transported to Sovereign Hill, Ballarat for recycling.⁵³

In 1985, the Mena Prior Memorial Parish Centre was built between the church and the Parish Hall.⁵⁴ A doorway was installed in the north-west corner of the church. Built in memory of Mrs Mena Prior who died in 1985 and bequeathed the sale of her house to St. John's Church, the Parish Centre incorporated a foyer, meeting room, kitchen and Rector's office.⁵⁵

Landscape Features

Bell Tower

A bell tower was sought by Mr A. Blake in 1909 'for some shelter of the bell, cost not to exceed £1.'⁵⁶ It appears that the existing tower to the south-west of the church building on the front yard was constructed soon after. In 1983, the structure 'required strengthening of the foundations and re-roofing as well as stabilising [of] the timber frame.'⁵⁷ The works were carried out by Joe Smallman, Stan Young, Jack Ranke and his son, Nick, while Mrs Prior donated the shingles and her sister, Mrs Molly Reaby, donated \$50.⁵⁸

Memorial Front Fence and Gate Piers

53 *Ibid.*, p.50.

54 *Ibid.*, p.56.

55 *Ibid.*

56 *Ibid.*, p.30.

57 *Ibid.*

58 *Ibid.*

In 1937, a fence fund was organised by the St. John's Ladies Guild so that the old fence could be replaced. Work commenced in April 1927 with the construction of stone gate piers at the entrance to the church fronting Simpson Street.⁵⁹ An iron arch was built over the main gates by Mr Cowell, and a lamp was hung from its apex.⁶⁰ A second set of stone gate piers were also built at the eastern end of the front boundary, giving access to the previous driveway of the Vicarage. A front fence was built in memory of the Rev.W.E. Kaneen at a cost of £50/5/9 and it was dedicated by Bishop Johnson of Ballarat⁶¹. The stone gate piers and metal gates were dedicated in memory of the pioneers of the Ballan district.⁶² The existing hollow steel post and rail and cyclone wire was constructed to mark the centenary of the Ballan Shire in 1962, the costs having been borne by the Ladies Guild.⁶³ It would appear that the concrete gate piers at the western end were built after the construction of the Parish Hall in 1967.

von Stieglitz and Atkinson Family Headstones

In April 1963 to mark the centenary of St. John's Anglican Church at Ballan, the Vestry sought to relocate the headstones of members of the von Stieglitz and Atkinson families, pioneers of the Ballan district and inaugural members of St. John's Church, to the church grounds (Photo 16). As outlined by Backhouse et.al.:

The tombstones of Charlotte, Francis and Francis Atkinson, and Charlotte and Walter Francis Stieglitz are situated next to the east wall of the church. They were fixed in place by Messrs. J. Ranken, H. Hume, H. Lidgett, P. Lidgett and L. Dellar.⁶⁴



Photo 16: von Stieglitz and Atkinson family headstones, 1975.

Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image 000665.

Early Incumbents of St. John's Church

The incumbent at St. John's Church was the Rev. William Hall, who, with his wife, Elizabeth, emigrated from England to Melbourne in November 1848.⁶⁵ They relocated to Ballan in January 1849. The Rev. Hall was responsible for the construction of the first parsonage and the reservation of the old Ballan Cemetery, in addition to his role of establishing the first inland Anglican Parish in Victoria.⁶⁶ In April 1853, the Rev. Hall resigned from his charge at Ballan. He was replaced by the Rev. J.W. Schoales who in turn

59 *Ibid.*, p.38.

60 *Ibid.*

61 *Ibid.*

62 *Ibid.*

63 *Ibid.*, p.50.

64 *Ibid.*

65 *Ibid.*, pp.4-5.

66 *Ibid.*

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

PLACE NAME: St. John's Anglican Church

Place No. BA057

ADDRESS: 56 Simpson Street, Ballan

Assessment Date: Feb 2016, updated May 2021

was replaced by the Rev. J. Potter in November 1854.⁶⁷ He was responsible for establishing the Denomination School at Ballan.⁶⁸ The Rev. J.T. Schleicher was appointed to Ballan in 1855.⁶⁹

In November 1859, the Rev. Henry Windle became the Vicar at Ballan.⁷⁰ During his incumbency, St. John's Church was constructed. The Rev. Windle remained at St. John's for six years, during which time he conducted Sunday workshop twice daily at Ballan and also at Gordon and Egerton. He also conducted a monthly service at Blackwood.⁷¹ Windle Street was named in his honour in later years.

Other incumbents at St. John's in the 19th century included Mr. H.F. Scott (1865-1868); Rev. H.I. Edwards (1868—1870); Rev. L.A. Baker (1870-1874); Rev. G.F. Cross (1874-1877); Rev. Julius Lewis (1878-1879); Rev. C. Campbell (1879); Rev. J.F. May (1879-1884); Rev. W.H. Geer (1884-1889); Rev. J.C. Atkinson (1889-1899); and the Rev. J.H. Chaseling (1899-1903).⁷²

Other Early Key Figures in the Development of St. Paul's Church

Several pioneer figures were influential in the development and progress of St. John's Church of England in the early years. They included John von Stieglitz of 'Ballanee' who greatly assisted in the building of the parsonage, amongst other tasks and works.⁷³ Messrs. Richard Ocock and Arthur T. Musgrave, solicitors of Ballan, were Lay Helpers.⁷⁴ A.T. Musgrave was also Honorary Secretary of St. John's Vestry and Superintendent of the Sunday School until 1881.⁷⁵ Another Lay Helper was C.H. Lyon, later of 'Ballanee', who was Honorary Treasurer of the Ballan Church of England School Board in the 1850s.⁷⁶ In latter part of the 19th century, Edward Blake, sawmiller of Blakeville and Marcus Mason Mogg, grazier of Yallock Vale served as Church Wardens for 30 years as well as Lay Representatives at Church Assembly. Edward Blake was also Treasurer of the Vestry at the time of his death in 1901.⁷⁷

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 Ballan

St. John's Anglican Church is one of four churches established in Ballan in the 19th century, and the earliest of the three surviving today. The other churches are:

- St. Paul's Uniting Church Complex, 73 Inglis Street (BA014):⁷⁸ built in 1865-66, the Victorian Gothic Revival styled building is the most intact church in Ballan. The bluestone building has a steeply pitched gabled roof form and rear gabled and parapeted vestry, together with a landmark octagonal tower having a splayed bluestone tower based with blind oculus windows, octagonal blind arcade of lancet openings with blind oculus windows above, and an elongated spire clad in

⁶⁷ *Ibid.*, p.107.

⁶⁸ *Ibid.*, p.12.

⁶⁹ *Ibid.*, p.107.

⁷⁰ *Ibid.*, p.14.

⁷¹ *Ibid.*, p.15.

⁷² *Ibid.*, p.107.

⁷³ *Ibid.*, p.6.

⁷⁴ *Ibid.*, p.23.

⁷⁵ *Ibid.*

⁷⁶ *Ibid.*, p.12.

⁷⁷ *Ibid.*, p.28.

⁷⁸ *Ballan Times*, 17 August 1916, *The Argus*, 22, 23 & 27 December 1865 & *Bacchus Marsh Express*, 21 July 1866, p.2.

corrugated sheet metal and crowned by an iron Celtic cross finial. There is a triple pointed arched window in the main gable end (with decorative stained glass, being the work of the well-known stained glass artists and manufacturers, Ferguson and Urie).

- St. Brigid's Roman Catholic Church, 98-100 Inglis Street (BA025):⁷⁹ built in 1912, the Federation Gothic styled face red brick building with rendered dressings has a parapeted gabled roof form clad in introduced slate, pointed arched windows and projecting buttresses which extend above the eaves line to form octagonal pinnacles. There is a side porch towards the rear on east side. In 2009, the building was almost completely destroyed by fire and in recent years it has been substantially reconstructed. A flat-roofed, steel and timber framed and glazed addition at the front formed part of the refurbishment. The integrity of the original building has therefore been compromised by the fire damage and the front additions, although the Federation Gothic character and detail remains the prominent feature.

Leonard Terry and Other Similar Churches to St. John's, Ballan⁸⁰

Leonard Terry was born in Yorkshire, England in 1825, the son of a timber merchant. In 1853 he emigrated to Melbourne and six months later he was employed by the architect and surveyor, Charles Laing.

By 1856, Terry had established his own architectural practice in Collins Street West. From 1857, he was the principal designer of banks in Victoria and from 1860 for buildings for the Anglican Church, having been appointed Diocesan Architect. Indeed, Bruce Trethowan claims that Terry was the 'most prolific architect' from 1860 until 1884⁸¹. Terry's first known design came in late 1856 when he designed Sands and Kenny's printing house in Collins Street West. His first bank commission was for additions to the Union Bank in Melbourne in 1857. In all of his bank work, Terry favoured a Renaissance palazzo approach. This stylistic mode is epitomized in his design of the Bank of Australasia building, corner of Sturt and Lydiard Streets, Ballarat, constructed in 1863.⁸²

As Anglican Diocesan Architect, Terry designed many Anglican churches. He also vetted the designs of other churches. Along with extensions to St. Paul's Anglican Church, Ballarat East (which was later dismantled and rebuilt), St. John's Church, Ballan, appears to be one of his earliest-recorded commissions, as both building were constructed in 1862. According to Miles Lewis, 'Terry churches were generally of bluestone, and in fairly austere Early English or Decorated Gothic and, with the exception of [the church at] Birregurra, well composed and satisfying.'

Terry also carried out designs for the Roman Catholic Church in 1870, probably in association William Wilkinson Wardell. This work appears to have occurred during a lull in Terry's practice from the late 1860s. Business improved after taking into partnership the former Ballarat architect, Percy Oakden, who brought in numerous Nonconformist church and school commissions.

Married in 1855 to Theodosia Mary Welch, he fathered six children. After the death of Theodosia, he married Esther Hardwick Aspinall in 1866, who bore him three children. Terry died on 23 June 1884 of a thoracic tumor at his home in Collingwood. In 1900, the late Leonard Terry was described as 'a man of much more than ordinary ability, and ... [had a] modest, unassuming and gentlemanly manner.'

⁷⁹ *The Advocate*, 8 June 1912, p.23 & Herald Sun, 8 April 2009.

⁸⁰ All information taken from M. Lewis, 'Terry, Leonard (1825-1884)', in G. Serle & R. Ward (eds.), *Australian Dictionary of Biography*, vol.6, 1851-1890, Melbourne University Press, Carlton, 1976, pp.257-258, unless otherwise noted.

⁸¹ B. Trethowan, 'A Study of Banks in Victoria 1851-1939', Historic Buildings Preservation Council Report, December 1976, p.28.

⁸² W. Jacobs & D. Rowe, 'Former ANZ Bank, 202 Sturt Street, Ballarat: Conservation Management Plan', prepared for Ballham Pty Ltd, November 1998.

Of the numerous Victorian Gothic Revival styled Anglican Church designs by Leonard Terry, the most comparable with St. John's, Ballan, is St. James' Anglican Church, Shaw Street, Mortlake. It was built two years after St. John's in 1864-65.⁸³ St. James' Church features the same steeply-pitched, gabled nave with rear minor gabled vestry, crowning bellcote above the main gable end and a recessive side hipped roofed vestry. It has experienced some alterations and additions, including the replacement of the slate roof with galvanised corrugated steel, and particularly the parapeted masonry porch that projects from the main gable end. Constructed of bluestone, St. James' Church is a slightly more rudimentary and smaller example, having a four-bayed nave with paired pointed-arched windows. The location of the side hipped roofed vestry and the crowning bellcote reflect Leonard Terry's original design intentions for St. John's.

Inspiration for the designs of both St. John's and St. James' Anglican Churches by Leonard Terry appears to have emanated from the highly influential work of the Gothic Revivalist and staunch Roman Catholic English Architect, A.W.N. Pugin (1812-1852). In particular, Terry's St. John's and St. James' designs have a direct affinity to Pugin's design of St. Paul's Roman Catholic Church, Oatlands, Tasmania, built in 1850.⁸⁴ The composition of the steeply-pitched gabled nave and minor gabled chancel and especially the crowning bellcote at the west end are those familiar design traits found in Terry's work. He also transposed the side gabled porch of Pugin's designs for the hipped roofed vestries at St. John's and St. James'.

⁸³ M. Lewis (ed.), *Victorian Churches: Their origins, their story and their architecture*, National Trust of Australia (Victoria), Melbourne, 1991, p.137. The church is erroneously addressed as Shaw Street, Hexham.

⁸⁴ B. Andrews, 'St. Paul's Church, Oatlands, Tasmania', Pugin Foundation, http://www.puginfoundation.org/assets/Oatlands_Essay.pdf

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

Place No. BA102

ADDRESS: 39 Steiglitz 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: Fair**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 known as Mayfield at 39 Steiglitz Street, Ballan, constructed 1886-87, is significant.

The non original alterations and additions are not significant.

How is it significant?

Mayfield at 39 Steiglitz Street, Ballan, is of local historical and aesthetic significance to the Moorabool Shire.

Why is it significant?

Mayfield at 39 Steiglitz Street has historical significance as an example of a more substantial and affluent middle class residence constructed in the late nineteenth century. Built in c.1886-87 for Robert Fergus Marshall, sheep and cattle grazier of 'Borambeta' homestead (who relocated to Mayfield in 1887) it is one of a small group of middle class residences constructed in Steiglitz Street prior to the major development of Ballan after the arrival of the railway in 1889. At the time of its sale in 1914, it

was described as one of the best residential sites in Ballan, embodying the affluence and aspirations of its original owner. (Criterion A)

Mayfield is aesthetically significant as an unusual and intact example of a late Victorian Picturesque residence in Ballan. Although in fair condition and missing some original features, the composition and surviving detailing and fabric continue to express the original Victorian Picturesque design details, including the form, materials and decorative details. (Criterion E)

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the northern portion of the site containing the Mayfield dwelling at 39 Steiglitz Street as shown on the following map (Photo 1):



Photo 1: Aerial map.

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION: ¹

The dwelling known as Mayfield at 39 Steiglitz Street, Ballan, is set on a substantial allotment with a large front setback to Steiglitz Street and a very large rear yard fronting Edols Street. The front yard is largely open and grassed, with some isolated shrubbery and remnant perimeter garden beds. The front has a rudimentary front timber and rail and cyclone wire fence to a height of approximately 1200 mm, with most of the fence subsumed by a manicured hedge. There is also a metal framed and cyclone wire pedestrian gate. At the rear, mature trees separate the dwelling from a number of gabled sheds.

The single storey, symmetrical, timber weatherboard, Victorian Picturesque styled dwelling has a double hipped roof form that traverse the site, together with a minor central gabled wing and return hipped verandah featuring a central gabled portico. At the rear are minor hipped, gabled and skillion wings. These roof forms are clad in introduced red corrugated colorbond. Two early face brick chimneys project beyond the roofline, the front chimney featured a dentillated and corbelled top.

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: Mayfield

Place No. BA102

ADDRESS: 39 Steiglitz Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Originally, the front roof featured another identical chimney on the east side, but it has been removed. There are early narrow eaves.

A feature of the design is the front projecting gabled wing and front verandah with the gabled portico. The verandah is supported by square stop-chambered timber posts having moulded timber capitals that support curved, elongated, solid timber brackets. Further elaboration is identified in the original decorative timber bargeboard in the gable verandah portico. The gable end in the main roof originally featured similar bargeboards, but they and the original turned timber finials that surmounted the gable roofs are now missing. Other early features at the front include the central timber framed doorway with sidelights and a four panelled timber door, faceted bay window on the west side, with timber framed double hung windows, single timber framed double hung window on the east side, moulded timber architraves and the timber window sills. The verandah has an original bluestone base, but the timber floor and the timber pedestals to the verandah posts have been removed.

Overall, the dwelling is in fair condition. The timber eaves fascias, verandah posts, moulded capitals, brackets and bargeboards show signs of deterioration, the weatherboards in the gable ends have weathered, and the bluestone verandah base is in disrepair. The dwelling is of moderate integrity with the original design features clearly discernible.



Photo 2: Mayfield, 2009.



Photo 3: Mayfield, 2009 showing fence & hedge.



Photo 4: Mayfield, 2014, showing part of the front fence, hedge and gate.

HISTORY:

The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.² 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 Mayfield

Mayfield at 39 Steiglitz Street is situated on allotment 6 of Section 18 in the Township of Ballan first purchased by J. Hanrahan on 1 September 1874.¹¹ On 23 February 1877, this allotment together with adjoining allotments 7, 8A, 8B, 9 and 10 were acquired by the County of Bourke Permanent Building and Investment Society.¹² This institution sold these allotments to Robert Fergus Marshall, grazier, on 2 August 1886.¹³ By May 1887, the dwelling, Mayfield had been constructed.¹⁴

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 Township of Ballan Plan, 1954, VPRS 16171 PROV.

¹² Certificate of Title, vol. 928 fol. 505.

¹³ *Ibid.*

¹⁴ See *Bacchus Marsh Express*, 21 May 1887, p.3.

R.F. Marshall was born in Glasgow in c.1829 and he had emigrated to Victoria by the 1860s.¹⁵ From his marriage to Jessie Ramsay (born in Edinburgh, Scotland, in c.1845), he had four children: Catherine McKurdie (born 1867, St. Arnaud), Agnes (born 1870, Ballarat), Jane (born c. 1872 and died 1876) and Jessie Ramsay (born 1874, Ballan). Mrs Jessie Marshall died in 1875 and three years later in 1878 R.F. Marshall married Christina Henderson (of Shetland, Scotland).¹⁶ They had two children that were both born at Castlemaine: Elizabeth Henry (born 1879) and William (born 1880).¹⁷

In the 1860s, R.F. Marshall was manager of C.H. Lyon's 'Ballanee' Run near Ballan.¹⁸ 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).¹⁹ There, Marshall established a successful sheep and cattle grazing farm. With the Marshall family's impending relocation to Mayfield, 39 Steiglitz Street, R.F. Marshall advertised 'Borambeta' for auction in the *Bacchus Marsh Express* in February 1886:

Sale of a first-class Agricultural and Grazing Farm, Borambeta, 364 acres, situated near Bolwarra, on the Moorabool West river, being the site of Messrs. Blake and Parkers' old homestead.

... This land is in great heart, being used for sheep and cattle grazing only for years past. The river runs through the centre of the farm, and affords a never-failing supply of clear water to which each paddock has a frontage. On the land stands a 4-roomed dwelling-house, with detached kitchen, dairy, large hay, milking, and shearing sheds, stable, buggy house, stock, and drafting yards, &c.²⁰

Although 'Borambeta' failed to sell,²¹ the Marshall family had taken up residence at Mayfield by early 1887. Soon after, the new dwelling was partially damaged by fire, as outlined the *Bacchus Marsh Express*:

A fire occurred at Mr. R.F. Marshall's residence, Steiglitz street, on Thursday evening, which if it had not been noticed in good time, might have had serious results. A fire had been lighted in an oven built into the side of the kitchen fireplace, and the heat of it was so great as to cause the bricks to ignite the studs of a small room built off the kitchen. A few of the boards of the wall of this room were burnt through, and the fire was obtaining a hold on the outside wall, when it was fortunately observed by a passer-by, and an alarm was given.²²

R.F. Marshall's dwelling represented one of the substantial properties in Ballan in the 19th and early 20th centuries. It featured a main hipped roof form at the front (Photo 5), having a central minor gabled wing and return post-supported verandah with a central gabled portico. The gable ends were adorned with elaborate timber bargeboards and timber finials. There were symmetrically located chimneys that projected beyond the main roof ridgeline.

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

16 Ibid.

17 Ibid.

18 J.H. Walsh, 'Early Ballan No. 45' in the *Ballan Times*, 31 January 1918, p.3.

19 Ibid. 'Borambeta' was first advertised for sale in the *Bacchus Marsh Express* on 30 January 1886, p.2.

20 *Bacchus Marsh Express*, 13 February 1886, p.2.

21 Marshall advertised 'Borambeta' for lease in the *Bacchus Marsh Express*, 24 January 1891, p.2.

22 Ibid., 21 May 1887, p.3.



Photo 5: Mayfield, c.1900.

Source: *A Pictorial History of the Shire of Ballan*, p.68.

From the 1880s, Robert Fergus Marshall took up additional properties in Ballan and commenced other residential and commercial enterprises, including land and two dwellings in Inglis Street in 1888, another cottage in Edols Street and a stone bakehouse in Fiskin Street.²³ In 1892, he had a five-roomed timber dwelling relocated from Gordon to the corner of Windle and Inglis Streets, opposite the Presbyterian Church.²⁴ Marshall also contributed to community life as a Committee member of the Ballan Agricultural Society, including a term as Vice President until ill-health forced his resignation in 1887.²⁵ He was the Ballan Correspondent to the Schools Board of Advice in the late 1890s and also a member of St. Paul's Presbyterian Church.²⁶

R.F. Marshall died in 1912 at Ballan at the age of 83.²⁷ In 1915, his Mayfield estate was advertised for sale in the Ballan Times. It was described as a seven-roomed with an adjoining three acres of land 'situated in Steiglitz street, Ballan,' being 'well known as one of the best residential sites in Ballan.'²⁸ It was acquired by the daughter of R.F. and C. Marshall, Elizabeth, and her husband, William Rose Fraser.²⁹ Mrs Fraser continued to own the property until 1950-51, when it had been reduced to 1 acre in size (allotments 9 and 10) and sold to the Housing Commission of Victoria.³⁰

COMPARATIVE ANALYSIS

²³ *Ibid.*, 14 January 1888, p.3.

²⁴ *Ibid.*, 14 May 1892, p.2.

²⁵ *Ibid.*, 8 October 1887, p.3.

²⁶ *Ibid.*, 11 June 1898, p.1, 30 March 1889, p.3.

²⁷ Victorian Births, Deaths and Marriages Indexes, op.cit.

²⁸ *Ballan Times*, 4 November 1915. The Real Estate Inventory in Marshall's Probate described the property as 'containing 3 acres (more or less) on which is erected an 8 roomed W.B. dwelling, buggy shed, hut and hay shed, in fair order, and post, rail and picket fences.' See, Marshall, R.F., Probate Administration files, 1912, VPRS 28/P3, Unit 337, PROV.

²⁹ Ballan Shire Rate Book, 1915-16, VPRS 5557/P0 Unit 45, PROV (Ballarat).

³⁰ *Ibid.*, 1920-21, 103-31, 1935-36, 1940-41 & 1950-51.

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.

Victorian

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.

Victorian Picturesque

Few in number are the examples of a Victorian Picturesque style. These dwellings were built between the mid and late 19th century and are defined by either steeply pitched gabled roof forms and projecting verandahs, or a combination of hipped and steeply pitched gabled roof forms.

Other Substantial Victorian Styled Dwellings

Mayfield at 39 Steiglitz Street is one of a small group of Victorian styled dwellings previously situated on substantial allotments in the Ballan township, and the only example of its stylistic type in the town. The other substantial Victorian styled dwellings include:

- Everleigh, 77 Inglis Street, Ballan (BA017) (Photo 6):³¹ built in 1896, the symmetrical, timber weatherboard dwelling has a hipped roof form at the front and a projecting front convex verandah supported by cast iron columns with decorative cast iron brackets and valances. The symmetry is emphasised by the red brick chimneys and the central front door opening with flanking timber framed tripartite double hung windows. The dwelling has high integrity when viewed from the front, and has a timber picket front fence. The detailing and character of Everleigh is not directly comparable to Mayfield.
- Former Dr Salter's Medical Rooms, 81 Inglis Street, Ballan (BA020) (Photo 7):³² built in c.1890, the symmetrical timber weatherboard Victorian styled dwelling has a hipped roof form and a front hipped verandah. The verandah is supported by turned timber posts with cast iron brackets and valances. There are original rendered brick chimneys with multi-corbelled tops and terra cotta pots, and a central doorway flanked by timber framed double hung windows. The front boundary is defined by a timber picket fence. The dwelling appears to be predominantly intact. The Late Victorian design of the dwelling at 81 Inglis Street is not comparable to Mayfield.
- Invergowie, 101 Inglis Street, Ballan (BA026) (Photo 8):³³ built c.1895, the single storey, hipped roofed, weatherboard dwelling has a return convex verandah supported by timber posts (which may have replaced the original posts). There are paired timber eaves brackets and a rendered chimney. The main doorway flanked by timber framed double hung windows faces onto the eastern portion of the site. The dwelling appears to be predominantly intact. The Late Victorian design at 101 Inglis Street is not comparable to Mayfield.

³¹ *Bacchus Marsh Express*, 16 May 1896, p.3, 5 December 1896, p.3, 18 February 1901, p.1.

³² *Ibid.*, 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.

- Ballan Health Care (formerly “Annean”), 164 Inglis Street, Ballan (BA048) (Photo 9):³⁴ built in 1897, the asymmetrical, single storey, weatherboard, Late Victorian Italianate styled dwelling has a hipped roof form that traverses the front of the site, with minor hipped wings at the rear and side and a return bullnosed verandah supported by cast iron columns with decorative capitals and cast iron verandah valances and brackets. There are timber framed double hung tripartite windows under the verandah and a projecting faceted bay. The detailing and composition of Annean is not comparable to ‘Mayfield’.
- Longley, 63 Steiglitz Street, Ballan (BA098) (Photo 10):³⁵ built in 1895 for Harry Blake. It is an asymmetrical single storey, weatherboard, hipped roofed dwelling with a return verandah supported by timber posts. There are prominent red brick chimneys with multi-corbelled tops. On the front façade is a central front doorway flanked by timber framed double hung windows. The dwelling appears to be of moderate integrity, having been substantially repaired. The detailing and composition of Longley is not comparable to Mayfield.
- Ramsgate, 59 Steiglitz Street, Ballan (BA099) (Photo 11): built in c.1891³⁶ this hipped roofed building has a projecting hipped roofed return verandah supported by stop chamfered timber posts with decorative cast iron brackets and valances. The composition of the front hipped roof form and return verandah at Ramsgate has an affinity with the design of Mayfield, although the latter has a more picturesque and unusual overall appearance, given the projecting gabled wings at the front and the different verandah detailing.



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 *Bacchus Marsh Express*, 6 April 1895, 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: Mayfield

Place No. BA102

ADDRESS: 39 Steiglitz Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Photo 6: Everleigh, 77 Inglis Street, Ballan, 2009.
Source: David Rowe and Wendy Jacobs.



Photo 7: Former Dr Salter's Medical Rooms, 81 Inglis Street, Ballan, 2014.
Source: David Rowe.



Photo 8: Invergowrie, 101 Inglis Street, Ballan, 2009.
Source: David Rowe and Wendy Jacobs.



Photo 9: Ballan Health Care (formerly "Annean"), 164 Inglis Street, Ballan, 2014.
Source: David Rowe.



Photo 10: Longley, 63 Steiglitz Street, Ballan, 2014.
Source: David and Wendy Rowe.

Photo 11: Ramsgate, 59 Steiglitz Street, Ballan, 2009.
Source: David Rowe and Wendy Jacobs.

Mayfield is a rare surviving example of the Victorian Picturesque style in Ballan. It has moderate integrity, similar to comparable Victorian dwellings. It represents affluent residential development of Ballan in the 19th century.

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

Place No. BA099

ADDRESS: 59 Steiglitz 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 Ramsgate at 59 Steiglitz Street, Ballan, constructed c.1891, is significant.

The non-original alterations and additions are not significant.

How is it significant?

Ramsgate at 59 Steiglitz Street, Ballan, is of local historical, representative and aesthetic significance to the Moorabool Shire.

Why is it significant?

Ramsgate at 59 Steiglitz Street has historical significance as one of the few substantial middle class residences in the Ballan township constructed in the late 19th century, prior to the major development of Ballan after the arrival of the railway in 1889. One of a small group of similarly intact surviving residences in Steiglitz Street, it was constructed in c.1891 for Edward Blake, J.P., pioneer of Ballan, merchant and sawmiller. (Criterion A)

Ramsgate at 59 Steiglitz Street is aesthetically significant as it demonstrates original and typical design qualities of a middle class Victorian era building, being a moderately intact example of a small number of substantial Victorian timber dwellings in central Ballan. The elaborate and original cast iron detailing to the return verandah is a key characteristic and is particularly comparable to the dwellings at 77 and 81 Inglis Street. (Criteria D and E)

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the northern portion of the site containing the Ramsgate at 59 Steiglitz Street, as shown on the following map (Photo 1).



Photo 1: Aerial map.

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION:

The dwelling known as Ramsgate at 59 Steiglitz Street, Ballan, is situated on a contextually large (original), narrow rectangular allotment, having a modest open grassed setback to the street frontage and a substantial rear yard with rear gabled outbuildings, open grassed areas and gardens. At the front is a central pedestrian path that leads to the front timber picket fence and gate, being approximately 1300 mm high. There are also perimeter garden beds.

The single storey, symmetrical, timber weatherboard, Victorian styled dwelling has a main hipped roof form at the front, together with rear double hipped wings and a return hipped verandah. These roof forms are clad in corrugated sheet metal. There are narrow eaves and the original chimneys have been removed. The symmetry of the design is accentuated by the central timber framed front doorway with a four panelled timber door and sidelights and highlights. Flanking the doorway are

original timber framed double hung windows. Similar windows are located on other elevations, as are the early moulded timber architraves and timber window sills.

A feature of the dwelling is the return verandah. It is supported by square, stop-chamfered timber posts and adorned with original decorative cast iron brackets and valances. The verandah posts have replaced the original posts (that also featured moulded timber capitals) in recent years, as has the timber verandah floor. There is also introduced glazed infill at the west end of the verandah.



Photo 2: Ramsgate, 59 Steiglitz Street, 2009.

HISTORY:

The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.¹ 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

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.

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 Ramsgate

Ramsgate at 59 Steiglitz Street is situated on allotment 6 of Section 9 in the Township of Ballan first purchased by Catherine Martin on 20 January 1874.¹⁰ She sold the land to John Henry Potter, Secretary, Treasurer and Rate Collector for the Ballan Shire Council on 11 June 1876.¹¹ It appears that Potter also did not develop the land and on 29 April 1885 he sold it to Edward Blake, merchant and sawmiller.¹² In July 1891, Blake took out a mortgage with the Commercial Bank of Australia, presumably to fund the construction of the existing dwelling.¹³

Edward Blake was a pioneer of Ballan and his biography was published in 1888 in *Victoria and Its Metropolis*:

Blake, Edward, J.P., Ballan, born at Salisbury, England, in 1830, landed in Melbourne 11th October, 1852, being a shipmate of the late Speaker of the Legislative Assembly, Mr. Peter Lalor. Commencing life in the colony as a building contractor, which business he carried on for two years in Melbourne, he went into partnership with Mr. Parker in what was then a comparatively new industry, namely, quartz-crushing, erecting the first quartz mill at Egerton, which they worked in conjunction with a mine they owned. This they continued until 1856, when they bought a station which included the present township of Gordon's; they were also connected with the discovery of the famous Parker's Reef, where Mr. Blake had the management of the machinery. Giving that up he went into the saw-milling business on his own account and ran three mills in the Bullarook Forest, having also a general store in Ballan and one at Blakeville, about seven miles distant; he has been a member of the Ballan shire council for about a quarter of a century, during which time he has thrice occupied the presidential chair. He was appointed a justice of the peace in 1870. Mr. Blake was married in 1858 to Miss Georgina Parker, a native of Norfolk, England, who came to Victoria in 1856; his family numbers six sons and five daughters.¹⁴

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 See Township of Ballan Plan, 1954, VPRS 16171 PROV.

11 Certificate of Title, vol. 858 fol. 586. Details of Potter's occupation were given in an obituary on his death in the Bacchus Marsh Express, 12 November 1898, p.3.

12 The Ballan Shire Rate Books, 1878-1881, VPRS 5557/P0 Unit 45, PROV (Ballarat), did not list Potter as owner of a tenement in Ballan. He lived on a farm property on the Blakeville Road, Colbrook according to his Probate Administration files, 1898, VPRS 28/P2 Unit 515 PROV. Blake's purchased of the property is listed in the Certificate of Title, op.cit.

13 *Ibid.*

14 A. Sutherland, *Victoria and Its Metropolis, Past and Present*, McCarron Bird & Co., Melbourne, 1888, p.211. Between 1865 and 1885, Blake had 9,529 gold shares in the Southern Cross, Kerit Barreit, Eclipse Quartz, Morning Star, Old Undaunted Quartz, Welcome Quartz, Victoria Quartz, Parker's Extended, New Parker's Reef Quartz, Grand Junction and Invincible Gold Mining companies at Gordon, Ballan, Blakeville, Mount Egerton and Daylesford. See the *Victoria Government Gazette*, 26 January 186, p.365, 3 July 1864, p.1559, 7 March 1873, p.483, 12 June 1872, p.1157, 30 November 1880, pp.2926-27, 4 March 1873, p.448, 11 March 1873, p. 482, 18

Edward Blake died on 27 July 1901. The *Bacchus Marsh Express* published a brief obituary:

The death of Mr. E. Blake, of Ballan, on 26th ult., removes a good St. George's ensign man from the community. He played his part well as a pioneer in various capacities, but, like many others, found that business enterprise was less progressive than he was himself. He was returning officer for the electorate of Grant. He died suddenly from heart disease, which was known to him and his friends for some few years past.¹⁵

The dwelling at 59 Steiglitz Street passed to Blake's son, Harry Blake, on 1 March 1893.¹⁶ He was born about 1864 to Edward and Georginia.¹⁷ Harry Blake took over his father's store and sawmilling businesses in the late 19th century. Known as 'Blakeville Enterprize' and 'Paradise Steam Sawmills' under the name H. Blake and Co., timber and iron merchants and general storekeepers, Blake's store sold ironmongery and general hardware, paints, paperhanging, lime cement and other building materials.¹⁸

On 27 September 1904, Blake sold the dwelling to Miss Sarah Julia Thompson of Ballan.¹⁹ She leased it to James Brown, teacher, who held music instruction there until c.1906.²⁰ An historical photograph at the front of the dwelling at this time (Photo 3) shows his stringed orchestra. The photograph also shows the original timber verandah post detailing.

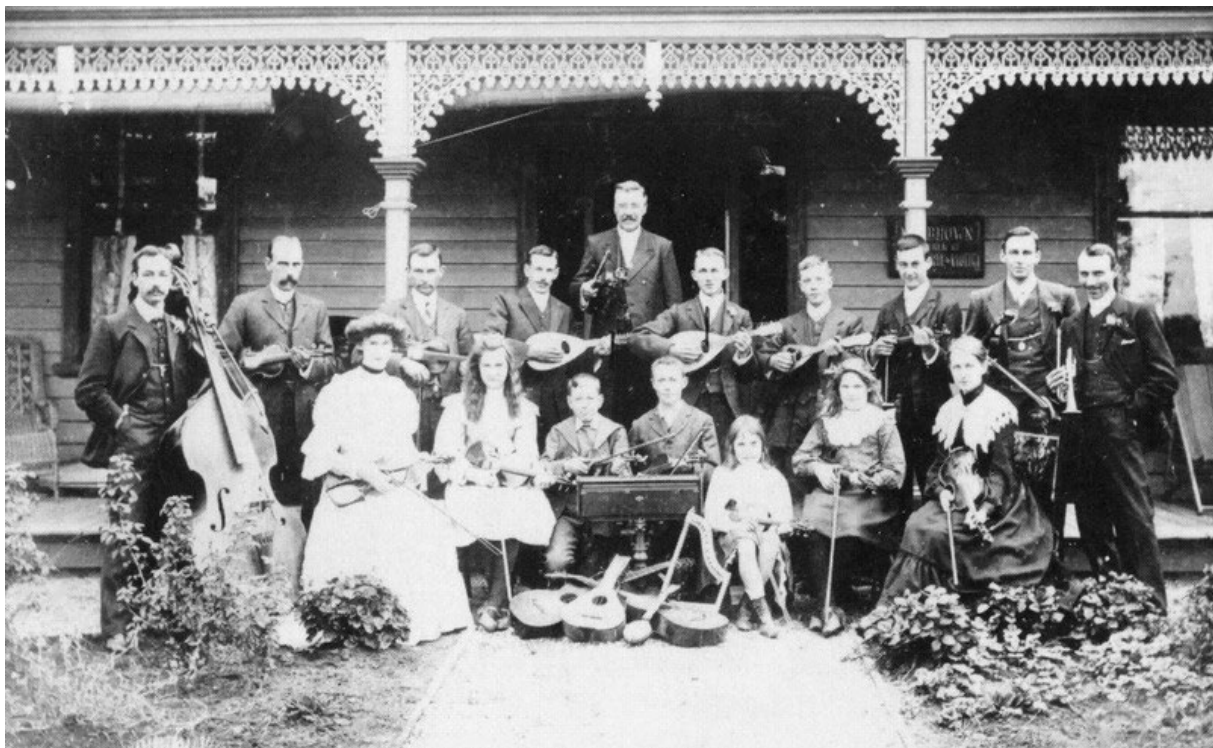


Photo 3: Mr Brown, music teacher, and his string orchestra outside Ramsgate, c.1904

March 1868, p.642, 11 October 1871, p. 1777, 20 September 1869, p. 1529, 15 April 1868, p.793, 13 June 1868, p.1160 and 15 July 1885, p.2037.

¹⁵ *Bacchus Marsh Express*, 3 August 1901, p.2, 3.

¹⁶ Certificate of Title, vol. 1686 fol. 020.

¹⁷ Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

¹⁸ See advertisement of H. Blake and Co., 1894 in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, December 1994.

¹⁹ Certificate of Title, op.cit.

²⁰ Ballan Shire Rate Book, op.cit., 1905-06. Brown's name was crossed out as occupier, and Miss J. Thompson's name was given as owner.

From c.1906, the dwelling was occupied by William Scorsby Riddle, Civil Engineer and Secretary to the Ballan Shire Council.²¹ The dwelling was conveniently located immediately adjacent to the Ballan Shire Council Chambers. He lived there until he resigned to take a similar position with the Grenville Shire Council in early 1913.²² Riddle's tenure with the Ballan Shire was mired in controversy, as he was arrested in September 1913 on an embezzlement charge.²³ Riddle pleaded guilty to misappropriating £1,329 of Council funds.²⁴ He was subsequently sentenced to twelve months' imprisonment.²⁵

Riddle was replaced by Piers Le Fanu Kelly as Ballan Shire Engineer and with his wife, Dorothy, he took up residency at 59 Steiglitz Street.²⁶ Kelly's position with the Shire Council and occupation of 59 Steiglitz Street was initially brief as in August 1915 he volunteered for active service in World War One.²⁷ He had returned to his position with the Ballan Shire Council by mid 1918.²⁸

On 12 January 1920, Miss Thompson sold the property at 59 Steiglitz Street to Miss Elizabeth Cowell, daughter of Edmund Cowell, a pioneer of Ballan who was born at Ramsgate, Kent, England, in 1843.²⁹ Presumably, Miss Cowell named her dwelling Ramsgate after her father's birthplace.³⁰ She lived at the property until her death in 1949.³¹ At this time, Ramsgate was described as 'a 6 roomed weatherboard dwelling and bathroom with detached washhouse, stables, woolshed, etc.,' and valued at £800.³²

The existing timber picket front fence was erected after 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.

Victorian

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 Styled Dwelling on Substantial Allotments in Ballan

21 Ibid.

22 *Singleton Argus (N.S.W.)*, 16 October 1913, p.2.

23 *Bacchus Marsh Express*, 13 September 1913, p.3.

24 *Ibid.*, 11 October 1913, mp.3 & *Singleton Argus*, op.cit.

25 *The Argus* (Melbourne), 26 November 1913, p.16.

26 Australian Imperial Force Nominal Roll, 10th Field Company Engineers, 20 June 1916, Australian War Memorial online and *Ballarat Courier*, 3 September 1918, p.5.

27 *Ballan Times*, 19 August 1915, p.3 and A.I.F. Nominal Roll, op.cit.

28 *Ballan Times*, 25 July 1918, p.3.

29 Certificate of Title, op.cit. Biographical details of Miss Cowell's father, Edmund Cowell, are given by J.H. Walsh, 'Early Ballan No. 51' in the *Ballan Times*, 1 August 1918, p.3.

30 The name of the property, Ramsgate, appeared on Elizabeth Cowell's Probate Administration papers, 1949, VPRS 28/P3 Unit 4843, PROV

31 Ballan Shire Rate Books, op.cit., 1920-21, 1930-31, 1935-36 & 1940-41.

32 Ibid.

The dwelling known as Ramsgate at 59 Steiglitz Street is one of a small group of dwellings on contextually substantial allotments in the Ballan township. The other dwellings include:

- Everleigh, 77 Inglis Street, Ballan (BA017) (Photo 4):³³ built in 1896, the symmetrical, timber weatherboard dwelling has a hipped roof form at the front and a projecting front convex verandah supported by cast iron columns with decorative cast iron brackets and valances. The symmetry is emphasised by the red brick chimneys and the central front door opening with flanking timber framed tripartite double hung windows. The dwelling has high integrity when viewed from the front, and has a timber picket front fence. The hipped roofed composition and elaborate cast iron front verandah are directly comparable to Ramsgate.
- Former Dr Salter's Medical Rooms, 81 Inglis Street, Ballan (BA020) (Photo 5):³⁴ built in c.1890, the symmetrical timber weatherboard Victorian styled dwelling has a hipped roof form and a front hipped verandah. The verandah is supported by turned timber posts with cast iron brackets and valances. There are original rendered brick chimneys with multi-corbelled tops and terra cotta pots, and a central doorway flanked by timber framed double hung windows. The front boundary is defined by a timber picket fence. The dwelling appears to be predominantly intact. The design of this dwelling is directly compared to Ramsgate.
- Invergowie, 101 Inglis Street, Ballan (BA026) (Photo 6):³⁵ built c.1895, the single storey, hipped roofed, weatherboard dwelling has a return convex verandah supported by timber posts (which may have replaced the original posts). There are paired timber eaves brackets and a rendered chimney. The main doorway flanked by timber framed double hung windows faces onto the eastern portion of the site. The dwelling appears to be predominantly intact. The design of the dwelling is directly comparable to Ramsgate.
- Ballan Health Care (formerly "Annean"), 164 Inglis Street, Ballan (BA048) (Photo 7):³⁶ built in 1897 for Jules Gascard junior, horse dealer, the asymmetrical, single storey, weatherboard, Late Victorian Italianate styled dwelling has a hipped roof form that traverses the front of the site, with minor hipped wings at the rear and side and a return bullnosed verandah supported by cast iron columns with decorative capitals, and cast iron verandah valances and brackets. There are timber framed double hung tripartite windows under the verandah and a projected faceted bay. The provision of a return verandah with cast iron decoration has a similarity with Ramsgate, although the composition is not comparable.
- Longley, 63 Steiglitz Street, Ballan (BA098) (Photo 8):³⁷ built in 1895 for Harry Blake, the asymmetrical single storey, weatherboard, hipped roofed dwelling has a return verandah supported by timber posts. There are prominent red brick chimneys with multi-corbelled tops. On the front façade is a central front doorway flanked by timber framed double hung windows. The dwelling appears to be of moderate integrity, having been substantially repaired. The design is directly comparable to Ramsgate.

³³ *Bacchus Marsh Express*, 16 May 1896, p.3, 5 December 1896, p.3, 18 February 1901, p.1.

³⁴ *Ibid.*, 30 May 1891 & 6 June 1891, p.7.

³⁵ See McQualter, Robert, Probate Administration files, 1894, VPRS 7591/P2 Unit 233 PROV, which stated that the subject site, owned by Robert McQualter and gifted to his daughter, Annie, was unimproved in 1894, and the Ballan Shire Rate Book, op.cit. 1895, which listed the widow of McQualter, Elizabeth, as owner of a tenement.

³⁶ 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.

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

- Mayfield, 39 Steiglitz Street, Ballan (BA102) (Photo 9): built 1886-87:³⁸ the symmetrical, single storey, weatherboard, Victorian Picturesque styled dwelling has a double hipped roof form that traverses the site and a central projecting minor gable and return verandah with a central gabled portico. The composition and detailing is unusual which is continued in the projecting faceted bay window to the west of the front door, elaborate remnant timber bargeboard in the gable end of the verandah portico, elongated timber verandah brackets and in the detailing of the surviving brick chimney. The provision of a return verandah and characteristic main hipped roof form have a similarity with Ramsgate but the overall appearance and detailing of Mayfield is not comparable to Ramsgate.



Photo 4: Everleigh, 77 Inglis Street, Ballan, 2009.
Source: David Rowe and Wendy Jacobs.



Photo 5: Former Dr Salter's Medical Rooms, 81 Inglis Street, Ballan, 2014.
Source: David Rowe.



Photo 6: Invergowie, 101 Inglis Street, Ballan, 2009.
Source: David Rowe and Wendy Jacobs.



Photo 7: Ballan Health Care (formerly "Annean"), 164 Inglis Street, Ballan, 2014.
Source: David Rowe.



Photo 8: Longley, 63 Steiglitz Street, Ballan, 2014.
Source: David and Wendy Rowe.



Photo 9: Mayfield, 39 Steiglitz Street, Ballan, 2014.
Source: David Rowe.

Other Similar Victorian and Late Victorian Styled Dwellings in Ballan

Other dwellings of similar Victorian and Late Victorian design to Ramsgate include:

- Dwelling, 78 Inglis Street, Ballan (BA018):³⁹ built in c.1894, this dwelling has a similar hipped roof form, central timber door openings and flanking windows at the front, and symmetrically composed chimneys. The detailing is more rudimentary than Ramsgate.

³⁹

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.

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

PLACE NAME: Ramsgate

Place No. BA099

ADDRESS: 59 Steiglitz Street, Ballan

Assessment Date: Feb 2016, updated May 2021

- Dwelling, 91 Steiglitz Street, Ballan (recommended for inclusion in the Steiglitz Street Precinct in the West Moorabool Heritage Study):⁴⁰ built in 1890, this dwelling also has a hipped roof form and a projecting front post-supported hipped roofed verandah with decorative cast iron valances and brackets, central doorway and flanking windows at the front. There is a chimney projecting above the roofline on the west side. On the east side is an introduced gabled carport. It is a more rudimentary example than Ramsgate.
- Dwelling, 93 Steiglitz Street, Ballan (recommended for inclusion in the Steiglitz Street Precinct in the West Moorabool Heritage Study):⁴¹ built in 1890, the dwelling has a hipped roof form and front hipped roofed verandah supported by square, stop chamfered timber posts with decorative cast iron brackets. It is a more rudimentary example than Ramsgate.
- Dwelling, 97 Steiglitz Street, Ballan (recommended for inclusion in the Steiglitz Street Precinct in the West Moorabool Heritage Study):⁴² built in 1874, the hipped roof form, projecting front skillion verandah and composition of a central doorway with flanking windows are those features also identified at Ramsgate. However, the latter is a more substantial and elaborate example.

⁴⁰ See heritage citation for Steiglitz Street houses & *Bacchus Marsh Express*, 25 October 1890, p.2, 7.

⁴¹ *Ibid.*

⁴² 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:** Longley

Place No. BA098

ADDRESS: 63 Steiglitz 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?

Yes – outbuildings attached to the rear

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 Longley at 63 Steiglitz Street, Ballan, constructed in 1895, is significant. Elements which contribute to the significance of the place include the timber dwelling (c.1895) with reconstructed verandah and semi-detached timber outbuildings.

The non-original alterations and additions (other than the reconstructed verandah) are not significant.

How is it significant?

Longley at 63 Steiglitz Street, Ballan, is of local historical, representative and aesthetic significance to the Moorabool Shire.

Why is it significant?

Longley at 63 Steiglitz Street has historical significance as a representative example of the more substantial and affluent dwellings constructed by the middle class in Ballan in the late nineteenth century. Increasing growth and prosperity of the township after the arrival of the railway in 1889 saw the growth in the middle class of Ballan. Built in 1895 for Edward Blake, J. P, pioneer of Ballan and

sawmiller of Blakeville, this style of housing was favoured by the middle class and was typically found on the main thoroughfares of Steiglitz and Inglis Street in Ballan. (Criterion A)

Longley at 63 Steiglitz Street is of aesthetic significance as a good example of the contextually substantial Late Victorian Italianate timber dwellings in Ballan with typical form and detailing including the symmetrical composition, main front hipped roof form, rear double hipped roof form, semi-detached gabled and skillion outbuildings (on the west side) and the return post-supported hipped roofed verandah. Other features that contribute to the significance of the place include the face red brick chimneys with multi-corbelled tops and cream brick bands, narrow eaves, central front timber framed doorway with a four panelled timber door and transom, timber framed double hung windows, timber architraves, timber window sills, timber weatherboard wall cladding, corrugated galvanised steel roof cladding and the paired timber verandah posts (a reconstruction of the original design). Although repaired and the return verandah reconstructed, it has moderate integrity and is a good example of the local Late Victorian type, reflecting the aspirations of its original owner, Edward Blake. (Criteria D & E)

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 63 Steiglitz Street as shown on the following map (Photo 1).



Photo 1: Aerial map.
Source of base Map:
Moorabool Shire Council,
2020.

DESCRIPTION: ¹

The dwelling known as Longley at 63 Steiglitz Street, Ballan was originally set on a substantial rectangular allotment with a modest front setback to Steiglitz Street, wide side setback on the east side and a large rear and side (west) yard. It has been subdivided, creating a narrow side setback on the east side. The front has a timber gateway arbour and gate and what appears to be an overgrown hedge, approximately 3 m in height. There is a central pathway to the front of the dwelling that is flanked by open grassed areas. The side and rear yards are also open and grassed, with mature trees directly behind the dwelling. There are a number of detached outbuildings in the rear yard.

The single storey, symmetrical, timber weatherboard, Late Victorian styled dwelling has a main front hipped roof form, rear double hipped roof forms and semi-detached gabled and skillion outbuildings (on the west side) and a return post-supported hipped roofed verandah. These roof forms are clad in corrugated galvanised steel. Early features of the roofline are the face red brick chimneys with multi-corbelled tops with cream brick bands, and the narrow eaves. The symmetry of the design is accentuated by the early, central front timber framed doorway with a four panelled timber door and transom, and the flanking timber framed double hung windows. Similarly-constructed windows with timber architraves and window sills are located on the side elevations. A feature of the design is the reconstructed return verandah. It is supported by introduced square timber posts.



Photo 2: 'Longley, 2014, looking from the east.



Photo 3: Longley, 2014, looking from the west.

HISTORY:**The Early History of Ballan**

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.² 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

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.

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 Longley

Longley at 63 Steiglitz Street is situated on allotment 4 of Section 19 in the Township of Ballan first purchased by Edward Blake on 26 January 1872.¹¹ It was also at this time when Blake purchased adjoining allotments 3 and 5.¹² Edward Blake was a pioneer of Ballan and his biography was published in 1888 in *Victoria and Its Metropolis*:

Blake, Edward, J.P., Ballan, born at Salisbury, England, in 1830, landed in Melbourne 11th October, 1852, being a shipmate of the late Speaker of the Legislative Assembly, Mr. Peter Lalor. Commencing life in the colony as a building contractor, which business he carried on for two years in Melbourne, he went into partnership with Mr. Parker in what was then a comparatively new industry, namely, quartz-crushing, erecting the first quartz mill at Egerton, which they worked in conjunction with a mine they owned. This they continued until 1856, when they bought a station which included the present township of Gordon's; they were also connected with the discovery of the famous Parker's Reef, where Mr. Blake had the management of the machinery. Giving that up he went into the saw-milling business on his own account and ran three mills in the Bullarook Forest, having also a general store in Ballan and one at Blakeville, about seven miles distant; he has been a member of the Ballan shire council for about a quarter of a century, during which time he has thrice occupied the presidential chair. He was appointed a justice of the peace in 1870. Mr. Blake was married in 1858 to Miss Georgina Parker, a native of Norfolk, England, who came to Victoria in 1856; his family numbers six sons and five daughters.¹³

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

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

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

8 *Ibid.*

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

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

11 See Township of Ballan Plan, 1954, VPRS 16171 PROV.

12 *Ibid.*

13 A. Sutherland, *Victoria and Its Metropolis, Past and Present*, McCarron Bird & Co., Melbourne, 1888, p.211. Between 1865 and 1885, Blake had 9,529 gold shares in the Southern Cross, Kerrit Barreite, Eclipse Quartz, Morning Star, Old Undaunted Quartz, Welcome Quartz, Victoria Quartz, Parker's Extended, New Parker's Reef Quartz, Grand Junction and Invincible Gold Mining companies at Gordon, Ballan, Blakeville, Mount Egerton and Daylesford. See the *Victoria Government Gazette*, 26 January 186, p.365, 3 July 1864, p.1559, 7 March 1873, p.483, 12 June 1872, p.1157, 30 November 1880, pp.2926-27, 4 March 1873, p.448, 11 March 1873, p. 482, 18

Edward Blake died on 27 July 1901. The *Bacchus Marsh Express* published a brief obituary:

The death of Mr. E. Blake, of Ballan, on 26th ult., removes a good St. George's ensign man from the community. He played his part well as a pioneer in various capacities, but, like many others, found that business enterprise was less progressive than he was himself. He was returning officer for the electorate of Grant. He died suddenly from heart disease, which was known to him and his friends for some few years past.¹⁴

It appears that the site at 63 Steiglitz Street remained unimproved until 1895 when Edward Blake enabled his son, Harry Blake, to construct a dwelling on the site, in anticipation of his marriage to Ruth Popplewell, school teacher, in August 1895.¹⁵ The dwelling was built in the early months of 1895 as the *Bacchus Marsh Express* reported that 'Steiglitz St. is to undergo a metamorphosis by the addition of a new dwelling house near our Shire hall, to be erected, as I am given to understand, for Mr. Harry Blake.'¹⁶ Named Longley,¹⁷ the dwelling had been completed by August 1895, as the *Bacchus Marsh Express* declared that:

The long anticipated wedding of Mr. Harry Blake and Miss Ruth Popplewell took place on Tuesday, at Christ Church, Geelong. The wedded pair are to return to their newly erected residence in Steiglitz street in the course of a few days.¹⁸

Tragically, Ruth Blake died in July 1897 caused by 'convulsions supervening on the birth of a girl on Saturday last.'¹⁹ Harry and Ruth's daughter was named Ruth Georgiana.²⁰ The difficult birth also took its toll on the infant, as she died on 9 September 1897 aged 9 weeks.²¹

Born about 1864 to Edward and Georgiana,²² Harry Blake had taken over his father's store and sawmilling businesses in the late 19th century (Photo 5). Known as 'Blakeville Enterprize' and 'Paradise Steam Sawmills' under the name H. Blake and Co., timber and iron merchants and general storekeepers, Blake's store sold ironmongery and general hardware, paints, paperhanging, lime cement and other building materials as outlined in an advertisement in 1894 (Photo 4):

March 1868, p.642, 11 October 1871, p. 1777, 20 September 1869, p. 1529, 15 April 1868, p.793, 13 June 1868, p.1160 and 15 July 1885, p.2037.

14 *Bacchus Marsh Express*, 3 August 1901, p.2, 3.

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

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

17 *Ibid.*, 7 July 1897 p.1. 'Longley' was the name given as the Blake residence on the birth of Harry and Ruth's daughter.

18 *Ibid.*, 31 August 1895.

19 *Ibid.*, 10 July 1897.

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

21 *The Australasian*, 18 September 1897, p.55.

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



Photo 4: H. Blake & Co. Advertisement, 1894.

Source: *The Settler*, December 1894.



Photo 5: H. Blake & Co. store, Inglis Street, shown in background, n.d. (early 20th century).

Source: Ballan Shire Historical Society.

Harry Blake also contributed to community life at Ballan in the late 19th century. He was a member of the Ballan Cricket Club, Ballan Rifle Club, Ballan Mechanics' Institute and in 1887, Chair of the committee of the athletic sports day held on Boxing Day.²³ In 1897 he acted as substitute for his father as Returning Officer for the Electoral District of Grant.²⁴

With the deaths of his wife and daughter, there appeared to have been little incentive for Harry Blake to remain at Ballan. A saw milling operation at Gilderoy, near Yarra Junction, had been established by the Blake family in c.1903 and with his brothers, Alfred and Arthur, he relocated there.²⁵ In 1905, they

²³ *Bacchus Marsh Express*, 15 April 1882, p.3, 25 July 1885, p.3, 12 June 1886, p.3 & 12 February 1887, p.3.

²⁴ *The Argus*, 4 October 1897, p.3.

²⁵ See Blake, Georgiana, Probate Administration files, 1903, VPRS 7591/P2 Unit 348 PROV & Certificate of Title, 5 January 1905, vol. 3038 fol. 424.

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had constructed a tramway from their mill 'to within four or five miles of the Yarra Junction railway station.'²⁶

Longley remained owned by Edward Blake (under mortgage to the National Bank of Australasia) until his death in 1901.²⁷ The following year in 1902, his wife, Georgiana, became proprietor²⁸ although she does not appear to have resided there. Mrs Blake died in 1903 and two years later in 1905, ownership of the property passed to Harry Blake, saw miller of Gilderoy, Richard Andrew Blake, salesman of St. Kilda and Alfred Percy Blake, saw miller of Gilderoy.²⁹ Before 1915-16, Alfred Percy Blake had returned from Gilderoy to live at Longley.³⁰ From the late 1920s, the property was occupied by Alfred's sister, Miss Edith Blake.³¹ She appears to have lived there until her death in 1957.³²

Harry Blake married Anne Mackley in 1914.³³ They had two children: Edward Patrick (born 1915) and Mary Hilda (born 1918).³⁴ Blake's daughter was born at Elsternwick where Harry Blake died in 1951 at the age of 86.³⁵ Probate was granted to Blake's children (as Anne Blake also died in 1951) in 1965.³⁶ At this time, Longley was sold to Albert Wohlers, bringing to an end 70 years of ownership by the Blake family.

By the 1990s, Longley was in disrepair, with the return verandah having collapsed and the roof, wall and other fabric having dilapidated (Photos 6, 7 and 8). In recent years, the verandah has been reconstructed and the dwelling largely repaired.



Photo 6: Longley, front and west elevations, c.1990s.
Source: June Huggins, Ballan Shire Historical Society.



Photo 7: Longley, east elevation, c.1990s.
Source: June Huggins, Ballan Shire Historical Society

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- 26 Healesville and Yarra Glen Guardian, 29 July 1905, p.2.
27 Certificate of Title, vol. 999 fol. 783.
28 Ibid.
29 Ibid., 5 January 1905, vol. 3038 fol. 424.
30 Ballan Shire Rate Book, 1915-16, VPRS 5557/P0 Unit 54 PROV (Ballarat).
31 Ibid., 1930-31, 1940-41.
32 Victorian Births, Deaths and Marriages Indexes, op.cit.
33 Ibid.
34 Ibid.
35 Ibid.
36 Certificate of Title, op.cit.



Photo 8: Longley, east and south elevations of rear semi-detached outbuildings, c.1990s.

Source: June Huggins, Ballan Shire Historical Society.

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.

Victorian

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 Substantial Victorian Styled Dwellings

Longley at 63 Steiglitz Street is one of approximately 7 substantial Victorian styled dwellings previously situated on substantial allotments in the Ballan township. These include:

- Everleigh, 77 Inglis Street, Ballan (BA017) (Photo 9):³⁷ built in 1896, the symmetrical, timber weatherboard dwelling has a hipped roof form at the front and a projecting front convex verandah supported by cast iron columns with decorative cast iron bracket and valances. The symmetry is emphasised by the red brick chimneys and the central front door opening with flanking timber framed tripartite double hung windows. The dwelling has high integrity when viewed from the front, and has a timber picket front fence. It is a more elaborate example than Longley. Both dwellings have similarly designed and constructed chimneys, which might suggest that Longley was built by F.C. Mehrens, the builder who constructed Everleigh.
- Former Dr Salter's Medical Rooms, 81 Inglis Street, Ballan (BA020) (Photo 10):³⁸ built in c.1890, the symmetrical timber weatherboard Victorian styled dwelling has a hipped roof form and a front hipped verandah. The verandah is supported by turned timber posts with cast iron brackets and valances. There are original rendered brick chimneys with multi-corbelled tops and terra cotta pots, and a central doorway flanked by timber framed double hung windows. The front boundary is defined by a timber picket fence. The dwelling appears to be predominantly intact. The Late Victorian design of the dwelling at 81 Inglis Street is directly comparable to Longley.

³⁷ *Bacchus Marsh Express*, 16 May 1896, p.3, 5 December 1896, p.3, 18 February 1901, p.1.

³⁸ *Ibid.*, 30 May 1891 & 6 June 1891, p.7.

- Invergowie, 101 Inglis Street, Ballan (BA026) (Photo 11):³⁹ built c.1895, the single storey, hipped roofed, weatherboard dwelling has a return convex verandah supported by timber posts (which may have replaced the original posts). There are paired timber eaves brackets and a rendered chimney. The main doorway flanked by timber framed double hung windows faces onto the eastern portion of the site. The dwelling appears to be predominantly intact. The Late Victorian design at 101 Inglis Street is directly comparable to Longley.
- Ballan Health Care (formerly "Annean"), 164 Inglis Street, Ballan (BA048) (Photo 12):⁴⁰ built in 1897, the asymmetrical, single storey, weatherboard, Late Victorian Italianate styled dwelling has a hipped roof form that traverses the front of the site, with minor hipped wings at the rear and side and a return bullnosed verandah supported by cast iron columns with decorative capitals, and cast iron verandah valances and brackets. There are timber framed double hung tripartite windows under the verandah and a projecting faceted bay. The detailing and composition of 'Annean' is not comparable to Longley.
- Mayfield, 39 Steiglitz Street, Ballan (BA102) (Photo 13): built 1886-87:⁴¹ the symmetrical, single storey, weatherboard, Victorian Picturesque styled dwelling has a double hipped roof form that traverses the site and a central projecting minor gable and return verandah with a central gabled portico. The composition and detailing is unusual which is continued in the projecting faceted bay window to the west of the front door, elaborate remnant timber bargeboard in the gable end of the verandah portico, elongated timber verandah brackets and in the detailing of the surviving brick chimney. Overall, Mayfield has a different composition and character than Longley, and it is still situated on its entire original allotment.
- Ramsgate, 59 Steiglitz Street, Ballan (BA099) (Photo 14), built in c.1891:⁴² this hipped roofed building has a projecting hipped roofed return verandah supported by stop chamfered timber posts with decorative cast iron brackets and valances. The verandah treatment is more elaborate at 'Ramsgate', although the composition of the hipped roof forms and return verandah is directly comparable to Longley. Both dwellings have experienced some alterations.



³⁹ 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.

⁴⁰ Gascard was not listed in the Ballan Shire Rate Book for 1898, op.cit., but he was listed as owner in subsequent years. See also J. Huggins, 'Jules Samuel Gascard 1836-1899', in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 3, no. 10, June 1995.

⁴¹ The unimproved land at 39 Steiglitz Street had been purchased by R.F. Marshall in 1886 – see Certificate of Title, vol. 928 fol. 505. The dwelling had been built by May 1887, as it was partially damaged by fire at this time – see *Bacchus Marsh Express*, 21 May 1887, p.3.

⁴² See Certificate of Title, 29 April 1885, vol. 858 fol. 586, when ownership was acquired by Edward Blake. A mortgage was taken out with the Commercial Bank in 1891, suggesting that 'Ramsgate' was built at this time.

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Photo 9: Everleigh, 77 Inglis Street, Ballan, 2009.
Source: David Rowe and Wendy Jacobs.



Photo 10: Former Dr Salter's Medical Rooms, 81 Inglis Street, Ballan, 2014.
Source: David Rowe.



Photo 11: Invergowie, 101 Inglis Street, Ballan, 2009.
Source: David Rowe and Wendy Jacobs.



Photo 12: Ballan Health Care (formerly "Annean"), 164 Inglis Street, Ballan, 2014.
Source: David Rowe.



Photo 13: Mayfield, 39 Steiglitz Street, Ballan, 2014.
Source: David and Wendy Rowe.

Photo 14: Ramsgate, 59 Steiglitz Street, Ballan, 2009.
Source: David Rowe and Wendy Jacobs.

Other Victorian and Late Victorian Styled Dwellings in Ballan

Other more modestly scaled Victorian and Late Victorian styled dwellings comparable to Longley include:

- Dwelling, 78 Inglis Street, Ballan (BA018):⁴³ built in c.1894, this dwelling has a similar hipped roof form, central timber door openings and flanking windows at the front, and symmetrically composed chimneys. The rudimentary detailing is similar to Longley and there is a return post-supported bullnosed verandah.
- Dwelling, 91 Steiglitz Street, Ballan (recommended for inclusion in the Steiglitz Street Precinct in the West Moorabool Heritage Study):⁴⁴ built in 1890, this dwelling also has a hipped roof form and a projecting front post-supported hipped roofed verandah with decorative cast iron valances and brackets, central doorway and flanking windows at the front. There is a chimney projecting above the roofline on the west side. On the east side is an introduced gabled carport. Apart from the lack of a return verandah, the form and composition is similar to Longley.

⁴³ John Farrow, grazier of 'Lilyvale' near Ballan appears to have built this dwelling in c.1894. He held a sale of stock and equipment at 'Lilyvale' in May 1894, possibly in anticipation of relocating to 78 Inglis Street. It appears that during the construction of the dwelling Farrow relocated temporarily to Mangalore, where he died, having never assumed residency at 78 Inglis Street. See *Bacchus Marsh Express*, 19 May 1894, p.2. The first listing of a tenement in Ballan was Mrs Farrow in 1895 in the Ballan Shire Rate Book, op.cit.

⁴⁴ See heritage citation for Steiglitz Street houses & *Bacchus Marsh Express*, 25 October 1890, p.2, 7.

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- Dwelling, 93 Steiglitz Street, Ballan (recommended for inclusion in the Steiglitz Street Precinct in the West Moorabool Heritage Study):⁴⁵ built in 1890, the dwelling has a hipped roof form and front hipped roofed verandah supported by square, stop chamfered timber posts with decorative cast iron brackets. Apart from the lack of a return verandah, the form and composition is similar to Longley
- Dwelling, 97 Steiglitz Street, Ballan (recommended for inclusion in the Steiglitz Street Precinct in the West Moorabool Heritage Study):⁴⁶ built in 1874, the hipped roof form, projecting front skillion verandah and composition of a central doorway with flanking windows are those features also identified at Longley.

Longley is a rare surviving example of a substantial Late Victorian dwelling in Ballan. It is a moderately intact dwelling, of good condition, that is directly comparable to a small number of Victorian dwellings in the town. It represents the affluent residential development of Ballan central township in the Victorian era.

⁴⁵ *Ibid.*

⁴⁶ See heritage citation for Steiglitz Street houses. & *Bacchus Marsh Express*, 2 January 1875, p.2, briefly described the subject dwelling.