

HERITAGE PLACE

NAME OF PLACE: BELLEVUE HOMESTEAD

ADDRESS/LOCATION OF PLACE: Balmoral - Harrow Road BALMORAL

STUDY NUMBER: 095

HERITAGE OVERLAY NUMBER:

PRECINCT: outside

LOCAL GOVERNMENT AREA: Southern Grampians Shire

ALLOTMENT: 84 **SECTION:** none **PARISH:** PARISH OF WYTWALLAN

ACCESS DESCRIPTION:

CFA 387 B-4; VicRoads 54 D5; located 10 kms west of the township of Balmoral on the Balmoral-Harrow Rd.

SIGNIFICANCE RATING: State



Belle Vue Homestead, Balmoral - Harrow Road, Harrow. Third Wing

Image Date: 03/12/01

EXTENT OF LISTING:

To the extent of: a) All the homestead and all of outbuildings and garden within a radius of 40m from the west side of the house.

B) All of the woolshed and yards, and all of the outbuildings and land within a radius of 30m from any edge of the woolshed.

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PHYSICAL DESCRIPTION:

Bellevue Homestead Complex consists of a series of buildings built at various dates in the mid-19th century. The first homestead is a single storey vertical board and batten building, with a substantial brick baker's oven on the east side. It has been altered during the 20th century, with additions in horizontal weatherboard. A second, more substantial homestead, is situated perpendicular to the first. It is constructed of vertical board and batten, with an encircling timber verandah. The hipped roof is continuous over both house and verandah and is corrugated iron. The windows are double hung sashes.

The third homestead is a single storey, 8 roomed building, constructed in brick during the 1870s. It is designed according to a lineal plan similar to that at Clunie, Harrow, with a number of rooms accessed directly from the verandah. The original corrugated iron roof was replaced by modern roofing tiles, and the roof line altered in the 1960s.

The homestead complex is set within an established garden, which appears to date from the early twentieth century. A well in the rear garden marks the location of a spring.

The woolshed is located approximately 250 metres west of the homestead complex. It is built of horizontal (or drop) slabs, with rough hewn timber uprights, reflecting a very early vernacular style of construction. The west wall has been largely replaced with corrugated iron sheeting.

HISTORY:

The exact date of construction of Bellevue Homestead is not known. Its early form of construction, using vertical slab and vertical board and batten building techniques, suggests a date before 1860. However, the 1864 Plan of the Agricultural Area of Wytwillan shows no structure on the land, but notes the presence of a ford over the creek. According to the Parish Plan dated 1966, the land was sold by the Crown in the 1870s. Various members of the Bolan family purchased different blocks, including J. Bolan, H. Bolan and Margaret Bolan. The homestead block, allotment 84, was purchased on 29 December 1875.

According to information supplied by Mrs Betty Trotman, Balmoral (letter, March, 2002), Bellevue was part of the Fulham run in the early days of the Armytages' tenure, and became a separate property in about 1863. When the Land Selection Acts came into force, John Bolan, a cobbler working at Fulham, became a dummy selector for Armytage. When Bolan was accepted as a selector, he refused to move off the land, and became the registered owner of Bellevue. The second and third phases of construction most likely occurred after Bolan secured his ownership, and consolidated his grazing operation.

Bolan reared a family of four daughters and one son, who left the district. Three daughters remained unmarried, and resided at Bellevue for many years until their deaths. After the Bolan family's 90 years at Bellevue ceased, the property remained in executors hands for some years and was leased out.

The Denholm family bought Bellevue, consisting of 1,100 acres in 1953 and undertook restoration works. The roof of the main house was replaced in about 1960. The property was sold again in the 1980s to the Cockerell family, the present owners.

Despite his modest origins, Bolan acquired enough standing in his community to be included in *Victoria and Its Metropolis* (Vol 2A, p.61). His biography notes that he was 'a native of Mitchellstown Co. Cork, Ireland. He left Ireland in December 1853 and landed at Portland Victoria in March of the following year. For the first twelve months he was with Mr Officer at Rockland, after which he was engaged in various stations until 1865. He then selected one thousand acres which he now owns and occupies, his station being named

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Bellevue. Mr Bolan and family own over three thousand acres of land which is devoted to sheep farming.' Being a leather worker, Bolan may have also been a saddler.

Several graves of the Bolan family of Bellevue are situated at Tarrayoukyan Cemetery:

1. John Bolan, died at Bellevue 3 July 1913 aged 89 years, and Margaret Bolan, the beloved wife of John Bolan who departed this earth at Bellevue, Balmoral;
2. William Bolan, d. 18 September 1934 at Innisfail, Nareen, aged 64 yrs;
3. Mary Lucy Bolan;
4. Alice Agatha Bolan, d. 18 September 1940, aged 76 yrs;
5. John Bolan, d. 18/2/1956, aged 88 years;
6. Ellen Bolan, daughter of John and Margaret Bolan, d. 18/5/1953, aged 87 yrs;
7. Maurice Bolan, d. 1931.

THEMATIC CONTEXT:

Theme 3: Developing local, regional and national economies

3.5 Developing primary production

3.5.1 Grazing stock

3.5.2 Breeding animals

3.5.3 Developing agricultural industries

Theme 5: Working

5.8 working on the land

CONDITION:

The complex is in excellent condition.

INTEGRITY:

Excellent degree of integrity externally and high degree of integrity internally.

STATEMENT OF SIGNIFICANCE:

What is significant?

Bellevue Homestead complex, Balmoral-Harrow Road, Balmoral, consists of three stages of development, the earliest of which is a vertical board and batten dwelling which dates from the mid-Victorian era after the initial squatting period and possibly before the Land Selection Acts. A second homestead was built in timber some years later, while a substantial brick residence was erected sometime in the late 1860s or 1870s. The woolshed is constructed of vertical and horizontal dropped slabs and corrugated iron, with hand adzed timber uprights supporting the corrugated iron roof. Bellevue was the home of John Bolan, his family and descendants at least from the time the land was selected between 1872 and 1875 until 1953. Bolan was described as a cobbler and may also have been a saddler.

How is it significant?

Bellevue Homestead is of historic and architectural significance to the community of Balmoral and the Southern Grampians Shire.

Why is it significant?

Bellevue Homestead is of historical significance as an example of an early homestead complex which dates from the selector period of settlement, and of architectural significance as a group of buildings which demonstrate a variety of vernacular construction techniques. The complex of buildings is architecturally significant for the sequence of development it demonstrates, ranging from the early vertical slab construction

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of the woolshed, the vertical board and batten of the first and second houses, then to the brick masonry of the third, substantial homestead.

COMPARISON:

442 Sugarloaf (formerly Kildare) Homestead, Gibson's Rd, Coojar

SSG 0889 Koorong Homestead Complex, Henty Highway, Branxholme

SSG 0151 Glenisla, Henty Highway, Glenisla

ASSESSED BY: AEN

ASSESSMENT DATE:

30/10/2001

EXISTING LISTINGS:

Name

Southern Grampians Shire Planning Scheme

HERITAGE STUDY RECOMMENDATIONS:

Include in VHR Include in RNE Include in Local Planning Scheme

No Recommendations for Inclusions

REFERENCES:

Author	Title	Year	Page
Alexander Sutherland	Victoria and Its Metropolis, Vol. 2A	1888	61
Betty Trotman	Letter, March 2002	2002	