

HERITAGE PLACE

NAME OF PLACE: GRASSGUNYAH

ADDRESS/LOCATION OF PLACE: 61 Coleraine - Balmoral Road BALMORAL

STUDY NUMBER: 164

HERITAGE OVERLAY NUMBER:

**OTHER NAME/S
OF PLACE:** MCCOLL'S HOUSE

PRECINCT: Balmoral

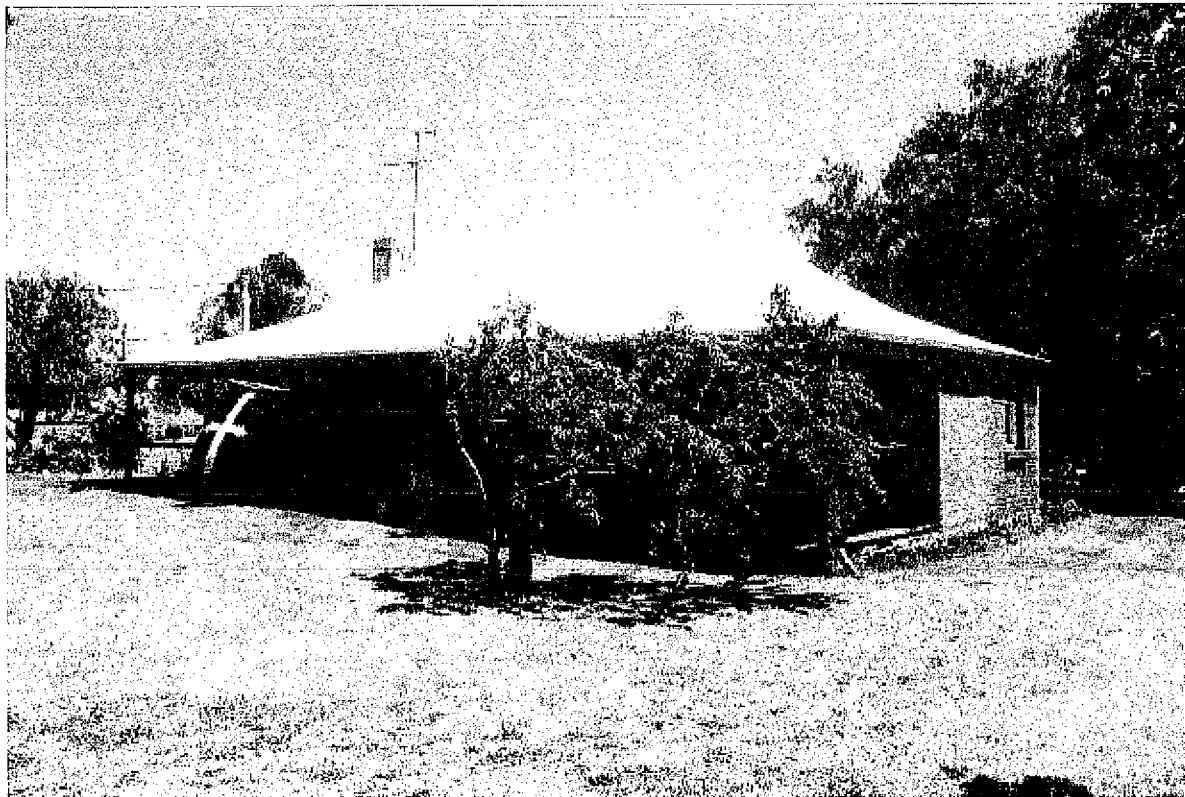
LOCAL GOVERNMENT AREA: Southern Grampians Shire

ALLOTMENT: 1 **SECTION:** 14

ACCESS DESCRIPTION:

CFA 388J A5; VicRoads 227S3; located at the western corner of the intersection of the Coleraine-Balmoral Road and Fairbairn Street.

SIGNIFICANCE RATING: Local



Grassgunyah, 61 Coleraine Road, Balmoral

Image Date: 30/11/02

EXTENT OF LISTING:

To the extent of: 1. All the building and all of the land, including the interiors.

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PHYSICAL DESCRIPTION:

The house is a single storey brick building with a timber post supported verandah on three sides. Parts of the verandah incorporate sections of the original building and other parts, at the ends of the sides, have been enclosed to form pavilions. The main and verandah roofs are contiguous with a shallow pitch. Both roofs are corrugated iron. There is one chimney on the south-west side and a matching chimney may have been removed from the other side of the building. The timber windows are 12 paned double hung sashes. The plan of the house is conventional with a central hall and principle rooms to either side. A kitchen area is included across the rear under the same roof.

It may be that much of the joinery, which is particularly fine for a relatively remote location, was imported. It demonstrates detailing and dimensions more typical of the early colonial period than the 1860s.

There are remnants of the early garden.

HISTORY:

The house was built by James McColl, the owner of the squatting licence of Yat Nat from 1860. James McColl married Christina Sutherland in 1856 (VPI, Reg. No. 638). The birth of their first child, an un-named male is registered at Balmoral in 1857, then another child, Katherine McIntosh is registered in Hexham the same year (ibid., 15982, 2759). A child registered with the initial M. was born in Balmoral in 1860, shortly after McColl had taken up Yat Nat station (ibid., 3874). Three un-named children were registered in Balmoral in 1861, 1865 and 1866 (ibid., 21758, 705, 6553). James Allan born in 1867 and Christina Camilla born in 1869 were both registered as born in Balmoral (12935, 6802). Both children died in 1879, James aged eleven, and Christina aged ten. It is possible that both children died in the same year from an epidemic-like disease. It appears that of the His brief posthumous entry in 'Victoria and Its Metropolis' states that he 'was born in Scotland, and arrived in Victoria in the early days. He was manager for a time at Hexham Park, and in 1837 bought and settled on Yatnot [sic] station, where he lived until the time of his death in 1876.' The house is said to have been a home built for his retirement. It takes a very simple and conservative form, reminiscent of the earliest colonial bungalows in colonial Australia, and not unlike Fulham homestead to the north of Balmoral.

The land had just been purchased from the Crown by Charles Henry Armytage (1824-1876), of Como in South Yarra, on 14th July 1859. The Armytages were significant pastoralists in the district and C. H. Armytage, the son of George Armytage was owner of Fulham and co-owner of Mount Sturgeon with his brother in law, George Fairbairn.

McColl died at Yat Nat in 1876, at the age of 52, never having lived in Grassgunyah. He was survived by his wife Christina (nee Sutherland), who it is presumed moved to the house in Balmoral after his death. Christina died in Balmoral in 1907. The history of the house in the twentieth century is largely unknown, however, the house has been most recently unoccupied for up to twenty years has recently been purchased.

THEMATIC CONTEXT:

Theme 4: Building settlements, towns and cities
4.5 Making settlements to serve rural Australia

Theme 8: Developing Australia's cultural life
8.12 Living in and around Australian homes
8.14 Living in the country and rural settlements

CONDITION:

The building is in a very poor but retrievable condition.

INTEGRITY:

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high degree of integrity

STATEMENT OF SIGNIFICANCE:

What is significant?

Grassgunyah is a single storey building constructed of local hand made bricks with a timber verandah on three sides. It is located on the north side, on a sharp bend of the Coleraine - Balmoral Road, approximately 800 metres from the centre of the township. The building is conservative, simple and symmetrical, with a central passage and principal rooms to either side, reminiscent of the earliest colonial bungalows in Australia. The verandah roof is contiguous with the main hip roof. The house was built as the retirement home for James McColl an important local pastoralist who owned the property Yat Nat from 1860 until his death in 1876. The house is in poor condition, but retains a high degree of integrity.

How is it significant?

Grassgunyah is of historical and architectural significance to the township of Balmoral and the Southern Grampians Shire.

Why is it significant?

Grassgunyah is of historical significance for its links to an important early pastoralist, James McColl of Yat Nat. The house was built for he and his wife to retire in, although he never lived in the house, as he died at Yat Nat in 1876. The house is architectural significance as a late example of the early colonial bungalow form. This is enhanced by the joinery, which is particularly fine. It demonstrates detailing and dimensions more typical of the early colonial period than the 1860s.

COMPARISON:

181 Stanmore, off Harrow-Balmoral Road, Balmoral

ASSESSED BY: tfh

ASSESSMENT DATE:

09-Jan-02

EXISTING LISTINGS:

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, ed.	Victoria and Its Metropolis, Vol 11A, County Districts	1888	66
Department of Justice Victoria	Pioneer Index Victoria 1836 - 1888	2001	
Department of Lands and Survey	Township of Balmoral, Parish of Balmoral, County of Dundas	1958	
Lyall Harris with the Balmoral Historical Society	Welcome Back to Balmoral	1975	
Paul de Serville	Pounds and Pedigrees	1991	499
R V Billis and A S Kenyon	Pastoral Pioneers of Port Phillip	1974	var.