

HERITAGE PLACE

NAME OF PLACE: STORE (FORMER) AND RESIDENCE

ADDRESS/LOCATION OF PLACE: 7 Glendinning Street BALMORAL

STUDY NUMBER: 165

HERITAGE OVERLAY NUMBER:

PRECINCT: Balmoral

LOCAL GOVERNMENT AREA: Southern Grampians Shire

ALLOTMENT: 7 **SECTION:** 4

ACCESS DESCRIPTION:

CFA 388 B; VicRoads227 T3; located on the north-east side of Glendinning Street to the west of the Balmoral Post Office in the centre of the township.

SIGNIFICANCE RATING: Local



Store (former) & residence, 7 Glendinning St, Balmoral

Image Date: 9/01/02

EXTENT OF LISTING:

To the extent of: 1. All the main building and all the land.

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PHYSICAL DESCRIPTION:

A simple single storey timber cottage with a verandah across the front. There is a central front door with windows on either side. There is a skillion across the whole of the rear and may be original. This has been extended at a later but possibly early date. The original plan was probably of four rooms with a central hall. The main roof is gabled and covered with corrugated iron. The skillion is also roofed in corrugated iron. The walls are now covered with pressed cement sheeting but presumably were weatherboard or some alternative timber cladding. The verandah is now supported on wrought iron posts. All the windows have been replaced and with different proportions. There is a brick chimney, the shaft of which is detached from the wall, at the north-western end. The building is built up to the street or south-western boundary.

HISTORY:

The exact date of construction of this cottage is not known but it was probably built in the early 1850s, after the township was surveyed and allotments sold. The land on which it stands, 50,000 sq. ft being Allotment 7 Section 3 of the Township of Balmoral, was purchased by John George Robertson on 26th April 1854 along with Allotments 8, 9 and 10. The building is reputed to be the oldest in Glendinning Street. It appears to have been used as a store as well as a residence. It may have housed the first post office for several years before a building, since replaced, was constructed on the present post office site. It seems more likely that the first store and post office was located across the road in the shop at 16 Glendinning Street. The first post master was Basil Lyon. It has been said that Thomas Heap was the first store-keeper, but this is yet to be substantiated.

The cottage has been much altered and a new verandah added in the later twentieth century.

THEMATIC CONTEXT:

Theme 3: Developing local, regional and national economies
3.5.3 Developing agricultural industries
3.19 Marketing and retailing

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 fair condition.

INTEGRITY:

very low degree of integrity

STATEMENT OF SIGNIFICANCE:

What is significant?

The store and residence located at 7 Glendinning Street, in the centre of the township of Balmoral is said to be the oldest commercial premises in Glendinning Street. The building is no longer a store, but is used as a single storey timber cottage. The cottage is symmetrical, with a central door, windows either side and a verandah across the front. There is a skillion across the whole of the rear and may be original. This has been extended at a later but possibly early date. The original plan was probably of four rooms with a central hall. It is believed that the store and residence may date from the 1850s, and that the first Post Office in Balmoral may have operated from the store prior to the current Post Office being constructed. The building is in fair condition, but has a very low degree of integrity.

How is it significant?

The former store and residence located at 7 Glendinning Street, Balmoral is of historical significance to the township of Balmoral and the Southern Grampians Shire.

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Why is it significant?

The former store and residence is of historical significance as the site of a commercial store since the 1850s, and the earliest period of Balmoral's history. It is a reminder of a previous way of life and commercial activity, which saw townspeople and those on surrounding pastoral properties purchasing goods from the convenient central location of the township of Balmoral. The store and residence are of further historical importance for the structure which is essentially that of a cottage, which had a part sectioned off for commercial activity. The store's history as the first Post Office in Balmoral, with Basil Lyon as the first post master adds to the historical significance of the site.

COMPARISON:

179 Balmoral General Store, Glendinning Street, 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	
Jack Rogers	Balmoral	1967	
Lyall Harris with the Balmoral Historical Society	Welcome Back to Balmoral	1975	