

HERITAGE PLACE

NAME OF PLACE: BRICK COTTAGE

ADDRESS/LOCATION OF PLACE: 39 Coleraine - Balmoral Road BALMORAL

STUDY NUMBER: 167

HERITAGE OVERLAY NUMBER:

PRECINCT: Balmoral

LOCAL GOVERNMENT AREA: Southern Grampians Shire

ALLOTMENT: 1 & 2 **SECTION:** 13

ACCESS DESCRIPTION:

CFA 388J 4A; VicRoads S3; located on the north side of the Coleraine Road about 0.8kms from the centre of the township of Balmoral and not facing the street frontage.

SIGNIFICANCE RATING: Local



Brick Cottage, 39 Coleraine Road, Balmoral

Image Date: 30/11/12

EXTENT OF LISTING:

To the extent of: 1. All the cottage and all the land in allotments one and two.

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PHYSICAL DESCRIPTION:

A very small brick cottage of naïve vernacular design with a verandah across the front supported by five timber posts. The plan is two rooms under a simple hip roof with further rooms, including the kitchen, extending at the rear under a skillion roof. A further, later extension has been made on the north side in weatherboard and a post WW2 addition beyond this to the north-west in timber and pressed cement sheet. The roofs are all corrugated iron. The front door is four panelled. The two front windows are 12 paned double hung sashes. There is one chimney on the south side and the kitchen has a chimney and oven on the west elevation. The condition of the brick work is very poor in parts due to rising damp which has been exacerbated by repairs with a cement-rich mortar. The top rows of bricks on the chimneys are loose or missing. Some of the iron of the main roof is loose and the ridge cappings are missing in part. There are two fruit trees of indeterminate age in the grounds but otherwise no garden appears to survive.

HISTORY:

The exact date of construction of this cottage is not known but it may date from at least the early 1850s if not earlier. It should be noted that, as well as its very small scale and vernacular construction, the cottage is not aligned with its street frontage, facing more or less east towards the Glenelg River. When the land, being Allotments 1 & 2 of Section 13 of the township of Balmoral, was sold on 14th July 1859 it was to Thomas Henry Peet. Thomas Peet married Annie Ryan in 1856, and their first child Percy (who died at one day old) was born in Harrow in 1857 (VPI, Reg. No. 11430, 4973). In December of 1856, Thomas Peet purchased an allotment on the north corner of Urquhart and Stirling Streets in the centre of the township. It is not known whether this site was occupied or whether any shop or dwelling was constructed there. The Births register suggests that the Peet family moved permanently to Balmoral between the birth of their daughter, Agnes Percy (1859) and that of their next child, an un-named male in 1860, as Agnes' birth is registered at Harrow and the un-named male in Balmoral (*ibid.*, 20796). Their other children, William Henry (1862), and twins Thomas Henry and Mary (1863) were born in Balmoral, Mary dying shortly after birth (*ibid.*, 701, 18910, 645, 440). It also appears that at some time between 1863 and 1880, the Peet family returned to Balmoral, where their last child, Oceana Rocher was born in 1880 (*ibid.* 4066). There is very little information regarding the Thomas Peet's occupation or background.

The cottage is thought to have been built by the first merchant in Balmoral, Thomas Heap. [It may be that this is actually Thomas Peet, with the name mistakenly pronounced 'Heap'.] Heap had an interest in the establishment which came to be known as Woodlands, in Stirling Street and adjacent to the Glenelg River. It was a wool scour and fellmongery. His interest passed to Messrs. Clapham and Wood and eventually to Thomas Wood. In contradiction to this, the cottage is located a long way from the river, the important ford across it leading to Rocklands and Yat Nat, and the establishment which became Woodlands. A further aspect which suggests a later rather than an earlier date is that the kitchen is integrated with the cottage instead of being separated.

There is very little information available about the history of ownership of the cottage in the later nineteenth and twentieth century, however it is evident that the cottage has been extended twice, once in weatherboard and again later with cement sheeting in the twentieth century. This latter extension includes some services.

THEMATIC CONTEXT:

Theme 4: Building settlements, towns and cities

4.5 Making settlements to serve rural Australia

CONDITION:

The original part of the cottage is in poor condition. The two extensions are in fair condition. If proved to have been built before 1851 there is the potential for archaeological significance.

INTEGRITY:

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Very high degree of integrity.

STATEMENT OF SIGNIFICANCE:

What is significant?

The brick cottage located on the north west side of the Coleraine - Balmoral Road is a single storey, symmetrical dwelling constructed from locally hand made bricks on a diminutive scale. It is located approximately 750 metres south west of the centre of Balmoral. The cottage is extremely small and vernacular in design, with eight pane double hung sash windows. It is not aligned with its street frontage, facing more or less east, looking across the township towards the Glenelg River. There is some confusion regarding the builder of the cottage, as Thomas Peet purchased the land from the Crown in 1859, but local history states that the cottage was built by Balmoral's first Merchant, Thomas Heap. They may be one and the same person. It is thought that the cottage may date from as early as 1859. The cottage retains a very high degree of integrity but is in very poor condition.

How is it significant?

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

Why is it significant?

The brick cottage located at 39 Coleraine - Balmoral Road, Balmoral is of historical significance as the one of oldest surviving residences in Balmoral. It dates from early land sales in the area, and demonstrates the growth of the town around the Glenelg River Ford on the main Melbourne - Adelaide transport route. The cottage is of further historical importance for its links to Balmoral's first Merchant, Thomas Heap (or perhaps Peet), who it is said the cottage was built for. The retention of the extremely small and humble house with its vernacular construction techniques is historically significant. It is of further historical significance as an example of the use of locally manufactured bricks, representing an early industry and trade

The brick cottage is of architectural significance as a rare surviving example of an early vernacular building, constructed with handmade bricks on a diminutive scale.

COMPARISON:

301 George Thompson Residence, Memorial Road, Glenthompson
076 Brick Cottage, 93 McConochie Street, Coleraine
025 Brick Cottage, 71 Pilleau Street, Coleraine

ASSESSED BY: tfh

ASSESSMENT DATE:

22-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
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	2