

# HERITAGE PLACE

**NAME OF PLACE:** PRESBYTERIAN MANSE (FORMER)

**ADDRESS/LOCATION OF PLACE:** 53 Coleraine - Balmoral Road BALMORAL

**STUDY NUMBER:** 170

**HERITAGE OVERLAY NUMBER:**

---

**OTHER NAME/S OF PLACE:** ST ANDREW'S PRESBYTERIAN MANSE

**PRECINCT:** Balmoral

**LOCAL GOVERNMENT AREA:** Southern Grampians Shire

**ALLOTMENT:** 3, 4      **SECTION:** 13  
and  
part 5

**ACCESS DESCRIPTION:**

CFA 388J; Vicroads 227T3; located on the northern side of the Coleraine-Balmoral Road, to the west of St Andrew's Church and about one kilometre from the centre of the township of Balmoral.

**SIGNIFICANCE RATING:** Local



Presbyterian Manse (Former), 53 Coleraine Road, Balmoral

**Image Date:** 11/01/03

**EXTENT OF LISTING:**

To the extent of: 1. All the main house and all of the land but excluding the garage and other outbuildings.

# HERITAGE PLACE

**NAME OF PLACE:** PRESBYTERIAN MANSE (FORMER)

**ADDRESS/LOCATION OF PLACE:** 53 Coleraine - Balmoral Road BALMORAL

**STUDY NUMBER:** 170

**HERITAGE OVERLAY NUMBER:**

---

## PHYSICAL DESCRIPTION:

The former manse is located on the north side of the Coleraine Road on high ground about 0.6km from the centre of the town on what were described as 'suburban allotments' in the plan of subdivision. It is a single storey symmetrical stone house with an unusual plan having rooms projecting on either side of a central timber verandah. The walls are constructed of local sandstone stained a dark red from iron deposits. The windows are 4-pane double hung timber sashes. The roof has a relatively low pitch, is gabled over the projecting rooms and is covered with corrugated iron. The fascia boards of the gables are now trimmed with a simple scalloped edge. A new chimney has been introduced in the front room on the western side.

## HISTORY:

The Balmoral and Harrow combined Charges were formed in May 1860. Previously Mr. Robert Hogg and Rev George Mackie of Horsham had served Balmoral holding services at the Balmoral Inn. Rev James Treadwell was the first Presbyterian minister in the district. He travelled around in a horse and buggy, and stayed overnight at various stations until the manse was built. Rev Treadwell married Helen Mather Anderson in 1861 and, while living in Balmoral they had two sons, Charles Herbert in 1862 and Thomas Anderson in 1863 (VPI, Reg. No. 2929, 19114 and 18909). Mr. Petherick was the first assistant to the charge. When Treadwell resigned in 1864, Rev James Henderson succeeded him (Sutherland, 63). Rev Henderson was inducted to the Charge on 14th June 1865 (Harris, 24-5).

The second incumbent, Rev James Henderson 'was born at Hamilton on the Clyde, Scotland, and arrived in Australia in 1860. In 1862 he was ordained as pastor of Evandale, Tasmania, where he remained until he was removed to Balmoral. He has fourteen places for holding divine worship in the District' (Sutherland, 63). He married Margaret Elizabeth Young Turnbull. She was the daughter of Rev. Adam Turnbull M.D. They had five children who were born in Balmoral between 1866 and 1873. Rev Henderson retired from the Balmoral ministry on 8th January 1907 after 42 years of service to the district. He died at Elsternwick aged 92 on 18 June 1922 and was buried at Balmoral with his wife who had died on 18 Jun 1922 aged about 38.

The people in Balmoral subscribed more money and got the manse over Harrow. In June 1860 Mr. Robert Officer of Rocklands wrote to the Hamilton architect, Mr. John Shanks Jenkins requesting plans and an estimate of costs for a manse and for the "building to be of bricks, roofed with corrugated iron, finishing to be plain, but substantial" (Harris, 24). The plan and estimate were not to exceed 600 pounds including the kitchen and stable. He enclosed two rough plans from Mr. Charles Armytage and a Dr. Molloy. The architect wrote back quickly, stating that he preferred the Armytage design and recommending a shingle rather than an iron roof. Within a week he had sent a design, similar to one he had recently completed in Warrnambool but larger than the designs submitted by the committee. His cost would be 5% plus travelling expenses. The committee accepted the design, with a minor amendment, and the fees. A tender was accepted from Messrs. James Allen and Co. of Portland but the contract was not concluded. The eventual contractor was Messrs. Adam White and Co. of Portland. All materials, including the stone, were to be procured locally. Documents are held at the Balmoral Historical Society which include correspondence about the cost and construction of the building. The total cost of the building was about 863 pounds, being about 263 pounds over budget. The contractor was paid 714 pounds and the architect 49 pounds, the whole being completed by early 1864. John Shanks Jenkins designed the present Mount Talbot homestead at Toolondo for the Officers in 1862.

The manse was completed in May 1864 and cost 710 pounds. The land, comprising over two acres, is said to have been donated by Charles Armytage of Fulham station. Charles Wood had purchased allotment 3 and a William Thomas Molloy, perhaps the doctor, had purchased allotments 4 and 5, all on the 14th July 1859. The Crown resumed some of the land on the western side for the Hamilton to Toolondo railway in the early

# HERITAGE PLACE

**NAME OF PLACE:** PRESBYTERIAN MANSE (FORMER)

**ADDRESS/LOCATION OF PLACE:** 53 Coleraine - Balmoral Road BALMORAL

**STUDY NUMBER:** 170

**HERITAGE OVERLAY NUMBER:**

---

twentieth century. The ministers changed regularly, including five between 1908 and 1930, until the long incumbency of Rev. J H Bates from 1930 until 1965.

## **THEMATIC CONTEXT:**

Theme 8 Developing Australia's cultural life

8.6 Worshipping

8.6.1 Worshipping together

8.6.3 Founding Australian religious institutions

8.6.4 Making places for worship

8.12 Living in and around Australian homes

8.14 Living in the country and rural settlements

## **CONDITION:**

The building is in excellent condition.

## **INTEGRITY:**

high degree of integrity externally but has been altered and modernised internally.

## **STATEMENT OF SIGNIFICANCE:**

What is significant?

The former St Andrew's Presbyterian Manse, at 53 Coleraine Road, Balmoral 0.6kms east of the town centre, was built between 1861 and 1864 to house the Rev. James Treadwell, the first minister of the Balmoral/Harrow Presbyterian Charge, and his family. The congregation raised money and local notables, including the Officer family and other staunch Presbyterians, organised for a design by the important Hamilton architect and engineer, John Shanks Jenkins. He designed many important buildings in the area, including the Officers' homestead, Mount Talbot and went on to have a distinguished career in Melbourne including the design of the Princes Bridge. After typical complications and changes to the design and budget, the contractor was Messrs. Adam White and Co. of Portland who built the house for about 710 pounds. Importantly, much of the correspondence concerning the design and construction survives. The house was built from local materials including a stone that is stained dark brown by iron. While substantial, it is conventional in its form and plan and modest in its detailing. From 1864, the second incumbent, Rev. James Henderson lived in the house with his family. He served the congregation for 42 years and is buried with his wife, the daughter of Rev. Adam Turnbull M.D., in the Balmoral cemetery. The ministers were required to serve a vast area. They changed regularly until the long incumbency of Rev. J H Bates from 1930 until 1965. The house remains substantially intact and is in excellent condition.

How is it significant?

The former Presbyterian manse is of historical, social and architectural, significance to the township of Balmoral and the Southern Grampians Shire.

Why is it significant?

The former St Andrew's Presbyterian Manse is of historical significance for its local connections with important individuals and the Presbyterian community generally, and for its first and second incumbents. As a substantial and comfortable residence, it is of social significance as a model of stable religious and family life in rural conditions. It also reflects the social status and financial success of the Presbyterians of the area. It is of architectural significance not only as the work of John Shanks Jenkins and as a typical example of domestic arrangements for clerics, but also as the building represented in the rare surviving correspondence between client and architect.

## **COMPARISON:**

# HERITAGE PLACE

**NAME OF PLACE:** PRESBYTERIAN MANSE (FORMER)

**ADDRESS/LOCATION OF PLACE:** 53 Coleraine - Balmoral Road BALMORAL

**STUDY NUMBER:** 170

**HERITAGE OVERLAY NUMBER:**

---

237 St Andrew's Manse (former Presbyterian), Martin Street, PENSHURST

375 Presbyterian Manse (Former), Bunbury Street, CAVENDISH

044 Uniting Church Manse, 81 Church Street, Coleraine

211 St Andrews Presbyterian Church and Manse (former), Monroe Street, Branxholme

**ASSESSED BY:** tfh

**ASSESSMENT DATE:** 24/01/2002

**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 2	1888	67
Crown Lands Department	The Township of Balmoral & Suburban allotments in the County of Dundas	1866	
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	
Lyll Harris with the Balmoral Historical Society	Welcome Back to Balmoral	1975	24-5