

HERITAGE PLACE

NAME OF PLACE: BALMORAL GENERAL STORE AND RESIDENCE

ADDRESS/LOCATION OF PLACE: Glendinning Street BALMORAL

STUDY NUMBER: 179

HERITAGE OVERLAY NUMBER:

OTHER NAME/S OF PLACE: MCGRATH'S LICENSED SUPERMARKET, GLENELG STORE, STRACHAN'S OF HAMILTON

PRECINCT: Balmoral

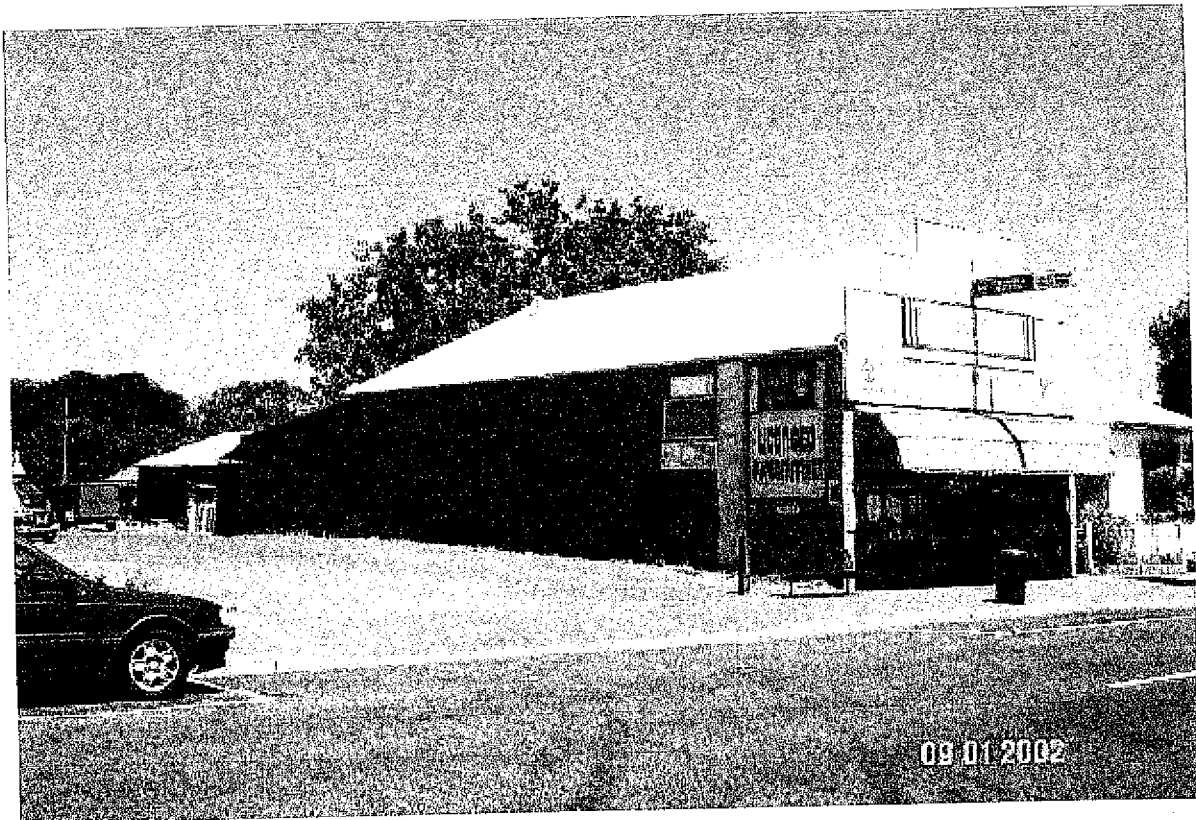
LOCAL GOVERNMENT AREA: Southern Grampians Shire

ALLOTMENT: Pt 5 & **SECTION:** 5
6

ACCESS DESCRIPTION:

CFA 388J C4; VicRoads 227 T3; located at Glendinning Street on the south-west side, opposite the Balmoral Post Office in the centre of the township of Balmoral.

SIGNIFICANCE RATING: Local



General Store and Residence, Glendinning Street, Balmoral. Store.

Image Date: 09/01/02

EXTENT OF LISTING:

To the extent of: 1. All the exterior of the shop building, the exterior of the residence, the Olea europea, and all of the land.

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PHYSICAL DESCRIPTION:

The present single storey general store is brick with a corrugated iron roof. It is now much modified from its late nineteenth century appearance. The store was formerly typical, having a symmetrical façade, with a recessed central door and plate glass windows. It has been extended forward and the existing aluminium windows are now on the property line.

The residence on the north side of the store is a single storey, asymmetrical, rendered brick house. There is a verandah across the front with a projecting room on the north side. It has some architectural detailing and is loosely in the Italianate style. The residence has been extended at the rear.

There is a very large mature Olive (*Olea europaea*) in the front garden of the residence.

HISTORY:

The land on which the Balmoral General Store stands was purchased from the Crown by T. F. Kelly on 29th December 1856 (Department of Lands and Survey, 1958). However, there has been a store on the site continuously since 1855, when Basil Lyon arrived in Balmoral and opened a store and post office. The shop sold groceries, clothing, tools, and furnishing (Harris, 11), and Lyon was appointed the first official postmaster from 1st January 1856 (*ibid.*).

Basil Lyon was born in Glasgow, Scotland, where he married Charlotte McConochie. They had several children while in Scotland, and emigrated with their family to Victoria in 1852. On arrival he made his way to Coleraine, where he lived for two years with his sister and brother in law, the John McConochie's at Kononwootong Creek Station. While in this area, his youngest son George McConochie was born in 1854 (VPI, Reg. No. 7100). Lyon and his three sons selected 960 acres north of Balmoral as a pastoral holding called 'Grassgunyah', an additional 320 acres was selected some years later by George McConochie Lyon. He continued to live at Grassgunyah until his death in 1884.

The post office was opened by Lyon on conjunction with his store in November 1855 (Harris, 13). "At that time the mail was carried once a week between Hamilton and Apsley, via Cavendish, Balmoral Harrow and Edenhope. The contractor was William Rutledge & Co. [of Belfast, now Port Fairy]. During 1860, a total of 5,791 letters and 13,455 newspapers passed through the Balmoral post office" (*ibid.*, 13) Basil Lyon continued as post master when the free-standing post office was built and continued in the role for 26 years (*ibid.*).

In 1882, the general store was taken over by James Cuzens. It may be that the change of ownership triggered the demolition of the existing store, and presumably a residence. The existing store (now much altered) and the residence appear to date from this time. Cuzens added a pre-fabricated iron shed in 1887, as a response to his thriving business. The shed was imported from Scotland and installed on the block immediately to the south-east of the store. It was officially opened by launching the Queen Victoria Jubilee Celebrations inside it, where a dance from dusk to dawn took place that evening (Rogers, 63). notes that the shed was to house the produce classes for the Balmoral Show in 1887. After the shed had passed from Cuzen's hands, it was for a time, the first motor garage in Balmoral, and later served as a Brownie's Hall before being removed to the pastoral property 'Indi' near Balmoral in the 1970s.

James Cuzens was born in London, England, who arrived in Victoria in 1849 (Sutherland, 66). In 1855, he started a business partnership with his brother Henry in Geelong as general storekeepers. The Victorian Pioneers Index notes that James Cuzens married Ann Gillard from Cornwall in 1856 (Reg. No. 2330). Their first child, Benjamin was born in Geelong in 1857 (*ibid.*, 2409) and their next three children, Harry, Norman James and Louisa Matilda were all born in Newtown between 1861 and 1864 (*ibid.*, 2993, 3048, 14715). The biographical information contained in Sutherland (66) states that Cuzens "... travelled with goods about the country for some six years, and in 1862 settled in Balmoral". It was in Balmoral that the other Cuzens children

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were born, Frederick Herbert, Ernest Stewart and Alice Stewart (twins) and Oswald Theile (VPI, 20048, 26458x1894, 6996, 574). Sutherland also states that after he arrived in Balmoral, he "... established his present business as storekeeper. He has one of the principal establishments in the district for the supply of the surrounding country, his stock consisting of soft-goods, ironmongery, groceries, boots and shoes" (Sutherland, 66). Cuzens was an important member of the community, serving on the Wannon Shire Council and President of the Mechanics Institute in Balmoral."

Others to occupy the premises since then have been Charles Sanderson, R P Brown, H Curl, R M Manger, Strachan's of Hamilton, B & B Van Kalken, and finally its presents owners the McGrath family. The premises continues to fill the role of General Store and Supermarket.

THEMATIC CONTEXT:

Theme 3: Developing local, regional and national economies
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 store is in good condition but much altered. The residence is in good condition and less altered. The interiors of the residence have not been inspected.

INTEGRITY:

The integrity of the store is very poor.
The integrity of the residence is good.

STATEMENT OF SIGNIFICANCE:

What is significant?

The Balmoral General Store and Residence are both single storey timber buildings constructed in the early 1880s. The structures are located adjacent to each other on south side of Glendinning Street in the centre of the township of Balmoral. Although the residence retains a fair degree of integrity, the store is much altered. The store has had the original pediment and facade changed from the 1880s decorative timber work. There is a large Olive (*Olea europea*) in the front yard of the residence which dates from the construction of the residence. The Balmoral General Store has performed the important role of providing local townspeople and those on the surrounding properties with foodstuffs, goods and equipment for over one hundred years.

How is it significant?

The Balmoral General Store is of historical significance to the township of Balmoral and the Southern Grampians Shire

Why is it significant?

The Balmoral General Store is of historical significance as the site of a general store since the earliest days of the township of Balmoral. 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 most convenient location. The store and residence are of further historical importance for their associations with important local people, James Cuzens and Basil Lyon, who were early owners and operators of the store.

COMPARISON:

433 Cavendish General Store, Scott Street, Cavendish
231 Lesser's Store (Former), 86 Whyte Street, Coleraine

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258 Penshurst General Store, 80-82 Bell Street, Penshurst

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, Country Districts	1888	66
Department of Justice Victoria	Pioneer Index Victoria 1836 - 1888	2001	
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	11, 13