

HERITAGE PLACE

NAME OF PLACE: BANEMORE HOMESTEAD COMPLEX & WOOLSHED

ADDRESS/LOCATION OF PLACE: Twomey's Bridge Road GAZETTE

STUDY NUMBER: 295

HERITAGE OVERLAY NUMBER:

OTHER NAME/S OF PLACE: OLD STOCKYARD RUN

PRECINCT: outside

LOCAL GOVERNMENT AREA: Southern Grampians Shire

SECTION: B **PARISH:** PARISH OF YATCHAW WEST

ACCESS DESCRIPTION:

CFA 474 D3 and 3A; VicRoads 73D7; located on Twomey's Bridge Road west of the intersection of the Peshurst-Macarthur Road.

SIGNIFICANCE RATING: Local



Banemore Woolshed, Peshurst, east end.jpg

Image Date: 26/05/2002

EXTENT OF LISTING:

To the extent of: 1. A) All of the homestead exterior and all of the land within a 30m radius of any edge of the homestead.

B) All the surviving original bluestone woolshed and all of the land within 5m of any edge of the woolshed.

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PHYSICAL DESCRIPTION:

The woolshed is a long building of two rectangular wings radiating from a central hexagonal 'board'. The whole is built from finely crafted bluestone incorporating careful details. These include slit windows which, although it is unlikely, are said to have been designed for defence against Aboriginal attacks. The quality of the construction suggests an architect's design and supervision but none has been connected with the design. The woolshed is very similar to that at Kolor which may have been designed by the Melbourne firm of architects, Reed and Barnes. Kolor was also owned by the Twomey family at the time. The woolshed was seriously burnt in the 1939 bushfires when the roof was destroyed. The whole roof was replaced, after a delay of many years, with a much simpler design. This included the intrusion of reinforced concrete 'beams', at the centre, to bridge the angles created by the hexagonal shearing board and, at the gables, to increase the pitch of the roof. The original wool press has been removed. One wing with a slatted timber floor is used for holding sheep, the other with a bluestone cobbled floor being used for storage and cartage. Most of the 14 stands have been closed and the openings in the walls built in with bluestone. The woolshed is surrounded by yards fenced with modern timber but still partly paved with irregular and rough bluestone cobbles.

The original homestead was completely destroyed by the 1939 bushfire except for the detached bluestone service wing. This survives and it has retained its original form and functions although with new fenestration. The new house was built in 1942 in what might be described as the Art Deco style. It is a substantial single storey house, asymmetrical, built of red brick and raised on a high cement rendered plinth. The house has extensive columned porches at the front including a large stepped entry. The name "Banemore" is painted in large block lettering in the frieze over the main steps. The porch or verandah roof is contiguous with the main roof. All the roofs are covered with terracotta tiles. The plan of the house is conventional for its time. [The interior has not been inspected.]

There is a garage on the west side of the house built with similar materials and detailing to the house. In the rear yard there is a glasshouse/conservatory lined with corrugated iron around the dado, with wire mesh above and with glass on the roof. Also in the rear yard is a substantial water tank tower of red brick and concrete. The conservatory and tower appear to date from 1942. There is a conventional garden at the front and remnants of an orchard, which may be older, at the rear. A Cordyline and Norfolk Island Hibiscus may predate the 1939 fire. Other modern outbuildings are of no significance. The broader curtilage is surrounded by hedges of hawthorn (*Craetagus* sp.) to the south and east and pines (*Pinus radiata*) to the west and north.

HISTORY:

The land on which Banemore stands was originally a part of John Cox's second run, Weerangourt, taken up in April 1842 after he was forced from Mount Rouse. Weerangourt (Portland Bay pastoral lease Number 49) was originally 30 000 acres five miles north-west of Macarthur, lying south of Brisbane Hill and Cape Wrath runs.

William Buckley, a shepherd employed by Cox on Weerangourt was able to save enough money to purchase a small flock of sheep while working there. In 1845, Cox assisted him by finding 9 000 acres near Mount Rouse, which he carved off the Weerangourt run and named Old Stockyard. Local knowledge credits Cox with gifting the land to Buckley for 'faithful work', however, it is not clear that this was the case. In 1874, the lease was cancelled and the 640 acre Pre-emptive Right for Old Stockyard was surveyed, located in the northern portion of the run, where the remaining buildings survive.

Old Stockyard (Portland Bay Pastoral Lease number 25, B&K, p. 261) was located on the Eumeralla River, 3 miles west of Peshurst. The road it is located on is now known as Twomey's Bridge Road, after the Twomey

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family who owned the property from 1852. The Twomey family is of interest as very successful Irish Catholics, in contrast to the usual Scottish Presbyterian connections of most squatters. They were substantial landholders and influential members of the Western District community. In 1879 the Victorian Government Gazette listed them as owning over 22 000 acres. At the height of their importance, the Twomey family held 28 000 acres of pastoral leasehold including the runs of Langulac, Kolor, and Stonefield as well as Banemore. (de Serville, p. 491)

Old Stockyard was purchased from William Buckley by John Twomey Junior, in December 1852. The property was colloquially re-named 'Banemore' although this was not reflected on the official pastoral lease. Banemore in County Cork, Ireland was the birthplace of his wife, Margaret (nee O'Connor).

In July 1854, John Twomey Senior took possession until, in June 1866, Timothy Twomey (son of John Senior and brother of John Junior) took over the lease. The lease was cancelled in February 1874, although Timothy continued to run the property until his death while on a visit to England in 1894.

When the Twomey family owned the property, a substantial complex of buildings was constructed including a weatherboard homestead on bluestone footings and chimneys, a detached bluestone kitchen, a bluestone woolshed, men's quarters, and cook house. In 1865 the Penshurst architect, J M Knight called tenders for works at the new house at Langulac in 1865 (Tonkin, 1973, 53). In 1867 or 1868, the family had engaged the leading Melbourne architect, Joseph Reed (of the firm Reed and Barnes) to design Kolor and its woolshed. While no connection has been found between the original house at Banemore and either of the architects, the two woolsheds are remarkably similar. The construction of Banemore is said to have preceded Kolor. But in December 1883, the local architect, John Montgomery called tenders for a "stone residence with stabling and outbuildings at Banemore for T Twomey, Esq." (Tonkin, 1971).

Timothy Twomey died without issue, and after his death in 1894, the property fell into disrepair, the buildings deteriorating to a ruinous state by the time Alfred Burger purchased the property in 1927. In 1939, many of the remaining bluestone outbuildings and the homestead was destroyed by a bushfire which swept through the Penshurst area. In the same year, the 60 metre bluestone woolshed was repaired and restored, although its original 14 stand board was substantially reduced and many of the original exits were cemented in.

William (Bill) Moodie purchased the property in 1959, using the woolshed and surrounding agricultural land with the homestead occupied by an overseer. Moodie sold to Stanley Broad in 1978.

The Jenkin family constructed a modern homestead with bluestone retrieved from the ruined men's quarters behind the woolshed. This house was designed by architect, Nicholas M Griffin of Upper Beaconsfield, formerly of Warrnambool.

THEMATIC CONTEXT:

Theme 3: Developing local, regional and national economies

3.5 Developing primary production

3.5.1 Grazing stock

3.5.2 Breeding animals

3.5.3 Developing agricultural industries

Theme 5: Working

5.8 working on the land

CONDITION:

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The woolshed is in good condition. The original homestead service wing, the new homestead and its outbuildings are in good condition although the greenhouse/conservatory is in poor condition.

INTEGRITY:

The woolshed's integrity has been compromised by the alterations required after the 1939 bushfire. The 1942 homestead appears to retain a high degree of integrity.

STATEMENT OF SIGNIFICANCE:

What is significant

Banemore Homestead Complex, located about 6 kilometres west of Peshurst, on Twomey's Bridge Road was formerly the 'Old Stockyard' pastoral lease. The lease was taken up by William Buckley, a shepherd and then purchased by the important Western District squatters, the Twomey family. The woolshed is the only nineteenth-century building remaining of what was once a substantial complex of bluestone structures. The woolshed is likely to have been built after 1866 when Timothy Twomey took possession of the run at the height of the late 1860s wool boom in Western Victoria. It is a long bluestone building of two rectangular wings radiating from a central hexagonal 'board'. It is built of particularly fine coursed basalt using fine details. The wings are paved with bluestone cobbles. The original board had 14 stands, with 14 exit holes and ramps, most which have been closed. Most importantly, the woolshed is similar in plan and construction to the Kolor woolshed, another property owned by the Twomey family. The roof was replaced after it was burnt in the 1939 bushfire and the floor of the western wing has been removed. The woolshed, with its yards still partly paved with bluestone, functions as originally constructed.

The original homestead was completely razed in the 1939 bushfire with only the detached service wing servicing. The present red brick house was built on the original foundations in 1942. It incorporates some unusual Art Deco features and an unusual water tank tower. The house is surrounded by a garden at the front and rear (which includes a greenhouse), an orchard and various sheds.

How is it significant?

The Banemore Homestead Complex is of historical and architectural significance to the community of Peshurst and the Southern Grampians Shire.

Why is it significant?

The Banemore Homestead Complex is of historical significance through its association with the Weerangourt and Old Stockyard squatting runs and with the Twomey family. The woolshed is of architectural significance for the quality of its workmanship, its distinctive design, as a comparison with the Kolor woolshed and for the likely association with the prominent architect, Joseph Reed.

COMPARISON:

052 Kolor Woolshed, Peshurst - Warnambool Road, Peshurst.
351 Torbank Woolshed, Batesworth Lane, Peshurst
058 Clunie Woolshed, Glenferrie Road, Harrow

ASSESSED BY: AEN

ASSESSMENT DATE: 21/05/2002

EXISTING LISTINGS:

HERITAGE STUDY RECOMMENDATIONS:

Include in VHR Include in RNE Include in Local Planning Scheme

No Recommendations for Inclusions

REFERENCES:

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Author	Title	Year	Page
Don Garden	Hamilton A Western District History	1984	26
Paul de Serville	Port Phillip Gentlemen	1980	171, 491
R V Billis and A S Kenyon	Pastoral Pioneers of Port Phillip	1974	var.
Ray Tonkin	Tender and Other Notices from the Warrnambool Examiner	1973	53
Ray Tonkin	Tender and Other Notices from the Warrnambool Standard	1971	not numb ered
Robin Grove, 'Kolor' in Jim Ellis, ed.	Historic Homesteads of Australia, Vol 2	1976	236