

HERITAGE PLACE

NAME OF PLACE: SLEAT BANK

ADDRESS/LOCATION OF PLACE: Murndal Road YULECART

STUDY NUMBER: 334

HERITAGE OVERLAY NUMBER:

PRECINCT: outside

LOCAL GOVERNMENT AREA: Southern Grampians Shire

ALLOTMENT: 2B **SECTION:** V (5) **PARISH:** PARISH OF MURNDAL
3AB
7ABCD

ACCESS DESCRIPTION:

CFA 431 E 45; VicRoads 72F6; Located on the south side of the Murndal Road, about 5.0kms west of the intersection with the Morgiana Road at the end of a 1.0km private drive.

SIGNIFICANCE RATING: Local



Sleat Bank, Murndal Road, Yulecart

Image Date: 5/01/02

EXTENT OF LISTING:

To the extent of: 1. All the main house including the interiors, except the services areas; the outbuildings including the tank, the two meathouses, the garden pavilion, the staff quarters and the stables; and the woolshed and men's quarters 2. All of the gardens and yards immediately surround the homestead bounded by the front hedge and the fences and the Eucalyptus citirodora.

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PHYSICAL DESCRIPTION:

The Sleat Bank Homestead complex is approached by either of two curving drives. One, the longer and probably the newer is lined by Poplars. The other is lined by overhanging Cypresses.

The main dwelling at Sleat Bank is a single storey timber house clad with weatherboard. It is in the Federation/Domestic Queen Anne style typical of the Edwardian Period, being deliberately asymmetrical with projecting rooms, gables and an irregular roofline. The roof is corrugated iron. The front gable is half-timbered with roughcast panels and supported by typical timber brackets. The front door and its surround are a particularly fine example of leadlighting. The windows are casement sashes, the bay window under the front and side gables and some others having typical leadlight highlights. The verandah, supported by turned timber posts, has a polygonal bay at the front on axis with the front window (but not at the corner as might be expected). One of the more distinctive features is the tapered chimneys. They divide the windows on the side elevations. The house contains several formal reception rooms, seven bedrooms and the usual service rooms. Most of the interior detailing and joinery survives, including Art Nouveau carved mantels (similar to but probably not the work of Robert Prentzel) and panelling which anticipates the fashion Japanese black and white interiors. The floorboards are polished and several early carpets also survive which includes simple floral and more elaborate geometric designs. The service areas have been altered and modernised. The house is in good condition.

The house is set within a mature garden of established conifers and deciduous exotics with a lawn in front of the house. Of particular note is a very fine specimen of *Eucalyptus citrodora*. In a photograph dated 1968 the lawn is subdivided by formal flower beds on axis with the front door. Some of this detail is now missing. There are extensive outbuildings at the rear including a polygonal roofed water tank, a garden pavilion, two meat houses, and staff quarters. Beyond the main rear yard, there are the original stables. The woolshed and men's quarters stand isolated in a nearby paddock.

HISTORY:

The land on which Sleat Bank stands was originally part of the Morgiana squatting run first taken up by Alexander Cameron in 1842 and held by the family until it was subdivided under the Land Selection Acts (B&K, 246). The family also held several important adjacent runs (B&K, 38). The Morgiana run was finally sold in 1885 after the death of Mrs. Christina Cameron in 1881 to James Trangmar, a Portland merchant who already owned much land in the area. Notwithstanding an increasing trend to sub-divide at that time, the run remained as a whole. After Trangmar's death, his widow sold Morgiana in 1898 but still it was not subdivided. Don Garden writes "The early years of the twentieth century saw the greatest change of any period in the nature of rural landholdings around Hamilton. Encouraged by good seasons for primary producers and a mounting demand for land for medium to small mixed farms, the owners of many of the large properties subdivided their estates" (Garden, 159). The Trangmar family subdivided Bochara, immediately to the north, in 1900-01 and Morgiana probably followed soon after.

Murndal Parish Plan shows section V (5) allotment 1 (not subdivided from 3 & 3B?) in the name of E. Hoskins, all three allotments totalling 219 acres and sold on 15 July 1872. E. Hoskins also purchased the adjacent allotments 2A, section V of 48 acres (on 29 September 1873), allotment 1, section VI of 299 acres (on 15 July 1872, the same day as the main allotment) and at least two allotments north of the Murndal Road (on 15 July 1872 and 29 September 1873). Much neighbouring land was purchased by C., N. and R. McGilvray. It is said, by a member of the family, that it was the McGilvrays who established Sleat Bank (HHC, Sleat Bank notes). The property was named after the Sleat Peninsula on the Isle of Skye, Scotland. It passed to Neil McGilvray and was then sold out of the family in 1890. One of the next owners was Alexander Thompson of Pierrepont (HHC, Sleat bank notes). Nothing is known about any earlier dwelling

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on the property than the present homestead.

The existing house appears to date from after 1900 and various references state that it was constructed in 1910. It is a typical house for the period. No architect has yet been associated with its design although it may be the work of Ussher and Kemp who were active in the area at the time.

THEMATIC CONTEXT:

Theme 3: Developing local, regional and national economies

3.5 Developing primary production

3.5.1 Grazing stock

CONDITION:

The whole of the homestead complex appears to be in good condition.

INTEGRITY:

High degree of integrity

STATEMENT OF SIGNIFICANCE:

What is significant?

Sleat Bank complex is located on the south side of the Murndal Road, near Yulecart. The land was purchased by the McGilvray family flowing Closer Settlement subdivision in the late nineteenth century. It passed to Neil McGilvray and was then sold out of the family in 1890. One of the next owners was Alexander Thompson of Pierrepont and he probably built the house. It is a single storey timber building clad with weatherboard, and in the Federation/Domestic Queen Anne style typical of the Edwardian Period. No architect has yet been linked with the design but its sophistication and the quality of the building work strongly suggests an architect was involved. The front door and its surround are a particularly fine example of leadlighting. One of the more distinctive features of the house is the tapered chimneys, which divide the windows on the side elevations. Most of the fashionable interior detailing and joinery survives, including Art Nouveau carved mantels and panelling. Several early carpets also survive. The service areas have been altered and modernised. The house is in good condition. A mature garden surrounds the house, planted out with a variety of conifers, and a fine Lemon Scented Gum (*Eucalyptus citriodora*). There are extensive outbuildings at the rear, and beyond the main rear yard, the original stables. The woolshed and men's quarters stand isolated in a nearby paddock. The whole of the complex is in good condition and retains a high degree of integrity.

How is it significant?

Sleat Bank is of historical and architectural significance to the community of Yulecart and the Southern Grampians Shire.

Why is it significant?

The Sleat Bank Homestead complex is of historical significance as a representation of pastoralism at the turn of the twentieth century after Closer Settlement. It is of architectural significance as a particularly complete example of a homestead complex including a substantial house with many intact interiors and some architectural pretension overall. The house is supported by a fine period garden and by the yard and suite of substantial outbuildings to the rear.

COMPARISON:

332 Mount Koroite Homestead, Glenelg Highway, Coleraine

ASSESSED BY: tfh & mgt

ASSESSMENT DATE:

31/08/2002

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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
Don Garden	Hamilton, a Western District History	1984	143
Don Watson	Caledonia Australis	1997	49, 51
R V Billis & A S Kenyon	Pastoral Pioneers of Port Phillip	1974	38, 246