

HERITAGE PLACE

NAME OF PLACE: PREFABRICATED SHED (INDI HOMESTEAD)

ADDRESS/LOCATION OF PLACE: Coleraine-Balmoral Road VASEY

STUDY NUMBER: 373

HERITAGE OVERLAY NUMBER:

OTHER NAME/S OF PLACE: BALMORAL TOWN HALL

PRECINCT: outside

LOCAL GOVERNMENT AREA: Southern Grampians Shire

ACCESS DESCRIPTION:

CFA 388 C8; Located to the 500m east of Indi Homestead, Off the Coleraine Balmoral Road, approximately 12 kilometers south of the township of Balmoral.

SIGNIFICANCE RATING: Local



Pre-fabricated Shed, Indi Homestead, Balmoral

Image Date: 1/12/02

EXTENT OF LISTING:

To the extent of: 1. All the structure and an area surrounding it of 20m x 40m.

HERITAGE PLACE

NAME OF PLACE: PREFABRICATED SHED (INDI HOMESTEAD)

ADDRESS/LOCATION OF PLACE: Coleraine-Balmoral Road VASEY

STUDY NUMBER: 373

HERITAGE OVERLAY NUMBER:

PHYSICAL DESCRIPTION:

The prefabricated shed is 30' x 60' (approximately 10m x 20m) and is now 15' to eaves level and 24' to the top of the roof (approximately 5m and 8m). About 1.0m of the height of the walls was removed at the time of the shed's relocation. The roof is a segmental vault. The shed comprises six bays, each with one small high level window. Originally there was a timber floor but this was lost at the time of relocation. The shed is made from squared timber (possibly kauri) posts and smaller members which support a lightweight iron frame made up of angles, on the walls and roof, and rods and angles for the trusses. The bottom cord of the trusses is hooked at the centre. The corrugated iron sheeting, which is extensively stamped Davies Brothers Crown Brand, is rivetted together. As well as the windows along both sides there were matching windows at either end. The timber framed windows are hopper in form and have four panes. Alterations at the northern end to introduce a larger sliding door mean that the central window is now missing. The refacing of the southern end means that its windows are missing. The structure of the shed is in excellent condition but the shed's integrity has been compromised by the alterations done at the time of relocation.

HISTORY:

According to local historian, Jack Rogers, the prefabricated shed now at Indi Homestead, was erected in 1887 beside the Balmoral General Store (Rogers, 63). The owner was Mr. James Cuzens whose business was "thriving" and the shed allowed him to expand his store. "It was officially launched by holding the Queen Victoria Jubilee celebrations inside it. After a children's feast held in the National school room and then one for the adults, a fireworks display enthralled both children and adults. The night ended with a dance which commenced soon after dark, adjourned for supper at 11 p.m. and then continued until daylight next morning (Rogers, 63)." According to his entry in 'Victoria and Its Metropolis' Cuzens was "a native of London, England, who arrived in this colony in 1849. In 1855 he, in partnership with his brother, started business in Geelong as general storekeepers, and carried it on for one year. He then travelled with goods about the country for some six years, and in 1862 settled in Balmoral and 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 softgoods, ironmongery, groceries, boots and shoes. Mr. Cuzens was for one year a member of the Wannon Shire Council (Sutherland, Vol 2, 62," Cuzens was also influential through his membership of the Mechanics Institute of which he was President for some time. He died in November 1921, aged 86 and is buried at Balmoral.

The shed is said to have been one of two imported from Scotland, via Freemantle, Western Australia, where the timbers of the structure were loaded. The corrugated iron is stamped "Davies Brothers Crown Brand". Presumably, the prefabricated parts were off-loaded at Portland or Port Fairy and brought to Balmoral by bullock wagon. The other shed was imported by Basil McConochie Lyon of Ridge Park near Balmoral.. This is a relatively late example of the use of such pre-fabrication, which is usually only of advantage in extreme conditions such as the beginning of settlements or the sudden influx of people such as the gold rushes.

Others to occupy the general store since James Cuzens have been Charles Sanderson, R P Brown, H Curl, R M Manger, Strahan's of Hamilton, B & B Van Kalken, and the McGrath family. The shed was removed from its original location in 1976 [?] by Anthony Watt of Indi Homestead. It was transported, with special permission from the Victoria Police, on a semi-trailer. It continues to be used as a shed on Indi.

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

HERITAGE PLACE

NAME OF PLACE: PREFABRICATED SHED (INDI HOMESTEAD)

ADDRESS/LOCATION OF PLACE: Coleraine-Balmoral Road VASEY

STUDY NUMBER: 373

HERITAGE OVERLAY NUMBER:

CONDITION:

Fair

INTEGRITY:

Fair degree of integrity, although the bottom section of the pre-fabricated shed has been removed.

STATEMENT OF SIGNIFICANCE:

What is significant?

The Prefabricated shed located at Indi, on the Coleraine - Balmoral Road, approximately eight kilometers south of the township of Balmoral is a large iron shed of six bays, currently used to house machinery and tools. The shed is said to have been imported from Scotland, via Freemantle, Western Australia, where the timbers of the structure were loaded. The corrugated iron is stamped "Davies Brothers Crown Brand". It was imported and erected in Glendinning Street by James Cuzens, a general merchant of Balmoral, in 1887 as an additional storage space for his thriving business. The shed was frequently used as an entertainment venue, and even at one time a temporary town hall for Balmoral. The shed was removed from its original location in 1976 by Anthony Watt of Indi Homestead. It was transported, with special permission from the Victoria Police, on a semi-trailer. It continues to be used as a shed on Mr. Watt's property. The shed is in fair condition, and retains a good degree of integrity, although the walls were reduced in height by 1 metre when the shed was transported, reducing its intactness.

How is it significant?

The prefabricated shed at Indi Homestead is of historical and architectural significance to the community of Balmoral and to the Southern Grampians Shire.

Why is it significant?

The prefabricated shed is of historical significance for its association with James Cuzens, one of the most important local merchant's in the township of Balmoral in the nineteenth century. Of further historical significance is the wide variety of roles which the pre-fabricated shed has undertaken, including being used as a store, dance hall, entertainment venue, temporary town hall and finally as a machinery shed. The shed is of architectural importance as a rare surviving example of a pre-fabricated tin shed, and as an unusually-late example of the erection of a pre-fabricated shed.

COMPARISON:

no others within the study area

ASSESSED BY: TFH & AEN

ASSESSMENT DATE:

14-Jan-04

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	Victoria and Its Metropolis, Vol 11, Country Districts	1888	62
Anthony Watt	personal communication	1/12/ 2002	
W. J. (Jack) Rogers	Historical Notes	from	56 1967