

# PREFABRICATED IRON COTTAGE



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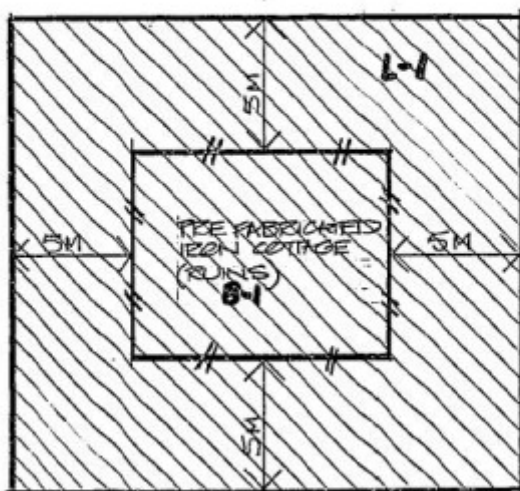


PREFABRICATED IRON COTTAGE SOHE 2008



1 prefabricated iron cottage  
inverleigh detail of  
manufacturers label

DIAGRAMMATIC  
ONLY - NOT TO  
SCALE



RHH  
2/16/91

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## Location

24 WEATHERBOARD ROAD INVERLEIGH, GOLDEN PLAINS SHIRE

## Municipality

GOLDEN PLAINS SHIRE

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H0880

## Heritage Overlay Numbers

HO8

## VHR Registration

September 9, 1992

## Heritage Listing

Victorian Heritage Register

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## Statement of Significance

Last updated on - November 5, 1999

The portable iron cottage built of galvanised corrugated iron on a panelised wrought iron frame stands in ruins on the north side of the Barwon River near the McCallum property, Argyle, Inverleigh on the site of the old weatherboard pre-emptive right homestead block in section No. 1, parish of Murdedake. It is typical of the portable and prefabricated housing manufactured in the mid-nineteenth century in Great Britain, to meet the needs of the Australian colonies during the gold rushes.

This iron house is one of the few known surviving works of the manufactory of John Walker of Millwall, Poplar in London. It is of paramount importance to the industrial history of the nineteenth century. The structure was moved to its present location at an unknown date for use as a farm building. From the late 1830's the weatherboard station pastoral run, which was owned by the famous Derwent Company, was located on both sides of the Barwon river near Inverleigh. In 1854 it was subdivided into Weatherboard No.1 on the north side of the river and Weatherboard No.2 on the south side. Weatherboard No.1 became the property in 1856 of William Berthon, the son of Benjamin Berthon (1784-1854) JP, of Woodlands, Cross Marsh, Tasmania. The Berthon family purchased other land in the vicinity of Inverleigh, which they later sold, the McCallum family the purchasing part of the old weatherboard No.1 site. Shire of Bannockburn rate books shown Alexander McCallum, Scottish Settler, at Weatherboard for the first time in 1876. The prefabricated iron cottage which now stands near the north bank of the Barwon River on McCallum family property is believed to have been moved there from another site at some undetermined date.

Dr. Miles Lewis has summed up its significance in his paper on the "Diagnosis of prefabricated buildings". He describes it as "the shell of a house", which probably had a central passage and two rooms on either side and

with two cast iron plates which identify it as the work of the manufactory of John Walker. Correspondence dated 1852 shows that in that year John Walker was making 36 iron houses "for the residence of emigrants sent out by the government to Australia". Some were used as homes for government employees but a number were auctioned off at later dates. It seems likely, according to Lewis that one of these found its way to Inverleigh and was put up as a shed probably without lining, flooring or partitions, which might explain why there is no trace of them today.

The portable iron cottage has both architectural and historical significance, therefore, a number of reasons:

1. The four room house, built of galvanised corrugated iron on a panelised wrought iron frame, is typical of portable and prefabricated housing manufactured in the mid-nineteenth century in Great Britain to meet the exigencies of the Australian colonies during the gold rushes.
2. This iron house is one of the few known surviving works of the manufactory of John Walker of Millwall, Poplar in London.
3. The manufacture of portable iron houses in Britain for export to the colonies is of paramount importance in the history of the nineteenth century industrial processes in the western world, and of particular importance to the history of settlement in Victoria.
4. The cottage has historical associations with early pastoral settlement in the Geelong region, located as it is on part of the old weatherboard pastoral run established in the late 1830's by the Derwent Company and taken up by George Mercer (1772-1853), a notable early pastoralist.

## Permit Exemptions

### General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

|                         |                   |
|-------------------------|-------------------|
| Construction dates      | 1850,             |
| Architect/Designer      | Walker, John,     |
| Heritage Act Categories | Registered place, |

Hermes Number 2045

Property Number

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## Extent of Registration

### AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 880.

Prefabricated Iron Cottage, off Weatherboard Road, Inverleigh (Shire of Bannockburn).

To the extent of-

1. the building known as the pre-fabricated iron cottage (ruins), off Weatherboard Road, Inverleigh, marked B-1 on Plan 601177G, endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council; and
2. the land to a distance of 5 metres from all sides of the building marked L-1 on Plan 601177G, being part of the land described in the Register in the Register Book Certificate of Title Volume 5849 Folio 769.

[Victoria Government Gazette No. G35 9 September 1992 p.2674]

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*