

SLEAT BANK



23422 Sleat Bank Yulecart 1343



23422 Sleat Bank Yulecart 1345



23422 Sleat Bank Yulecart 1346



23422 Sleat Bank Yulecart 1348



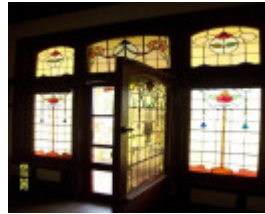
23422 Sleat Bank Yulecart 1349



23422 Sleat Bank Yulecart drawing room 1347



23422 Sleat Bank Yulecart Eu Citroedora 1344



23422 Sleat Bank Yulecart front door 1353



23422 Sleat Bank Yulecart meat houses 1362



23422 Sleat Bank Yulecart men s quarters 1368



23422 Sleat Bank Yulecart outbuilding 1361



23422 Sleat Bank Yulecart rear 1360



23422 Sleat Bank Yulecart
rear 1364



23422 Sleat Bank Yulecart
stables 1365



23422 Sleat Bank Yulecart
woolshed 1367



23422 Sleat Bank Yulecart
woolshed men s quarters
1366

Location

Murndal Road, YULECART VIC 3301 - Property No 1 or 2

Municipality

SOUTHERN GRAMPIANS SHIRE

Level of significance

Stage 2 study complete

Heritage Listing

Southern Grampians Shire

Statement of Significance

Last updated on - September 3, 2002

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.

Heritage Study/Consultant	Southern Grampians - Southern Grampians Shire Heritage Study, Timothy Hubbard P/L, Annabel Neylon, 2002;
Construction dates	1910,
Heritage Act Categories	Registered place,
Hermes Number	23422
Property Number	

Physical Conditions

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

Physical Description 1

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 Prenzel) 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 citriodora*. 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.

Historical Australian Themes

Theme 3: Developing local, regional and national economies

3.5 Developing primary production

3.5.1 Grazing stock

Usage/Former Usage

Continuing as a pastoral property on much reduced land after subdivision for eucalyptus plantations.

Integrity

High degree of integrity

Physical Description 2

Edward Hoskins, Moor Park, Branxholme first owner under Selection Acts

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/>