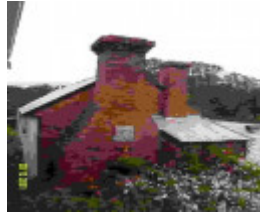

BELLEVUE HOMESTEAD



23173 Belle Vue second wing
0252



23173 Belle Vue second wing
0253



23173 Belle Vue second wing
0254



23173 Belle Vue second wing
0255



23173 Belle Vue second wing
0257



23173 Belle Vue third wing
0256



23173 Belle Vue third wing
0258



23173 Belle Vue third wing
0259



23173 Belle Vue woolshed
0251

Location

Balmoral - Harrow Road BALMORAL, Southern Grampians Shire

Municipality

SOUTHERN GRAMPIANS SHIRE

Level of significance

Stage 2 study complete

Heritage Listing

Statement of Significance

Last updated on - May 31, 2004

What is significant?

Bellevue Homestead complex, Balmoral-Harrow Road, Balmoral, consists of three stages of development, the earliest of which is a vertical board and batten dwelling which dates from the mid-Victorian era after the initial squatting period and possibly before the Land Selection Acts. A second homestead was built in timber some years later, while a substantial brick residence was erected sometime in the late 1860s or 1870s. The woolshed is constructed of vertical and horizontal dropped slabs and corrugated iron, with hand adzed timber uprights supporting the corrugated iron roof. Bellevue was the home of John Bolan, his family and descendants at least from the time the land was selected between 1872 and 1875 until 1953. Bolan was described as a cobbler and may also have been a saddler.

How is it significant?

Bellevue Homestead is of historic and architectural significance to the community of Balmoral and the Southern Grampians Shire.

Why is it significant?

Bellevue Homestead is of historical significance as an example of an early homestead complex which dates from the selector period of settlement, and of architectural significance as a group of buildings which demonstrate a variety of vernacular construction techniques. The complex of buildings is architecturally significant for the sequence of development it demonstrates, ranging from the early vertical slab construction of the woolshed, the vertical board and batten of the first and second houses, then to the brick masonry of the third, substantial homestead.

Heritage Study/Consultant	Southern Grampians - Southern Grampians Shire Heritage Study, Timothy Hubbard P/L, Annabel Neylon, 2002;
Heritage Act Categories	Registered place,
Hermes Number	23173
Property Number	

Physical Conditions

The complex is in excellent condition.

Physical Description 1

Bellevue Homestead Complex consists of a series of buildings built at various dates in the mid-19th century. The first homestead is a single storey vertical board and batten building, with a substantial brick baker's oven on the east side. It has been altered during the 20th century, with additions in horizontal weatherboard. A second, more substantial homestead, is situated perpendicular to the first. It is constructed of vertical board and batten, with an encircling timber verandah. The hipped roof is continuous over both house and verandah and is corrugated iron. The windows are double hung sashes.

The third homestead is a single storey, 8 roomed building, constructed in brick during the 1870s. It is designed according to a lineal plan similar to that at Clunie, Harrow, with a number of rooms accessed directly from the verandah. The original corrugated iron roof was replaced by modern roofing tiles, and the roof line altered in the 1960s.

The homestead complex is set within an established garden, which appears to date from the early twentieth century. A well in the rear garden marks the location of a spring.

The woolshed is located approximately 250 metres west of the homestead complex. It is built of horizontal (or drop) slabs, with rough hewn timber uprights, reflecting a very early vernacular style of construction. The west wall has been largely replaced with corrugated iron sheeting.

Historical Australian Themes

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

Usage/Former Usage

Continuing as a pastoral property

Integrity

Excellent degree of integrity externally and high degree of integrity internally.

Physical Description 2

John Bolan, selector, and family

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/>