
WOODLANDS HOMESTEAD COMPLEX



23241 Woodlands Balmoral
0357



23241 Woodlands Balmoral
M R shed 0361



23241 Woodlands Balmoral
shearing shed 0362

Location

Stirling Street BALMORAL, Southern Grampians Shire

Municipality

SOUTHERN GRAMPIANS SHIRE

Level of significance

Stage 2 study complete

Heritage Listing

Southern Grampians Shire

Statement of Significance

Last updated on - August 17, 2003

What is significant?

The Woodlands Homestead Complex is located on the north east bank of the Glenelg River, on Rocklands Road, on the edge of the township of Balmoral. The complex consists of a large brick and timber homestead which overlooks the Glenelg River, and several outbuildings, including a barn constructed from Moore and Rogers iron roof tiles. Woodlands homestead was built by Charles Wood, who was a member of the Partnership Clapham Brothers and Wood who purchased the Wool washing, general merchant and fellmongery business from the original owner, Thomas Heape. The woolscour was one of the earliest industries in Balmoral, and Heape was Balmoral's first merchant, starting his business in the 1840s. The homestead is the second house on the property, the original house built by Heape and later extended and modified was burnt down in 1936. The current Woodlands Homestead was built by Charles Wood for his second wife, Laura Ann May, in 1872. The original part of the house was constructed from locally made bricks. Charles Wood was an important member of the community who represented Balmoral on the Wannon Shire Council. Charles Wood carried on the woolscour and

fellmongery business for many years and lived at Woodlands with his family until his death. His widow, Laura continued to live at the property until several years later when her son Herbert L. Wood re-started the wool scour and fellmongery business. Herbert Wood and his family continued to live at Woodlands, until it was taken over by his descendants. The homestead is in fair condition, and retains a fair degree of integrity.

How is it significant?

The Woodlands Homestead Complex is of historic significance to the township of Balmoral and the Southern Grampians Shire.

Why is it significant?

Woodlands is associated with Balmoral's earliest form of industry, the woolscour and fellmongery business started by Balmoral's first Merchant, Thomas Heape, and later taken on by Clapham Brothers and Wood, and finally by Charles Wood. The homestead is of historical significance for its associations with Charles Wood, a very important and well respected member of the Balmoral community, and his family. It is of further significance for its long association with Charles Wood's son Herbert L. Wood who returned to Balmoral and started the industry again in a time of national depression (the 1890s), continuing to expand the business and support local people who were employed. The associations which Woodlands has with the Woodlands woolscour is of historical significance as it represents the earliest form of industry in Balmoral. It is of further historical significance as a demonstration of a previous way of life which has been lost, and as an example of the ingenuity of early settlers to turn the natural environment to their needs. The site is of further historical significance as an surviving link with the earliest phases of settlement in towns, and how industry could be incorporated into the township.

Heritage Study/Consultant	Southern Grampians - Southern Grampians Shire Heritage Study, Timothy Hubbard P/L, Annabel Neylon, 2002;
Construction dates	1872,
Hermes Number	23241
Property Number	

Physical Conditions

The house is in fair condition, although the interior has not been inspected. The 1950s shed/barn using Morewood and Rogers galvanised iron sheeting is in good condition. The woolstore is in fair condition.

Physical Description 1

The house is a single storey timber house with a timber verandah along the north elevation. It appears to have been extended several times to produced a building which is long in plan. The original section of the house is constructed from local bricks, and later additions have been made in timber.

The shed/barn is typical in its post WW2 form, timber framing and elevated floor but unusual in that it is clad with recycled galvanised iron sheeting.

Historical Australian Themes

Theme 3: Developing local, regional and national economies

3.5 Developing primary production

3.5.1 Grazing stock

Theme 5: Working

5.8 Working on the land

Usage/Former Usage

residential

Integrity

Fair degree of integrity with substantial changes to the fabric of the main house and garden.

Physical Description 2

Thomas Heap
Samuel Clapham
Charles Wood
Clapham and Wood
Goldsborough, Row and Company
William Blakey
Herbert L Wood
Steele [licensee of the Western Hotel]
Horsfall

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/>