BRICK COTTAGE



23249 Brick Cottage Balmoral 2100



23249 Brick Cottage Balmoral 2099

Location

39 Coleraine - Balmoral Road, BALMORAL VIC 3407 - Property No 04

Municipality

SOUTHERN GRAMPIANS SHIRE

Level of significance

Stage 2 study complete

Heritage Listing

Southern Grampians Shire

Statement of Significance

Last updated on - July 31, 2003

What is significant?
The brick cottage located on the north west side of the Coleraine - Balmoral Road is a single storey, symmetrical dwelling constructed from locally hand made bricks on a diminutive scale. It is located approximately 750 metres south west of the centre of Balmoral. The cottage is extremely small and vernacular in design, with eight pane double hung sash windows. It is not aligned with its street frontage, facing more or less east, looking across the township towards the Glenelg River. There is some confusion regarding the builder of the cottage, as Thomas Peet purchased the land from the Crown in 1859, but local history states that the cottage was built by Balmoral's first Merchant, Thomas Heap. They may be one and the same person. It is thought that the cottage may date from as early as 1859. The cottage retains a very high degree of integrity but is in very poor condition.

How is it significant?
The cottage is of historical and architectural significance to the township of Balmoral and the Southern

Grampians Shire.

Why is it significant?
The brick cottage located at 39 Coleraine - Balmoral Road, Balmoral is of historical significance as the one of oldest surviving residences in Balmoral. It dates from early land sales in the area, and demonstrates the growth of the town around the Glenelg River Ford on the main Melbourne - Adelaide transport route. The cottage is of further historical importance for its links to Balmoral's first Merchant, Thomas Heap (or perhaps Peet), who it is said the cottage was built for. The retention of the extremely small and humble house with its vernacular construction techniques is historically significant. It is of further historical significance as an example of the use of locally manufactured bricks, representing an early industry and trade

The brick cottage is of architectural significance as a rare surviving example of an early vernacular building, constructed with handmade bricks on a diminutive scale.

Heritage Study/Consultant	Southern Grampians - Southern Grampians Shire Heritage Study, Timothy Hubbard P/L, Annabel Neylon, 2002;
Construction dates	1850,
Hermes Number	23249
Property Number	

Physical Conditions

The original part of the cottage is in poor condition. The two extensions are in fair condition. If proved to have been built before 1851 there is the potential for archaeological significance.

Physical Description 1

A very small brick cottage of naïve vernacular design with a verandah across the front supported by five timber posts. The plan is two rooms under a simple hip roof with further rooms, including the kitchen, extending at the rear under a skillion roof. A further, later extension has been made on the north side in weatherboard and a post WW2 addition beyond this to the north-west in timber and pressed cement sheet. The roofs are all corrugated iron. The front door is four panelled. The two front windows are 12 paned double hung sashes. There is one chimney on the south side and the kitchen has a chimney and oven on the west elevation. The condition of the brick work is very poor in parts due to rising damp which has been exacerbated by repairs with a cement-rich mortar. The top rows of bricks on the chimneys are loose or missing. Some of the iron of the main roof is loose and the ridge cappings are missing in part. There are two fruit trees of indeterminate age in the grounds but otherwise no garden appears to survive.

Historical Australian Themes

Theme 4: Building settlements, towns and cities
4.5 Making settlements to serve rural Australia

Usage/Former Usage

Residential (vacant/abandoned)

Integrity

Very high degree of integrity.

Physical Description 2

Thomas Henry Peet - first owner of the land
Thomas Heap , possible first owner [may be the same person as Thomas Peet]

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/