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# BALMORAL GENERAL STORE AND RESIDENCE



23261 General Store Balmora residence 0350



23261 General Store Balmoral 0349



23261 General store Balmoral residence 0355

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## Location

12 Glendinning Street, BALMORAL VIC 3407 - Property No 0460

## Municipality

SOUTHERN GRAMPIANS SHIRE

## Level of significance

Stage 2 study complete

## Heritage Listing

Southern Grampians Shire

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## Statement of Significance

Last updated on - July 30, 2003

What is significant?

The Balmoral General Store and Residence are both single storey timber buildings constructed in the early 1880s. The structures are located adjacent to each other on south side of Glendinning Street in the centre of the township of Balmoral. Although the residence retains a fair degree of integrity, the store is much altered. The store has had the original pediment and facade changed from the 1880s decorative timber work. There is a large Olive (*Olea europea*) in the front yard of the residence which dates from the construction of the residence. The Balmoral General Store has performed the important role of providing local townspeople and those on the surrounding properties with foodstuffs, goods and equipment for over one hundred years.

How is it significant?

The Balmoral General Store is of historical significance to the township of Balmoral and the Southern Grampians Shire

Why is it significant?

The Balmoral General Store is of historical significance as the site of a general store since the earliest days of the township of Balmoral. It is a reminder of a previous way of life and commercial activity, which saw townspeople and those on surrounding pastoral properties purchasing goods from the most convenient location. The store and residence are of further historical importance for their associations with important local people, James Cuzens and Basil Lyon, who were early owners and operators of the store.

Heritage Study/Consultant	Southern Grampians - Southern Grampians Shire Heritage Study, Timothy Hubbard P/L, Annabel Neylon, 2002;
Construction dates	1855,
Other Names	STRACHAN'S OF HAMILTON, MCGRATH'S LICENSED SUPERMARKET, GLENELG STORE,
Hermes Number	23261
Property Number	

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## Physical Conditions

The store is in good condition but much altered. The residence is in good condition and less altered. The interiors of the residence have not been inspected.

## Physical Description 1

The present single storey general store is brick with a corrugated iron roof. It is now much modified from its late nineteenth century appearance. The store was formerly typical, having a symmetrical facade, with a recessed central door and plate glass windows. It has been extended forward and the existing aluminium windows are now on the property line.

The residence on the north side of the store is a single storey, asymmetrical, rendered brick house. There is a verandah across the front with a projecting room on the north side. It has some architectural detailing and is loosely in the Italianate style. The residence has been extended at the rear.

There is a very large mature Olive (*Olea europea*) in the front garden of the residence.

## Historical Australian Themes

Theme 3: Developing local, regional and national economies  
3.19 Marketing and retailing

Theme 8: Developing Australia's cultural life  
8.12 Living in and around Australian homes  
8.14 Living in the country and rural settlements

## Usage/Former Usage

licensed supermarket

## Integrity

The integrity of the store is very poor.  
The integrity of the residence is good.

## Physical Description 2

T. F. Kelly, first owner of the land

Owners and managers of the General Store:

Basil McConochie Lyon

James Cuzens

Charles Sanderson

R P Brown

H Curl

R M Manger

Strachan's of Hamilton

B & B Van Kalken

William McGrath

Norma June McGrath

*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/>*