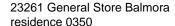
BALMORAL GENERAL STORE AND RESIDENCE







23261 General Store Balmoral 0349



23261 General store Balmoral residence 0355

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

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 Southern Grampians - Southern Grampians Shire Heritage Study, Timothy Hubbard

Study/Consultant 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

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/