
BALVORMIE



Balvormie



image7

Location

JOHNSTON COURT, BENA, SOUTH GIPPSLAND SHIRE

Municipality

SOUTH GIPPSLAND SHIRE

Level of significance

Rec for HO area contributory

Heritage Listing

South Gippsland Shire

Statement of Significance

Last updated on - November 22, 2022

What is significant?

The homestead known as 'Balvormie', at 20 Johnston Court, Bena, built in c.1895, is significant. This home is a double fronted late Victorian building symmetrical villa with weatherboard and timber construction, and a steeply pitched corrugated iron roof. The house features a returning bullnose verandah on both sides, supported by stop chamfered timber posts and cast-iron detailing and brackets, as well as a centred bullnose gablet. Other contributory features of the site include:

- Dentils below gutter board
- Pairs double hung windows at front
- Two corbelled brick chimneys
- Rear projecting gable with finial

The context for the site is significant as, although the layout of Bena has changes, the homestead is still visible at the eastern edge of the township.

Non-original alterations and addition are not of heritage significance, other than those specified above.

How is it significant?

Balvormie is of local historic and aesthetic significance to the South Gippsland Shire.

Why is it significant?

Historically, Balvormie is one of the earliest houses in Bena and demonstrates the early settlement and development of Bena. The house also has a tentative connection to a locally important family, the Fullers, who played a role in determining the route of the Great Southern Railway and, therefore, the establishment of Bena as a township. This railway would eventually shape the current South Gippsland Shire. (Criterion A)

Aesthetically, Balvormie is a superior example of a late Victorian villa in a rural context. The homestead's context remains strong due to a significant setback from the roadside and remains a key site at the Eastern entrance to the Bena township. (Criterion E)

Heritage Study/Consultant	South Gippsland - South Gippsland Heritage Study, David Helms with Trevor Westmore, 2004;
Construction dates	1905, 1895, 1895,
Architect/Designer	Unknown,
Other Names	Hennessy homestead, extra, House, Federation, Clarendon,
Hermes Number	30556
Property Number	

Physical Description 1

"Balvormie", at 7730 South Gippsland Highway, Bena is a large double fronted symmetrical late Victorian/Federation villa of timber construction with a steep pitched corrugated iron roof. Other notable elements include:

- The bullnose verandah returning on both sides. It is detailed with stop chamfered timber posts, cast iron frieze and brackets, a bullnose gablet at the centre front and dentils below the gutter board. Above the verandah are paired eaves brackets
- The paneled front door with sidelights and highlights flanked by paired double hung windows at the front. There is another door on the west side. Other windows are double hung timber sash and there is a tripartite window in the west wall.
- Two corbelled brick chimneys, and
- A rear projecting gable with a finial that is possibly a later, but early, addition.

Alterations to the house include the replacement of the window in the projecting gable on the east side, and the replacement of the verandah floor along the west side with concrete. A skillion addition has been made at the rear.

Although some distance from the road, the homestead is clearly visible at the eastern edge of Bena township and its setting is enhanced by a garden that contains a number of excellent examples of mature exotic trees, which include a Norfolk Island Pine (*Araucaria heterophylla*), Oaks (*Quercus sp.*), and Cypresses (*Cupressus macrocarpa*).

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/>