

BACCHUS MARSH HERITAGE STUDY.**Ref:** 15

Richard Peterson Architect & Conservation Consultant. Daniel Catrice Historian 1994.

NAME: ---**PREVIOUS NAME:****ADDRESS:** McMahons Road, Balliang, (north end).**TITLE DETAILS:****USE:** Farmhouse.**CONSTRUCTION DATE:** 1913**SOURCE:** 1

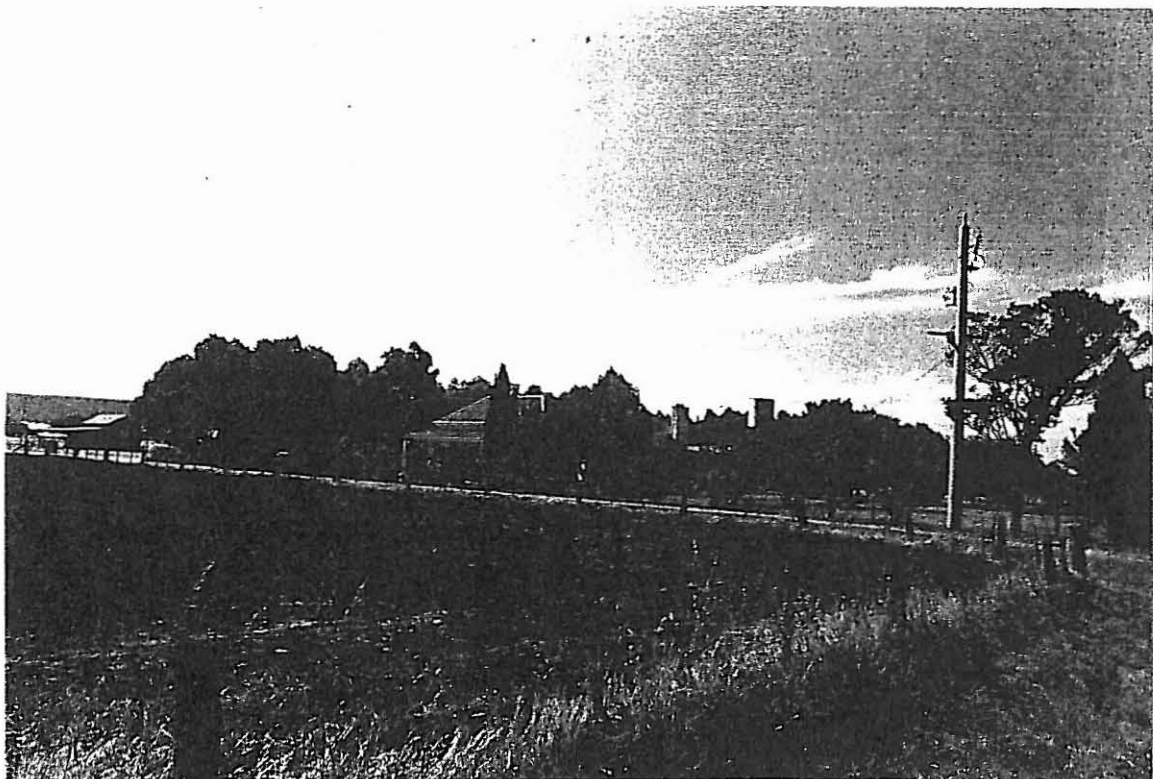
1880s

ALTERATIONS/ADDITIONS:**DATE:** 1917-37**SOURCE:** 1**CRITERIA:** H1,2; Ar1.**HISTORIC THEME:** Agriculture**DESCRIPTION:****STYLE:** Italianate**STORIES:****DETACHED.****MATERIALS:****WALLS:** Timber**ROOF:** Iron**STRUCTURE:** Stud**CONDITION:** Garden: dilapidated. **INTACTNESS:****THREATS:** Sale.**SIGNIFICANT INTACT ELEMENTS:**

VERANDAH.

VERANDAH DECORATION. OUTBUILDINGS

GARDEN.

SIGNIFICANCE:**TYPE:** ARCHITECTURAL, HISTORICAL.**LEVEL:** LOCAL**DESIGNATION EXISTING:** Nil**RECOMMENDED CONTROL/NOMINATION:** PLANNING SCHEME.**MAP NO:** R1.07 **SURVEY:** RP, JS **DATE:** 19.12.1993 **NEGS:** 1.18 & 1011.20

HISTORY: This allotment on the Staughton Vale Estate was leased to George Peters on 1 September, 1908. A farmer of Warracknabeal, Peters was twenty-seven years of age, with assets of £ 267 (\$534). He erected a small hut and stable, he built fences and constructed a water storage dam, but his first years were spent shearing to help make ends meet. His situation gradually improved, and in 1913, he erected (or relocated?) a 'substantial' weatherboard house of four rooms. A chaff house was built in 1917, and over the next decade, a dairy, a garage and implements shed were erected. By 1937, Peters had carried out improvements totalling £ 1,918 (\$3,836).

George Peters retired in 1944, and thereafter the property was worked by his sons. In 1947, the allotment, described as being 'in splendid order', was purchased by the family.¹

VISUAL DESCRIPTION: A timber Italianate double-fronted farmhouse. It is symmetrical but with a wing projecting at the right hand side rear. The frieze has bracket pairs. The bull-nosed verandah returns on both sides. It has turned Doric posts. (Partly obscured by the mature garden).

Garden: A typical farmhouse garden, with a central concrete path from the gate to the front door, symmetrically leading to the east and west of the house.² Garden beds are located along the front fence and contain a mixture of roses and perennial plants. The edge of the garden beds are lined with scalloped terracotta tiles which can be barely seen above the concrete. An empty lily pond is in the centre of the lawn to the west, which is bounded by a coppiced hedge of Sugar Gums. Individual exotic and fruit trees are planted around the garden, the largest being an olive on the east side of the house. Later plantings of native trees are along the boundary fences.

Plant Species include:

<i>Schinus Molle</i>	Peppercorn Tree
<i>Fraxinus Excelsior</i>	English Ash
<i>Cupressus Sempervirens</i>	Italian Cypress
<i>Cupressus Macrocarpa</i>	Monterey Cypress
<i>Grevillea Robusta</i>	Silky Oak
Fruit Trees, including apples	
<i>Olea Europaea</i>	Olive
<i>Melaleuca Armillaris</i>	Bracelet Honey Myrtle
<i>Cupressus Torulosa</i>	Himalayan Cypress
<i>Nerium Oleander</i>	Oleander
<i>Rosa Sp.</i> including "Cecille Brunner"	Roses
<i>Acacia Baileyana</i>	Cootamundra Wattle
Succulents, cacti species	
<i>Eucalyptus Cladocalyx</i>	Sugar Gum

¹ Land Selection File, VPRS 5114, Box 132 (PRO)

² Inspected by JS on 13 February 1995 with permission of the owner and after discussion with the earlier owner Mrs Rebe Peters (tel: 67 1973).

Geranium Sp.
Syringa Vulgaris

Geraniums
Lilac

COMPARATIVE ANALYSIS: There are eleven late nineteenth century farmhouses identified in the Study. Some of these are on sites developed later, like this one and may have been re-located.

SIGNIFICANCE: An Italianate(?) farmhouse relocated(?) here in 1913 set in a well established characteristic farmhouse garden. With various outbuildings, formerly within the Staughton Vale Estate.

The house is of local historical significance in demonstrating the way of life of the leasehold small farmer, within its established context. It is of local architectural significance as a relatively intact Italianate farmhouse and a mature Edwardian garden.

INTACTNESS:

CONDITIONS & THREATS: Garden: The garden is in a reasonably dilapidated state as the property has recently been sold, after being in the one family for four generations.