

BACCHUS MARSH HERITAGE STUDY.

Ref: 18

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

NAME: The Gables. (Ms Farruga).**ADDRESS:** Balliang Road, Balliang (west side, opp. Birds Road).**TITLE DETAILS:****USE:** Farmhouse.**CONSTRUCTION DATE:** 1908**SOURCE:** 1**ALTERATIONS/ADDITIONS:** Various **DATE:** 1912-37**SOURCE:** 4**DESIGNER:****BUILDER:****SOURCE:****CRITERIA:****HISTORIC THEME:** Agriculture**DESCRIPTION:** **STYLE:** Late Victorian **STORIES:** 1 **DETACHED.****MATERIALS:** **WALLS** Timber **ROOF** Iron **STRUCTURE** Stud**CONDITION:** H1, 2 **INTACTNESS:** **THREATS:****SIGNIFICANT INTACT ELEMENTS:**

VERANDAH. ROOF FORM.

ROOF DECORATION.

DOORS. WINDOWS. PAINTWORK SCHEME?

GATES. OUTBUILDINGS.

SIGNIFICANCE:**TYPE:** ARCHITECTURAL.**LEVEL:** LOCAL**DESIGNATION EXISTING:** Nil.**RECOMMENDED CONTROL:** PLANNING SCHEME.**MAP NO:** R1.07 **SURVEY:** RP **DATE:** 21.12.1993 **NEGS:** 1.21 & 1011.23

HISTORY: The lease for this closer settlement block was granted to Samuel Charles Bird on February 1, 1908.¹ In the same year, Bird erected a weatherboard farmhouse 42 x 34' (12.8 x 10.4m), comprising six rooms and a bathroom, and a detached wash house 15 x 12' (4.5 x 3.6m).² In 1914, a verandah was added to the residence.³ Other improvements included a windmill (1912), a blacksmith's shop (1914), fences (1917-23), sheepyards (1934) and a garage (1937).⁴ Following Bird's death in 1933, the lease was transferred to a son, Lionel Edgar.⁵ L.E. Bird was granted freehold title to the property in April 1944.⁶

VISUAL DESCRIPTION: A late Victorian double-fronted symmetrical timber farmhouse whose pair of gables face the road, with a timber skillion verandah across. There are turned finials with radiating timbers and rails both ends of the gables, tripartite windows, sidelights and fanlights to the entrance. Each gable has an internal chimney.

COMPARATIVE ANALYSIS: There are 26 Edwardian farmhouses identified in the Study. This is a type unlike any other.

SIGNIFICANCE: A timber Edwardian farmhouse built in 1908 on a Closer Settlement Board lease with various outbuildings.

The complex is of local historical significance as evidence of the government action in establishing the Closer Settlement movement, the settlement pattern that ensued and the enterprise of the small farmers who took up the leases.

INTACTNESS:

CONDITIONS & THREATS:

¹ Memorandum. Closer Settlement Board. VPRS 5714 Box 262.

² Statement of Revaluation, 21 September 1937.

³ Report 16 March 1914.

⁴ Statement of Revaluation, n.d.

⁵ Transfer of Lease, 22 February 1936.

⁶ Department of Lands and Survey, Parish of Balliang, Schedule of Allotments (CPO).