

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type <div style="border: 1px solid black; padding: 2px; width: 100%;">Archaeological</div>		Key Dates Original 1845c		Site Address	
				No. 335	Street/Site Name Hamilton Highway
Survey Date 14/09/1998	Cons Man Plan High Priority	Major Changes		Town/Suburb Fyansford	Postcode 3221
Recorded By <div style="border: 1px solid black; padding: 2px;">D Rowe & L Huddle</div>		Precinct Name N/A		Current Site Name Tulchan ruins - hs, out bldgs, wall	



Heritage Status

Register of the National Estate
Database No. File No.

Victorian Heritage Register

Planning Scheme:
C.G.G. HO1739

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

Victorian Heritage Register
 Victorian Heritage Inventory
 Register of the National Estate
 HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria	Significance Level
Aesthetic value <input type="text"/>	<input type="text"/>
Historic value C.2, A 4, B2,	Local
Scientific value F 1, C 2,	Regional
Social value <input type="text"/>	<input type="text"/>
Overall Significance Level	Local

Condition of the fabric

Excellent
 Good
 Fair
 Poor
 Ruinous
 Unexposed

Integrity of the site

Excellent
 Good
 Fair
 Poor
 Partially excavated
 Fully excavated

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TECHNICAL SHEET

Precinct Name <input type="text" value="N/A"/>	<div style="text-align: center;"> </div>
Site Plan/Location Sketch (not to scale)	
Site Address No. <input type="text" value="335"/> Street/Site Name <input type="text" value="Hamilton Highway"/> Town/Suburb <input type="text" value="Fyansford"/> Postcode <input type="text" value="3221"/> Site Name <input type="text" value="Tulchan ruins - hs, out bldgs, wall"/>	
Australian Map Grid Co-ordinates <input type="text" value="E 262250km N 5774250km"/>	
Map <input type="text" value="Geelong 7721-1-3"/> Scale <input type="text" value="1:25,000"/>	
Ownership <input type="text" value="Private"/>	
Cadastral Location County <input type="text" value="Grant"/> Parish <input type="text" value="Gheringhap"/> Allotment <input type="text"/> Block <input type="text"/>	

Types of Sites

- | | | | | | | |
|---------------------------------------|---------------------------------------|---|--|----------------------------------|------------------------------------|--|
| <input type="checkbox"/> monument | <input type="checkbox"/> recreational | <input type="checkbox"/> residential | <input type="checkbox"/> aviation | <input type="checkbox"/> gate | <input type="checkbox"/> landscape | <input checked="" type="checkbox"/> building |
| <input type="checkbox"/> industrial | <input type="checkbox"/> public | <input type="checkbox"/> infrastructure | <input checked="" type="checkbox"/> relic/ruin | <input type="checkbox"/> tree(s) | <input type="checkbox"/> religious | <input type="checkbox"/> educational |
| <input type="checkbox"/> agricultural | <input type="checkbox"/> commercial | <input type="checkbox"/> maritime | <input type="checkbox"/> fence | <input type="checkbox"/> garden | <input type="checkbox"/> machinery | <input type="checkbox"/> miscellaneous |

Historical Themes

Heritage Study Theme	AHC Theme No.	Heritage Study Theme	AHC Theme No.
Early settlement <input type="text" value="esPastoralism"/>	<input type="text"/>	Industry <input type="text" value="inFarming"/>	<input type="text"/>
Maritime <input type="text"/>	<input type="text"/>	Community Life <input type="text" value="clHomes"/>	<input type="text"/>
Tourism <input type="text"/>	<input type="text"/>	Urbanization <input type="text"/>	<input type="text"/>
Transport <input type="text"/>	<input type="text"/>	Landscapes <input type="text" value="lpsRural"/>	<input type="text"/>
Townships <input type="text"/>	<input type="text"/>	Miscellaneous <input type="text"/>	<input type="text"/>

Significant Architectural Features

- Original Materials
- Original Chimneys
- Wall Decoration
- Verandah Structure
- Verandah Decoration
- Original Parapet
- Other Prominent Elevations
- Appropriate Fence
- Early Garden

Roof	<input type="text"/>
Openings	<input type="text"/>
Decoration	<input type="text"/>
Finish	<input type="text"/>
Stylistic Character	<input type="text"/>

Present Threats

- Human; mining
- Human; visitor erosion
- Human; vandalism
- Human; development
- Human; conservation/maintenance
- Human; stock
- Natural Forces; erosion
- Natural Forces; vegetation
- Not threatened

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Site Address	No. 335	Street/Site Name Hamilton Highway	Town/Suburb Fyansford	Postcode 3221
		Site Name Tulchan ruins - hs, out bldgs, wall		

Description

There are four distinct structures and all of them are ruinous. They form the basis of a rural homestead complex and are made of random rubble bluestone. Part of the chimney of the cottage stands and it is constructed of quite large squared stones. There are two outbuildings of which parts of the walls remain, some up to two metres high and one that still has the form of the gable end. The fourth structure is a dry stone retaining wall along a track.

History

This property was originally occupied by the Mercer family, who had interests in the Port Phillip Association and in the Dryden property nearby Fyansford. Major W D Mercer visited Tulchan on 8th October 1850.^{2&3} In the will of George Mercer, he mentioned 'my house at Tulchan in Perthshire', Scotland, and Tulchan by Fyansford was evidently the headquarters of his second and fourth sons, George and John.³ According to the rate books, electoral rolls and directories, John H Mercer (Great Britain) owned the property in 1876 and G R Mercer (Scotland) owned it in 1881 while Henry Anderson, a grazier was the occupier of 290 acres and dwelling. Between 1888 and 1901 it as owned by G F Belcher and occupied by James Barrett Thompson, (farmer), Jeremiah Larkins (farmer) , J S Downey (grazier). Stephen Wrathall (printer) owned and occupied it in 1905 and Oliva Moreton (farmer) owned and occupied it in 1914. About 1921 the land appears to have been purchased by the neighbour, James Lang, who lived at Frogmore. Thomas and Beatrice Cockayne (farmers) owned and occupied it from at least 1925 until 1936. By 1945 Marshall McDondald Condie (farmer) owned and occupied it until at least 1970. It is not known when the buildings became ruins, but it is believed to be the result of a fire within the last two decades.

Heritage Precinct: Significant Urban Character Features visually connected to this place
(this section is only applicable to places in precincts)

Precinct Name

Neighbouring Buildings	<input type="checkbox"/> Similar Types	<input type="checkbox"/> Appropriate Bulk/Form
	<input type="checkbox"/> Similar Styles	<input type="checkbox"/> Appropriate Architectural Detailing
	<input type="checkbox"/> Similar Construction Dates	<input type="checkbox"/> Appropriate Materials & Finishes
	<input type="checkbox"/> Appropriate Set Backs	<input type="checkbox"/> Appropriate Fence Designs & Locations

Urban Design	<input type="checkbox"/> Significant Historical Development	<input type="checkbox"/> Original Paving
	<input type="checkbox"/> Significant Urban Focii	<input type="checkbox"/> Appropriate Allotment Sizes
	<input type="checkbox"/> Significant Views	<input type="checkbox"/> Appropriate Street Furniture
	<input type="checkbox"/> Original Kerbing	

Landscaping Treelines Public Gardens Median Strips Nature Strips

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SIGNIFICANCE SHEET

Site Address	No. 335	Street/Site Name Hamilton Highway	Town/Suburb Fyansford	Postcode 3221
		Site Name Tulchan ruins - hs, out bldgs, wall		
Comparative Listings				
Statement of Cultural Significance				
<p>The ruins of Tulchan (cottage, outbuildings and retaining wall) are <i>scientifically significant</i> at a Regional level for their potential to yield evidence of the lifestyle at one of the earliest farms established at Fyansford and the Geelong district.</p> <p>It is <i>historically significant</i> at a Local level for its association with many early Fyansford farming families and the evolution of developments in the broader community. It is also <i>historically significant as</i> a now rare surviving example of aspects of Fyansford heritage.</p> <p>Overall, the Tulchan ruins are of Local Significance.</p>				
Recommendation:				
<p>That a Conservation Management Plan be carried out on the site, which should further investigate the archaeological potential of the site and comparative analysis with similar sites in Victoria.</p>				
References				
<ol style="list-style-type: none"> 1. R. Baldwin, 'Through the Clyde Country' in the <i>Investigator</i>, vol.2, no.1, February, 1967, pp.12-14. 2. P.L. Brown (ed.), <i>Clyde Company Papers 1841-1845 & 1851-1853</i>, vols.3 & 5, p.278 & 603. 3. Beaurepaire, <i>The Stepping Stone: A History of the Shire of Bannockburn</i>, p.24, 30. 4. Shire of Bannockburn Rate Books. 5. <i>Sands & McDougall's Directory of Victoria</i>. 				

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