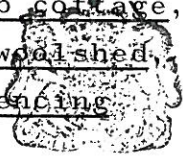


HISTORIC BUILDINGS ACT, 1974
HISTORIC BUILDINGS PRESERVATION COUNCIL

Recommendation to the Minister for Planning, the Honourable LOUIS STUART LIEBERMAN, M.P., in accordance with Section 10(1)(a)(iii) of The Historic Buildings Act 1974 for the amendment of Item 307 in the Register of Historic Buildings to:

HISTORIC BUILDING NO: 307 :

KOUT NORIEN ESTATE, VIA HARROW, (to the extent of the homestead, the slab cottage, the stables, the cookhouse, the woolshed, and associated early sheepyard fencing and the barn/toolshed).



NOTED
BY THE GOVERNOR IN COUNCIL

- 2 SEP 1980

Tom Gerrard
CLERK OF THE EXECUTIVE COUNCIL

Dated: JULY 7, 1980

File: K/13/2

Photograph:
THE STONE STABLES



1. INTRODUCTION

1.1 In accordance with the provisions of Section 7(1) of the Historic Buildings Act 1974, this recommendation to the Minister is made by the Classifications Sub-Committee. The members of the Sub-Committee are:

Mr. Peter Brown (Chairman)

Dr. Graeme Davison

Mr. Tom Hazell

Mr. Peter Staughton

Mr. Allan Willingham.

1.2 The question of recommendation was determined by the following members of the committee all of whom had inspected the buildings in the presence of the owners representative, Mr. Tony Mitchell.

Mr. Peter Staughton (Acting Chairman)

Dr. Graeme Davison

Mr. Allan Willingham.

1.3 The property was inspected on February 29, 1980 and the recommendation was made on May 2, 1980. The voting margin was 3 in favour, 0 against.

1.4 The owner, Joteje Pty. Ltd. of 21 Hill Street, Toorak, made application to add the original cottage, the original woolshed and sheepyards and the original stables to the Register of Historic Buildings on March 27, 1979.

2. SUMMARY BACKGROUND

- 2.1 March 27, 1980; an application to add
(a) the original cottage
(b) the original woolshed and sheepyards
(c) the original stables
on the Kout Norien Estate, via Harrow was made by
the owner Joteje Pty. Ltd. (Mr. E. Harty, Director).
- 2.2 February 18, 1980; the Historic Buildings Preser-
vation Council sought the views of the following
parties in relation to the application:
(a) The Royal Historical Society
(b) The National Trust of Australia (Victoria)
(c) The Harrow Historical Society
(d) The Royal Australian Institute of Architects
(e) The Council for the Historic Environment.
- 2.3 The Royal Historical Society noted on February 22,
1980 that "the original cottage, woolshed, sheep-
yards and stables at Kout Norien are amongst the
earliest buildings of a very early settlement and
certainly worthy of Registration by your Council.
The present house incorporates a good deal of an
earlier building and if a distinction can be made
the earlier section would also be worth considering
for Registration."
The homestead is presently listed in the Register.
- 2.4 The National Trust confirmed earlier advice from
Miss E. M. Starke, Assistant Administrator:
"This was an early Classification ... the out-
buildings (are) of more interest than the house of
c. 1845 which is part brick and part stone rendered
fairly recently.
The outbuildings consist of a bare stone stable with
latticed openings, a cart shed and loft in similar
stone, a slab hut and a large slab woolshed which is
still in use. This group of buildings are probably
all contemporary with, or earlier than, the house
...."

2.5 On May 11, 1980, the Harrow Historical Society wrote supporting the application of the subject buildings to the Register.

2.6 The application was determined on May 2, 1980.

4.0 FINDINGS OF THE SUB-COMMITTEE

After examining the material placed before it and inspecting the buildings the Sub-Committee came to the following conclusions:-

'Kout Narin' on the Glenelg River near Harrow was originally taken up in 1840 as a 400,000 acre pastoral run. Following extensive subdivision by Edward Willis and Charles L. Swanston between 1846 - 52, R.B. Broughton acquired the surviving 'Kout Narin' run and erected the present Colonial style rectangular plan homestead of brick and stone after 1855, integrating the early stone house of c. 1848.

'Kout Narin' was one of the largest of the early pastoral holdings in the colony at Port Phillip and has notable associations, in particular with Captain Charles Swanston, a colonial banker/merchant, and his son-in-law, Edward Willis, and later, with Richard Broughton. The early Colonial homestead with distinctive roof form, glazed verandah and Colonial Regency details dates from early times, and with associated outbuildings, slab hut and slab woolshed, forms an important pastoral station group.

'Kout Narin' homestead has been sensitively adapted. The slab hut is in a deteriorating condition and the important timber slab woolshed, although dilapidated, is still in use.

3. DISCUSSION OF THE BUILDINGS

3.1 Kout Narin Run:

"Kout Narin" on the Glenelg River near Harrow was originally taken up in 1840 as a 400,000 acre pastoral run. Following extensive subdivision by Edward Willis and Charles L. Swanston between 1846-52, R.B. Broughton acquired the surviving "Kout Narin" run and erected the present Colonial style rectangular plan homestead of brick and stone after 1855, integrating the early stone house of c. 1848.

"Kout Narin" was one of the largest of the early pastoral holdings in the colony at Port Phillip and has notable associations, in particular with Captain Charles Swanston, a colonial banker/merchant and his son-in-law Edward Willis, and later with Richard Broughton.

3.2 The Buildings:

The early Colonial homestead with distinctive roof form, glazed veranda and Colonial Regency details dates from the early pre-Separation times and with the associated outbuildings, slab hut and slab woolshed, forms an important pastoral station group.

THE HOMESTEAD:

This building, with its one room deep early New South Wales or Tasmanian Colonial plan with front and rear access verandas, probably glazed in at an early date, is of particular importance. The more elevated section of the house was a later addition to the earlier two roomed cottage with central corridor. Although the roofline is continuous, the early cottage still has its shingled roof under the later corrugated galvanized iron. This building was listed in the original Register of Historic Buildings in 1974.

THE OUTBUILDINGS:

The homestead complex is located on the western slope of a hill falling down to Salt Creek. The buildings are approached along a long entrance driveway following the valley through which the creek flows. Behind the homestead and immediately adjacent to it, is the slab hut. Further up the hill is the stone and brick stables building and at a greater distance, the cookhouse, also constructed of stone.

Further down the hill is the slab woolshed with its early split picket sheep yard fences. The pickets are wired together. Between the woolshed and the homestead is the barn toolshed, also of stone.

The two slab buildings are likely to be the earliest on the site. They are in a deteriorated condition but despite this the woolshed and yards are still in regular use.

Various structural additions, adaptations and repairs have occurred to the building but the building still stands as an example of early vernacular construction clearly demonstrating its function. The original structural concept is still essentially intact.

The stables, constructed of coursed stone rubble with brick quoins to windows, doors and corners are very intact with minor alterations having been made to accommodate changes of use.

The cookhouse is also unaltered apart from the stonework having been painted. This building, as is generally the case, is unused.

The toolshed is also constructed of stone, but the masonry is more primitive than that of the stables. It has a low pitched corrugated iron gable roof with lean-to attached.

The Kout Narien complex of buildings is of sufficient architectural and historic importance to warrant the amendment of the designation to include the outbuildings.

4.

RECOMMENDATION

Accordingly it is recommended that entry No. 307 in the Register of Historic Buildings be amended from:

KOUT NARIN HOMESTEAD, HARROW

to

KOUT NORIEN ESTATE, VIA HARROW (to the extent of the homestead, the slab cottage, the stables, the cookhouse, the woolshed and associated early sheepyard fencing and the barn/toolshed).

On behalf of the Classifications Sub-Committee.

 .23 July 80
Acting Chairman

for PETER BROWN
CHAIRMAN

V I C T O R I A

MINISTRY FOR PLANNING

Amendment of Register of Historic Buildings

Kout Norien Estate
Via Harrow.

In pursuance of the provisions of Section 3 of the Historic Buildings Act 1974 it is recommended that the Governor in Council make an Order in the form of the attached draft amending the Register of Historic Buildings.



APPROVED

BY THE GOVERNOR IN COUNCIL

- 2 SEP 1980

Jan Somital

CLERK OF THE EXECUTIVE COUNCIL

[Handwritten signature]

MINISTER FOR PLANNING

*Noted in Register
OK*

Gazetted 10/9/80

K/13/2

MINISTRY FOR PLANNING,
MELBOURNE.

HISTORIC BUILDINGS ACT 1974 (No. 8569)

At the Executive Council Chamber, Melbourne
the Second day of September, 1980

P R E S E N T

His Excellency the Governor of Victoria

Mr. Crozier. Mr. Balfour.

Mr. Borthwick. Mr. MacLellan.

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

WHEREAS it is provided by Section 3 of the Historic Buildings Act 1974 that the Governor in Council, on the recommendation of the Minister, may by notice published in the Government Gazette amend the Register of Historic Buildings established under the said Act:-

- (a) by adding any specified building;
- (b) by removing any specified building; or
- (c) by altering any time.

AND WHEREAS the Minister has recommended that the Register be amended.

NOW THEREFORE His Excellency the Governor of the State of Victoria, by and with the advice of the Executive Council thereof, doth hereby amend the Register of Historic Buildings in the manner and to the extent shown as follows: by amending the designation of

"Historic Building No. 307 Kout Narin Homstead, Harrow" to

"Historic Building No. 307 Kout Norien Estate Via Harrow (to the extent of the homestead, the slab cottage, the stables, the cookhouse, the woolshed and associated early sheepyard fencing and the barn/toolshed)."

AND the Honourable Louis Stuart Lieberman Her Majesty's Minister for Planning for the State of Victoria, shall give the necessary directions herein accordingly.

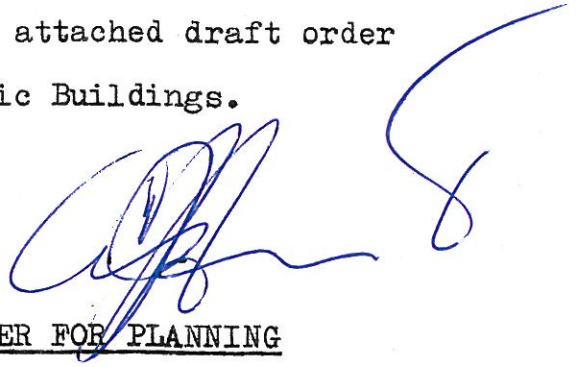
Jan Jovistal
CLERK OF THE EXECUTIVE COUNCIL

VICTORIA

MINISTRY OF PLANNING

Amendment of Register of Historic Buildings

IN pursuance of the provisions of section 3 of the Historic Buildings Act 1974 it is recommended that the Governor in Council approve the attached draft order altering the Register of Historic Buildings.



MINISTER FOR PLANNING

Ministry for Planning,
MELBOURNE. (74/8946)



APPROVED
BY THE GOVERNOR IN COUNCIL
10 DEC 1974

Donna Douillard
CLERK OF THE EXECUTIVE COUNCIL



*Noted in Register
13/12/74
sm*

COPY TO GAZETTE OFFICE

HISTORIC BUILDINGS ACT 1974 (No. 8569)

At the Executive Council Chamber, Melbourne
the *16th* day of *December* 1974.

P R E S E N T

His Excellency the Governor of Victoria

Mr. Meagher Mr. Balfour
Mr. Borthwick Mr. Rafferty

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

WHEREAS it is provided by section 3 of the Historic Buildings Act 1974 that the Governor in Council, on the recommendation of the Minister, may by notice published in the Government Gazette amend the register of historic buildings established under the said Act -

- (a) by adding any specified building;
- (b) by removing any specified building; or
- (c) by altering any item.

AND WHEREAS the Minister has recommended that the Register be altered by deleting the entry specified as No. 314 which reads as follows:-

"314. Heathcote District Hospital, 39 Hospital Street, Heathcote."

NOW THEREFORE I, the Governor of the State of Victoria by and with the advice of the Executive Council thereof, hereby order that the Register be altered accordingly.

AND the Honorable Alan John Hunt, Her Majesty's Minister for Planning, shall give the necessary directions herein accordingly.

Tom Bourke

CLERK OF THE EXECUTIVE COUNCIL