

HERITAGE PLACE

NAME OF PLACE: 'BALQUHIDDER'

ADDRESS/LOCATION OF PLACE: 1415 Loch-Wonthaggi Road KROWERA

STUDY NUMBER: 392

HERITAGE OVERLAY NUMBER: HO114

LOCAL GOVERNMENT AREA: Bass Coast Shire

PARISH: PARISH OF JUMBUNNA

SIGNIFICANCE RATING: Local



'Balquhidder'

Image Date: March 2002

EXTENT OF LISTING:

From the front boundary and nominally 20 metres all around house and extending to the fenced yard and the mature Cypresses.

'BALQUHIDDER'

Heritage Overlay No HO114

PropertyNo

File Number

Heritage Study No 392

Heritage Grading

HPD Number 124

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location 1415 Loch-Wonthaggi Road KROWERA

PARISH OF JUMBUNNA

COUNTY OF MORNINGTON

Planning Authority

Ward Leadbeater

Access Description

Map Number 0

Map Scale 1:100000

Latitude

Longitude

UMG Zone

Easting

Northing

Location Validity

Spatial Accuracy

Extent of Listing

From the front boundary and nominally 20 metres all around house and extending to the fenced yard and the mature Cypresses.

Published Extent of Listing

Significance Local

Statement of Significance

'Balquhider' at 1415 Loch-Wonthaggi Road, Krowera, is of local historic and aesthetic significance. The original house which still stands at the rear of the existing building, was constructed on the allotment by one of the first selectors in the area when the land was selected in the 1880s. It is of local historical significance as it is demonstrative of the early phase of development of Krowera. The current house, built in the c.1920s, is of local aesthetic significance as a largely intact late Edwardian style villa. It is demonstrative of the aspirations and means of the emerging upper middle class settlers in the area, and provides evidence of an early phase of Krowera's settlement. The mature Cypresses enhance its setting.

Gazettal Details

Permit Exemptions

Exemptions Policy

Assessment Against Criteria

AHC A.4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

AHC E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

AHC H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.

DateAssessed 12/08/2004 Assessed By F Woodhouse

Comparisons

Rare Assessment

Intact Assessment

Good

Include in VHR Include in RNE Include in Local Planning Scheme No Recommendations for Inclusions

Recommended Management

Investigate original external paint colours when due for a repaint

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Title Details

Architect/Designers

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Unknown

Physical Description

'Balquhidder', located at 1415 Loch-Wonthaggi Road, Krowera, is a single-storey Edwardian villa with a symmetrical front elevation and a gambrel corrugated galvanised steel roof. A bullnose verandah encircles the front and side elevations and is supported on paired timber posts with decorative timber brackets. The main roof has exposed rafters at the eaves and contains slender brick chimneys with rendered caps and terracotta pots. The front elevation contains a non-original front door, flanked on either side by paired timber-framed, double hung sash windows. A timber picket fence and hedge encloses the front of the yard. Its setting is enhanced by the mature cypresses.

Physical Condition and/or Archaeological Potential

Good

Usage Residence.

Associated People

Historical Notes

This house is located on a site originally part of Allotment 52B at Jumbunna, which was first sold to John McLaren in February 1908. Prior to purchasing the site, McLaren had leased the 236 acres of land for grazing from the early 1880s when the area was opened for selection. McLaren was from the Balquhidder district near Stirling Castle in Scotland, after which he named the property. McLaren and his family initially lived in a small log cabin, which was soon replaced by a larger split timber house with a corrugated sheet iron roof. John McLaren's land holdings were divided between his sons William and David. The original house, built in the 1890s, was located approximately 100m from the current house, which was built in the c.1930 (p.c.) by a builder who rode from Korumburra on unsealed roads(p.c.).

Historic Themes

Thematic Environmental History

10.0 Primary Production: Agriculture in the hilly hinterland of the Bass Coast Shire has traditionally been characterised by dairy and beef cattle grazing, and it continues today. The early selectors chose these hills and valleys for the production of sheep for wool, dairy cattle for milk and cheese, and beef cattle for meat.

Listings

References

Author	Title	Year	ShelfLocation
Department of Lands and Survey	Parish Plan of Jumbunna		
Joseph White	Krowera: The History of its Early Selectors and the Selections	1969	
Marjorie McLaren	Pers. Comm.	2004	

Conservation Plans

Owner Type

Section 32 Recommendation

Owners/Occupants/Managers

Other Notes

Application Detail

Adviser Comments

Planning Scheme Amendments

Overlay Controls

Planning Scheme Schedule

External Paint Controls? No

Included in Vic Heritage Register? No

Internal Alteration Controls? No

Prohibited uses may be permitted? Yes

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Tree Controls?

Yes

Name of incorporated plan No

Outbuildings/fences not exempt?

No

Aboriginal Heritage Place? No