

HERITAGE PLACE

NAME OF PLACE: ENGLEFIELD HOMESTEAD COMPLEX

ADDRESS/LOCATION OF PLACE: Natimuk - Hamilton Road BALMORAL

STUDY NUMBER: 051

HERITAGE OVERLAY NUMBER:

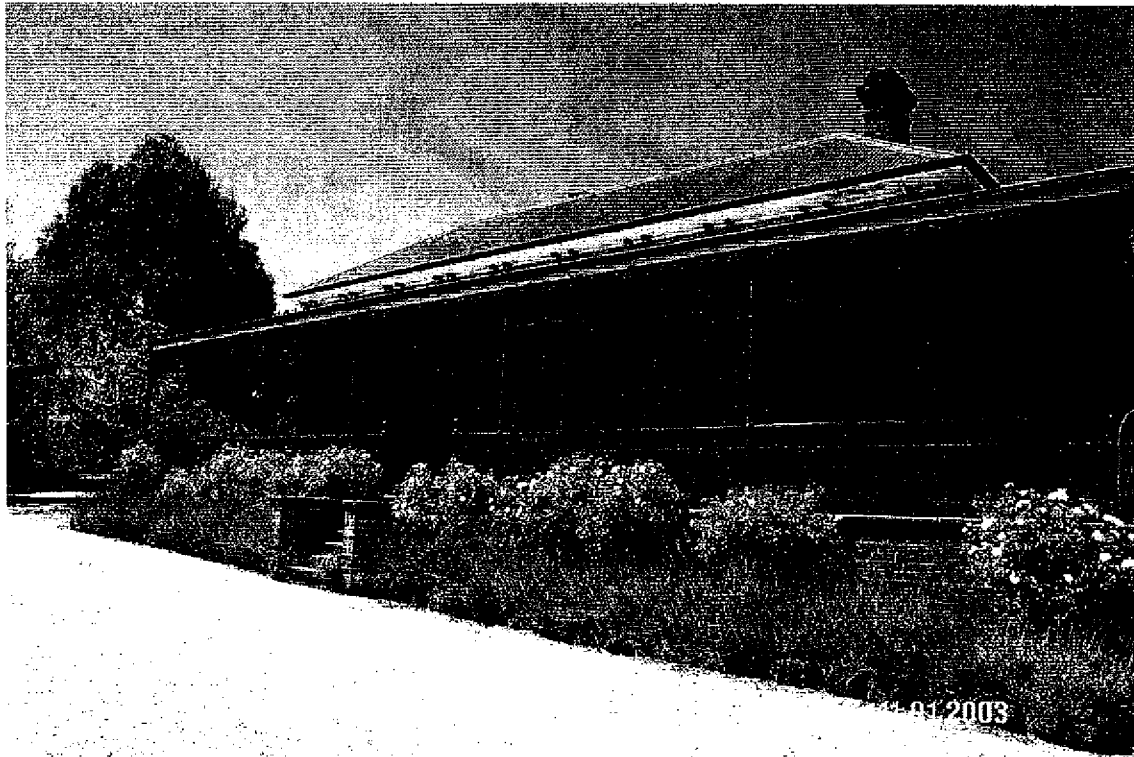
PRECINCT: outside

LOCAL GOVERNMENT AREA: Southern Grampians Shire

ACCESS DESCRIPTION:

CFA 388 A-25; VicRoads 54 F6; 3 kms south of the township of Balmoral on the west side of the Natimuk - Hamilton Road

SIGNIFICANCE RATING: Local



Englefield Balmoral, Balmoral, 1904 façade

Image Date: 11/01/03

EXTENT OF LISTING:

To the extent of: 1. All the homestead building including its several wings and their interiors, the outbuildings, the garden and an area of 10,000sqm around the main house.

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PHYSICAL DESCRIPTION:

The earliest part of Englefield is the former kitchen, constructed apparently in the early 1840s. The kitchen is presently linked to the main wing on the north side but appears to have originally been freestanding. It is a large single room of brick construction with a ruled render finish (possibly applied later) and a gabled corrugated galvanised iron roof. The walls have been extended in height at a later, unknown date, possibly 1904, and the line of the original gable is visible on the rendered south wall. The two brick chimneys at the south end presumably date from the time of this alteration. There are four windows, each of a different type: a horizontally sliding window, a pivoting window, a casement window and a double-hung sash window (probably installed c. 1904). The ceiling is coved and lined with boards and must date from the alterations.

To the north of the kitchen is the second house, apparently constructed later in the 1840s, which is also of rendered brick construction. It had a typical and simple plan of a central hall with rooms on either side. The original front doorway survives and the pair of leaves, which were the front doors, are now relocated to an adjacent lobby. The doorway has the original semi-circular fanlight. Several items of built-in joinery, including cupboards and a mantle from this period survive in the study on the west side. The present dining room, now with a coved tongue and groove ceiling, was formerly three rooms on the east side of the house. This section of the house has a hipped corrugated galvanised (originally slate) roof and it originally had a timber front verandah. A transverse passage divides the second house, built in 1904 [?], from the first house behind it.

In 1904 the house was considerably extended to the north, enveloping the former façade. The four window openings in this façade were filled in and the original 1840s entrance doors were relocated to the corridor. According to the present owners, the sashes from these window openings were re-used in the 1904 laundry window to the south and in the old kitchen. The extension has a central hall, which continues the line of the earlier hall beyond a simple arched division, with main rooms opening off the hall. The extension is in conservative late Victorian style. The external walls are dark brown brick. There is a verandah on three sides with chamfered timber posts and cast iron balustrading, friezes and brackets. The windows are double-hung sashes with single panes. The eaves have conventional timber brackets. A new service wing was

added to the south-east of the second house in 1904. There is a meat-house with a double roof on the west side of the second house.

The homestead is surrounded by a substantial early to mid nineteenth century garden, with a skeleton of very old fruit trees, possibly dating from the 1870s. A typical oval-shaped turf turning circle is centred on the front of the 1904 extension. Beyond the perimeter of the garden the land has been roughly terraced, and some fruit trees survive from what was originally a large fruit and vegetable garden.

HISTORY:

There is some confusion about the exact early proprietorship of Englefield. According to Billis and Kenyon, it was taken up by Henrie Bell and William Montgomerie Bell (B&K, 25). They took it up in 1841, the year that they arrived in the Port Phillip District. They formed the important Melbourne merchant partnership, Bells and Buchanan with Isaac Buchanan. William Bell became Lord Mayor of Melbourne in 1848 and was an MLA from 1859-61. Others say that the squatting lease was first taken up by Edward Bell and James Riley about the November 1841 (Rogers, 2 & 4). Edward Bell was an Overlander, arriving from Sydney in 1839, who soon became Commissioner for Crown Lands in the Wimmera (B&K, 24-5).

In any case, the lease was held for one year when it passed briefly to Edward Barker, who had

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property interest nearby at Kenilworth, only to return to Bell & Co. until 1846 (ibid.). Barker probably built the first permanent structure which survives as the present kitchen. As well as Englefield, the partnership held the lease on Hyde Park, north of Cavendish. In February 1846, Englefield passed to Robert Clerk, who had previously held the Mumumberi[t]ch run, 13kms south-east of Penshurst (B&K, 47 & 255). Clerk was married to Bertha Agnes Clerk and they had four children: Robert Mildmay in 1845, Henrietta Mary in 1846, Isabel Blanch in 1849, and Albert in 1850, the first two being born in Port Fairy and the second two in Glenelg (VPI, Reg. No. 14282, 30009, 30096, and 22544). They probably built the four room cottage which is depicted in the watercolour held at Englefield, perhaps in time for the births of the later children. In May 1853 the Englefield lease was transferred to Mrs Anne Greene.

She was the widow of William Pomeroy Greene, one of the earliest squatters in the Port Phillip District. Anne Griffith had married Greene in 1826, in Ireland. He died unexpectedly at Woodlands, near Broadmeadows, in February 1845, 'a gentleman much appreciated by all who knew him' (B&K, 75, VPI Reg. No. 4030, Garryowen, 897). Their son William Frederick, who was born in Ireland, died in 1862 aged 30 years (VPI Reg. No. 1760). William Pomeroy Greene was in partnership with Frederick Armand Powlett, Chief Commissioner of Crown lands and, later Colonial Treasurer in 1852. They owned Pentland Hills, north of Geelong from 1837 to 1838 and Moranding, north of Kilmore from 1838 to 1844. From 1844 until it was cancelled, Anne Greene held the Woodlands squatting licence (B&K, 302).

Billis and Kenyon state that in March 1860 Englefield passed to Duncan Robertson 'of Urana' (B&K, 205). Paul de Serville, (P&P, 485) however, ascribes Englefield to the Duncan Robertson who was the son of William Robertson and Margaret Stuart and not to his cousin, the Duncan Robertson who was the son of John Robertson and May McBain. The Englefield squatting lease was cancelled in 1881 (B&K, 205). The Robertson families are extensive and complicated. One of the more important branches is the line introduced by John Philip and Margaret Philip nee Robertson of Victoria Lagoon who held that licence between March 1849 and March 1859 (B&K, 294).

Englefield went through a turbulent period of ownership in the late nineteenth century. The developer and 'land boomer', James Mirams, former MP and founder of Melbourne's largest building society, the Premier Permanent Building Association, purchased Englefield in the later 1880s. It was one of several properties across Victoria which he and his partners in Freehold Farms Co. Ltd. planned to subdivide into nut and fruit farms (Cannon, 112ff). The Englefield enterprise failed and, through this small and a succession of much larger disasters, Mirams went bankrupt and 'was one of the first boomsters to fall' (Cannon, 121). Exonerated on other counts, he was jailed for issuing a false balance sheet for the Association (Cannon, 122). Quoting Cannon, Rogers states that next the "'Collins Street Farmers'" in the form of Gotch, Chrystal, LeFevre and Co. were its owners and R. Douglas its manager' (Rogers, 25). The Gotch and Chrystal families were interrelated. Dr George LeFevre was a Collins Street specialist and a politician. He was associated with the Freehold Investment Co. Ltd and, like the Premier and other leading politicians at the time, with the temperance movement (Cannon, 62-4). They held 15,354 acres but also failed because, in 1892, Englefield was advertised for sale in small lots (Sutherland, 57; Rogers, 25).

The son of John and Margaret Philip, John Philip who was born at 'Dundas' in 1855, purchased Englefield (and Lower Crawford on the Crawford River) about 1901 (VPI, Reg. No. 2128; Halmarick, 209). He had married 'Katie' Swan in 1880 (VPI, Reg. No. 3199). 'John and his wife Kathrin moved to Englefield, in 1902, and in 1905 rebuilt the old home, originally built by a Mrs Greene who owned the station from 1853-60' (Rogers, 25). While living at Englefield, John played an active part in the local community, becoming president of the Balmoral Mechanics Institute as well as Vice-President of the Balmoral Pastoral society. 'Like the rest of the Philip and Robertson family, John, a fervent Presbyterian, became an elder in 1905'

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(ibid.). 'He was a passionate advocate of the railway system and in the late 1880s was a delegate on a railway league. He became Chairman of the Toolondo-Cavendish Railway League which was responsible for linking Hamilton to the Wimmera' (ibid.). John Philip died on 12 July 1916 of a heart attack, aged 61. Kathrin Philip died on 11 March 1929 at the age of 72 years at Glencairn, Nagambie South Australia. Both John and Kathrin Philip are buried in the Hamilton cemetery. Their son, Alexander Stuart Philip returned to Englefield, presumably to manage it, after his father's death.

It is generally accepted that the first permanent homestead complex was built not by Mrs Greene but before 1850. The formerly detached kitchen may date from the early 1840s and the house from the later 1840s (Allom Lovell & Assoc., 3/41-9). Built of brick with a steeply pitched roof, the simple four-room cottage form and late Georgian detailing of the house conform to this assessment. And alterations, at least to the detached kitchen, seem to confirm the assessment. In particular, the fan light over the former front door suggests a very early date. There is an early painting of the house, which shows a conventional timber verandah across the façade.

In 1904, when John and Katie Philip owned the property, a major extension of nine rooms was added in front of the second house and other alterations occurred. The contractor was Wiltshire and Sons of Portland. The architecture of the house was a very conservative, late-Victorian version of the Italianate style and villa form. It has been suggested that various elements, particularly doors and windows were re-positioned, or re-used in the detached kitchen and the new laundry wing. The current dining room was created from three of the original rooms and its chimneybreast was constructed against the former facade. The 1904 extension with its cast iron verandah on three sides is unremarkable. There have been further alterations in the late twentieth century.

Eventually, the state Government bought Mooralla, Kenilworth, Englefield, Konbool, Melville Forest and Wootong Vale and Hyde Park for Closer Settlement and subdivision. William Philip of Braeside could comment in 1926 'so that from Hamilton to Harrow, a distance of 60 miles, instead of the large pastoral holdings which a few years ago occupied the whole of this territory, the traveller now passes through small holdings devoted to mixed farming (Rogers, 15).

THEMATIC CONTEXT:

Theme 3: Developing local, regional and national economies

3.5 Developing primary production

3.5.1 Grazing stock

3.5.2 Breeding animals

3.5.3 Developing agricultural industries

Theme 5: Working

5.8 working on the land

CONDITION:

The house is in good condition.

INTEGRITY:

High degree of integrity.

STATEMENT OF SIGNIFICANCE:

What is significant?

The Englefield Homestead complex is located about 1.6kms south of Balmoral on a rise overlooking a creek

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which runs into the Glenelg River. The property straddles the Natimuk-Hamilton Road, the principal route north into the Wimmera from the coastal ports. The complex began in the early 1840s with a small brick cottage facing the creek, later converted into a kitchen, which survives. This appears to have been built during the occupation of Edward Bell, the important Melbourne merchant and a partner in Bells and Buchanan. A more substantial wing was added in the later 1840s, which also survives including substantial joinery features such as cedar mantels and cupboards. Single storey in scale, symmetrical and built of rendered brick, it is a typical early colonial bungalow in plan and form. There was a verandah across the front. It was sited at right angles to the converted kitchen and set in a more developed garden. A watercolour of the building survives at Englefield. This wing appears to have been built during the occupation of Robert Clerk. Between 1853 and 1860, Englefield was occupied by Anne Greene, with her son William Frederick, but in her own right. She was the widow of William Pomeroy Greene, one of the earliest squatters in the Port Phillip District. Duncan Robertson, the next occupant, purchased the Englefield Pre-emptive right. He was a member of the large Western District family of Robertsons and Philips. John and Kathrin Philip purchased the Englefield freehold in 1901 and over the next few years added a major extension in front of the original dwelling. John Philip was a leader in the broader community. Englefield, as it now presents, is a remarkably conservative example of the Italianate style for its time. The whole of the house retains a high degree of integrity and is in excellent condition. The existing garden and setting enhances the architecture of all stages of the house.

How is it significant?

Englefield Homestead Complex is of historical, social and architectural significance to the community of Balmoral and to the Southern Grampians Shire.

Why is it significant?

Englefield Homestead Complex is of historical significance because of its connection with the early pastoral pioneer, Edward Bell. Its subsequent owners are also important. They include Robert Clerk and Anne Greene. She was one of the very few women who held squatting licenses. Englefield is of social significance because the Robertson and Philip families combined represent one of the most extensive and influential dynasties across the Western District. Although much altered externally by the major 1904 extension, Englefield is of architectural significance both for its rare surviving early fabric and for the 1904 extension. It

has become a typical example of a conservative but very substantial homestead dating from the earliest times through to the twentieth century. Englefield's architecture is enhanced by its siting and setting within the landscape, the whole being appropriate to its respectable owner's responsible position within the community.

COMPARISON:

332 Mount Koroite Homestead, Glenelg Highway, Coleraine.

ASSESSED BY: tfh

ASSESSMENT DATE:

5/10/2001

EXISTING LISTINGS:

HERITAGE STUDY RECOMMENDATIONS:

Include in VHR Include in RNE Include in Local Planning Scheme

No Recommendations for Inclusions

REFERENCES:

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Author	Title	Year	Page
Alexander Sutherland, ed.	Victoria and its Metropolis, Vol 11	1888	57
Allom Lovell and Associates	Pre-1851 Structures in Victoria Study		3/41-9
Billis and Kenyon	Pastoral Pioneers of the Port Phillip	1974	25 & 205
Department of Justice Victoria	Pioneer Index Victoria 1836 - 1888	2001	
Diana M Halmarick, comp.	Thos. Robertson & Sons "Mainstays of Our Earliest Days"	2000	208-9, 265
Edmund Finn (Garryowen)	The Chronicles of Early Melbourne, Vol 1, 2, 3	1888	var.
Jan Critchett	A Distant Field of Murder	1990	187
Lyll Harris with the Balmoral Historical Society	Welcome Back to Balmoral	1975	3
Michael Cannon	The Land Boomers	1976	61-4, 112ff
Paul de Serville	Pounds and Pedigrees	1991	146, 275
W. J. (Jack) Rogers	History of Balmoral	2003	15, 44, 46, 49