

HERITAGE PLACE

NAME OF PLACE: BOCHARA FARM HOMESTEAD COMPLEX

ADDRESS/LOCATION OF PLACE: Clayton's Road BOCHARA

STUDY NUMBER: 125

HERITAGE OVERLAY NUMBER:

**OTHER NAME/S
OF PLACE:** BOCKHARA

PRECINCT: outside

LOCAL GOVERNMENT AREA: Southern Grampians Shire

PARISH: PARISH OF BOCHARA

ACCESS DESCRIPTION:

CFA 431 E18; VicRoads 72 G5; Located on the south side of Clayton's Road about 5.0kms north-north-west of Hamilton

SIGNIFICANCE RATING: Local



Bochara Farm Homestead, Bochara

Image Date: 5/02/03

EXTENT OF LISTING:

To the extent of: 1. All the buildings including the main homestead, the stables, the workshop and the woolshed but excluding their interiors, the Monterey Pines, *Pinus macrocarpa* of the drive and the English Oak, *Quercus robur* in the rear.

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PHYSICAL DESCRIPTION:

The Bochara Homestead complex, located 13kms north-west of Hamilton, is situated on a high bank facing south. It overlooks the junction of McKinnon Creek and the Grange Burn and the Bochara Falls immediately upstream on McKinnon Creek. Nearby to the west is Sandy Creek, which also has falls. Neither waterfall is visible from the house. The complex includes the main house, now much altered and partially demolished, with its detached service wing, the stables and workshop nearby and, at a distance, the relocated woolshed. The rear of the house is approached by a straight drive of Monterey Pines, *Pinus macrocarpa* apparently planted at the beginning of the twentieth century. There is an English Oak, *Quercus robur* in the rear yard, which is of a great age and possibly dates from the establishment of the homestead. Remnants of the early garden survive at the front, sides and rear of the house.

The single storey main house was built in stages but the exact sequence and dating are not clear. It may be that most of the surviving carcass of the house is original. It is built of brick rather than bluestone, which is unusual. From its plan, form and detailing the oldest part appears to date from the late 1850s or early 1860s. The plan of the front wing appears to have been symmetrical with two large rooms on either side of the central hall. Historical photographs show a central front door with narrow windows on either side lighting the hall. These survive intact. The front rooms had eight-paned double hung sash windows, now replaced, in the front and side walls. A chimneybreast survives on the inner wall opposite the façade in the south-east front room. The central section of the façade was rendered. Projecting polygonal bays were either original or, more probably, were added soon afterwards to the ends of the original façade. Their windows are similar to the central section if not identical, suggesting that they may have been reused if the bays were added. The walls were built of brick with stone quoins, sills and lintels. There was a simple timber verandah between the two bays. The roofs, including that of the verandah, were slate. The roof structure is said to be constructed from red gum sawn on the property. Pressed metal ceilings, dating from the beginning of the twentieth century, survive in the front rooms and hall. The polygonal bays, which survived until at least 1949 have since been demolished.

Behind this front wing there is an attached wing of early but uncertain date. It too is probably original, judging from the architraves and doors and its integration with the front wing. The ceilings are lining boards. It has a hipped roof matching the front wing. Internally a simply detailed archway links the hall with a transverse passage giving access to the rear rooms and the back yard. At a much later date, possibly the early 1960s, a finely crafted metal and glass door, said to have been imported from France, was introduced into the archway. A timber verandah with a convex corrugated iron roof was added, probably in the 1870s, on the north and east elevations at least. The floor was timber. It had conventional but simple timber brackets set above simulated capitals and terminating with small finials. The last bay on the eastern elevation and all of the north elevation were filled in with glazing above a timber dado. This verandah was replaced completely in the early 1960s and again in 2002 so that the new verandah now effectively encircles the house.

Attached to the rear of the main house and extending north, there was a large service wing built of bluestone. It is reputed to have been the original homestead, a three roomed cottage built in 1840. It was demolished in 1952. Another smaller detached service wing, of uncertain date, extended to the west, which may be the detached kitchen referred to in 1858. It survives but is now much altered.

Some distance north-west from the rear of the main house there are two single storey stone buildings. Both have gable roofs of corrugated iron. One was used as a workshop or coach house, the other as stables. The former was converted into a garage and has since been further altered to become a studio. The stables have been stripped of their internal fittings. A modern steel shed now links these buildings. In a paddock well to the north of the main house there is a timber woolshed. It is timber framed and clad with weatherboard and corrugated iron. It was a large blade shed with nine stands and may only date from the 1920s. It was relocated and rebuilt after a storm in 1935 to its present site from a position closer to the Grange Burn. A shepherd's hut associated

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with the earlier site has been demolished with only rubble remaining. Another woolshed, almost certainly connected with Bochara, survives on the west side of the Morgiana Road near the Wannon Falls.

HISTORY:

Bochara station was first taken up by 21 year old Robert Tulloh in 1840 (B&K, 51, 151). Robert Tulloh's father was Laird of Kenzie Castle in Scotland, although Robert had not lived in Scotland but 'on the continent' since he was 13 years old (Henderson). Tulloh arrived in Portland in 1840, describing himself as a merchant, after which he headed to the Grange area and took up Bochara, some 10,880 acres. In the same year, his cousin, Thomas Eady Tulloh took up Bongmire station 0.5kms to the north-west of Bochara.

Sources indicate that Robert Tulloh was particularly brutal in his dealings with the Aboriginal people occupying the land he had selected as Bochara run. Don Garden in his history of Hamilton states that when the George Augustus Robinson, Chief Protector of Aborigines toured the Grange area in mid 1841, he was saddened and surprised to find a state of barbarism and cruelty to these people. 'Both shepherds and their masters combined a mixture of fear, contempt and brutality in their attitudes towards, and treatment of the Aborigines' (Garden, 20 & 21). Jan Critchett in *A Distant Field of Murder* is more explicit and detailed (Critchett, 33, 35, 105, 124, 133, 135). Robinson, she notes, repeated a story told to him by Robert Tulloh of an aboriginal child being burnt alive and another being kicked to death by white servants. Later that year, Tulloh told the same story to Reverend Benjamin Hurst who ran a Wesleyan Mission on the Barwon River, adding that it was common practice of Western District settlers to go out on Sundays to hunt Aborigines for sport. Reverend Hurst subsequently reported this conversation to Governor La Trobe, who ordered James Blair, the Portland Police Magistrate to investigate the matter. Despite Tulloh denying having made these statements, La Trobe recommended to Governor Gipps that Tulloh's treatment toward Aboriginal people was indicative of his character and that his pastoral licence should be discontinued. Robert Tulloh lost the licence to hold the Bochara run in 1841. (Billis and Kenyon do not account for the next five years.)

William Kippen Jr., took up the run and held it from June 1846 until December 1853, when he sold to Donald Cameron from Mount Sturgeon Plains and Morgiana. Cameron, as with the majority of his land purchases, only held Bochara for a relatively short time (six years) after which he sold the run to George Younger, previously a land owner in the Wimmera and owner of Grangeburn No. 2 run. The Bochara pre-emptive right is in the name Donald Cameron. The date of construction of the main house is not known for certain. A note by F. H. Puckle, Commissioner for Crown lands held on the Run File at the PRO and dated 8th May 1858 describes the improvements at Bochara as "a 3 roomed cottage, kitchen, woolshed, etc, value 1,200 pounds". These could relate to Tulloh's brief occupation or, more likely Kippen's ownership from 1846, or most likely Cameron's purchase in 1853. The local Crown Lands Surveyor, Lindsay Clarke confirmed Cameron's application for the pre-emptive right in July 1858. Having security of tenure, it may be that Cameron then built the main house. The ownership of Bochara then becomes confused in the 1860s. Formerly of Penola in South Australia, Don Garden provides many contemporary references to Alexander Cameron's ownership from 1861-1868 in the *Hamilton Spectator* (Garden, 106). But Billis and Kenyon fail to include the ownership of Alexander Cameron. It may be that the surviving main house dates from after 1861 but Cameron also owned Warrayure where the main house is said to have been started in 1860.

Bochara was one of six large land holdings, which the Grant Selection Act of 1865 affected near to Hamilton, when the whole run was thrown open to selectors. The Selection Act made it possible for Alexander Cameron (otherwise known as Black Sandy) to purchase the majority of the land in the Parish of Bochara, including most of the Bochara run which he held until 1867, when Donald McKellar from purchased the property. Alexander Henderson in *Pioneer Families of Victoria* states that Donald McKellar landed in Adelaide, and after rejecting the idea of settling in South Australia, overlanded to the Port Phillip area. He eventually settled in the Western District, he and his wife arriving in Warrnambool by bullock dray. McKellar had owned a wheat property at Woodford and then the Knebsworth run. When the 12,000 acres of Knebsworth was cut up for selection under the 1865 Land Selection Acts, he purchased Bochara. The difficult economic times in the 1870s forced

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McKellar into receivership and he sold to the National Bank, and re-purchase part of Knebsworth. Shortly after this he retired to Melbourne.

In October 1871, the National Bank offered Bochara Estate of 8,635 acres for sale, and James Trangmar purchased it. With his brother George, Trangmar was a local merchant and landholder. The Trangmar brothers were born in Bright, Sussex and arrived in the colonies in 1839. James was the President of the Port Phillip Pioneers Association, was involved on the Portland Shire and the Mayor of Portland (de Serville, 490). James Trangmar may have made some improvements, such as the side and rear verandahs, after his purchase in 1871.

James Trangmar moved to Portland in October 1898 when John McKellar, son of the former owner, Donald McKellar purchased the Bochara run. Donald McKellar had died in 1897, when the family still owned Knebsworth. John sold his portion of the property including the homestead and purchased Bochara from Trangmar. In 1901 there was a major sale of land on the western side of the property. The house was renovated about this time with the replacement of ceilings in the hall and front rooms by pressed metal. McKellar held the property until 1922, when he sold to Hugh Lyons Montgomery Beggs and purchased the Leura Estate, where he later died (Henderson, 1941). Beggs was originally from the Bushy Creek run at Glenthompson. After holding several other properties he purchased Bochara Estate, only to sell shortly after in 1924 to the Closer Settlement Board, at which time he moved to a property in the Wimmera.

In 1924, Bochara, by this stage reduced to 3360 acres, was subdivided into 10 Closer Settlement farms. The original settlers took up their land in 1925. They were: W. R. Loats; Harry Chapple; G.S Vaughan; A. J. Wakfer; J. Saville; C. J. Foran; J. Kananberg; G. Brown; H. R. Ross; and L. Campbell.

In 1925, the Bochara homestead block of 112 acres and a block of 1,220 acres was sold to Duncan Caldwell, the balance of the property being on the Glenelg Highway running back to the Wannon Reserve. Bochara was sold once again to Mr. Len Sparrow of Mount Gambier, who held it for only three years before selling it for under ten pounds per acre to the Bochara Estate Partnership: R. F Thompson; Charles Plummer; and D. J. Clayton. Only three years late the partnership sold Bochara Estate to Charles Armytage of the Wilderness in 1952.

When the Armytage family took possession of the property in 1952, they demolished parts of the original sections of the house which were thought to be the original homestead from 1840, however, a bluestone coach house and stables still remain relatively intact. On the death of Mr. Armytage in 1963, Bochara was sold to Mr. J. R. Griffin from Birregurra. The Griffin family owned the property until 1999 when they sold the homestead with 112 acres.

THEMATIC CONTEXT:

Theme 2: Peopling Australia

2.5 Promoting settlement

2.6 Fighting for land

2.6.1 Resisting the advent of Europeans and their animals

2.6.2 Displacing Indigenous people

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

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CONDITION:

The main house, the workshop and stables are all in good condition.

INTEGRITY:

The main house has a very low degree of integrity. The workshop and stables have a fair degree of integrity. The woolshed has not been inspected.

STATEMENT OF SIGNIFICANCE:

What is significant?

Robert Tulloh, a Scot of distinguished birth established the Bochara squatting run in 1840 although his tenure was brief. Lt. Governor Charles Latrobe withdrew the lease because Tulloh was implicated in atrocities against local Aborigines. The next owner was William Kippen Junior who sold to Donald Cameron of Mount Sturgeon Plains and Morgiana and in whose name the Bochara pre-emptive right was issued in 1858. The improvements at that time included a three-roomed cottage, a detached kitchen, and a woolshed valued at 1,200 pounds. The current house is likely to have been built either by Donald Cameron because he had security of tenure or by the next owner, Alexander Cameron of Penola, South Australia, who held the property from 1861 to 1868. No architect has been associated with the design. The outbuildings, and possibly the woolshed, also date from this time. The next owner, Donald McKellar was bankrupted by the sale of his runs Bochara and Knebsworth under Grant's Land Selection Act of 1865. The Trangmar family who had associations with nearby Morgiana purchased Bochara from the National Bank. Much of the land, including a distant woolshed, was sold in 1901 and more in 1925 for Closer Settlement firstly when Donald McKellar's son, John McKellar and then when H L M Beggs of Bushy Creek owned Bochara. The house has been much altered with major renovations occurring at the turn of the twentieth century and, to its detriment because of demolition, in the early 1960s under the Armytage's ownership. The house was substantially renovated again in 2001. It is now in excellent condition but of very low integrity. The outbuildings and woolshed retain a higher degree of integrity. There is a significant old Oak tree in the rear yard and the Pine drive planted about 1901 is also significant.

How is it significant?

The Bochara Farm Homestead complex is of historical significance to the Southern Grampians Shire.

Why is it significant?

The Bochara Farm Homestead complex is of historical significance for its long, intricate and representative sequence of associations with important pioneering individuals and families, including the Tullohs, notorious for their treatment of Aborigines, the Camerons, a family which became 'clan', the McKellars, and the famous Armytages of Como.

COMPARISON:

126 Springwood Homestead Complex (Bongmire), Brung Brungle Road, Wannon
109 Warrayure Homestead Complex, Rudolph's Road, Warrayure
110 Brung Brungle Homestead Complex, Brung Brungle Road, Wannon
114 Bassett Homestead Complex and lone grave, Bassett Road, Branxholme

ASSESSED BY: AEN, MGT & TFH

ASSESSMENT DATE:

06-Feb-03

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

Alexander Henderson

Donald Garden

Jan Critchett

Paul de Serville

R V Billis and A S Kenyon

Thomas Francis Bride

Title

Australian Families

Hamilton, A Western District History

A Distant Field of Murder

Pounds and Pedigrees

Pastoral Pioneers of Port Phillip

Letters from Victorian Pioneers