
Former - Springfield, Former Farmers Arms Hotel , Tipperary Flats. Lot 2, Western Highway (approach). (Former Leahy's residence)



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Tipperary Flats.



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Location

Western Highway BACCHUS MARSH, MOORABOOL SHIRE

Municipality

MOORABOOL SHIRE

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO10

Heritage Listing

Moorabool Shire

Statement of Significance

Last updated on - June 1, 1995

On VHR as "Former Leahy's Residence"

Springfield is an early pre-Gold Rush brick homestead, built by local figure John Leahy in 1847-50. From 1854 until 1865 it became the Farmers Arms Hotel. Leahy was a pioneering benefactor of the Catholic Church in Bacchus Marsh. There are contributory outbuildings including barn stables and planting. It is the earliest building surviving on the important Ballarat Road route to the gold fields and the earliest hotel building.

The complex is of State historical significance as a pioneering pre-Gold Rush building. It is a representative embodiment of the way of life and social values of this early colonial period.

It also demonstrates an association with locally important and influential figure, John Leahy.

It has State architectural significance as a rare, relatively intact surviving example of a pre-gold rush homestead.

Its historical significance also derives from its embodiment of an agricultural way of life in this early period and its demonstration of the effect of its location on the transport route to the goldfields in changing its use from agriculture to hospitality.

Finally, it has historical significance in demonstrating since 1972, the effect of a social movement toward conservation of our built heritage and social significance as being the centre of conservation action and for being known and valued by the community as part of its sense of identity.

It has scientific significance for its archaeological research potential

Heritage Study/Consultant	Moorabool - Bacchus Marsh Heritage Study 1995, Richard Peterson and Daniel Catrice, 1995;
Construction dates	1847,
Other Names	Springfield, Former Farmers Arms Hotel , Tipperary Flats,
Hermes Number	124321
Property Number	

Physical Description 1

An elevated brick hip-roofed early homestead complex. There appears to be two hip-roofed symmetrical double-fronted houses adjacent and facing the highway. The west em house has an external chimney on the left hand side. The right hand house has a rear chimney. There appears to be a barn at right, rear with a double gabled roof facing. The front is obscured by dense foliage. The HBC annotated floor plan" indicates the configuration of rooms. It shows a gable-roofed stables at the rear at left, facing. Closer inspection is necessary.

Historical Australian Themes

Townships/ Agriculture/ Transport/ Conserving

Intactness

Fair. Brickwork is painted. There is a skillion addition at the right hand side. Roof cladding has been removed. There are no verandahs, presumably there never were, but a porch has been removed, from the entry to the left-hand house.

Usage/Former Usage

USE: Derelict.

PREVIOUS USE: Homestead, hotel

Physical Conditions

CONDITIONS & THREATS: Poor. The buildings are neglected and derelict, exposed to rain and weather. Repairs and maintenance are urgently needed to ensure watertightness and security.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>