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## PREFABRICATED SHED (INDI HOMESTEAD)



23476 pre fabricated hall Indi  
Balmoral 2123



23476 pre fabricated hall Indi  
Balmoral 2119



23476 pre fabricated hall Indi  
Balmoral 2121



23476 pre fabricated hall Indi  
Balmoral 2122



23476 pre fabricated hall Indi  
Balmoral 2114



23476 pre fabricated hall Indi  
Balmoral Davies Bros Crown  
Bra 2118

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### Location

Coleraine-Balmoral Road, VASEY VIC 3407 - Property No 0238/9

### Municipality

SOUTHERN GRAMPIANS SHIRE

### Level of significance

Stage 2 study complete

### Heritage Listing

Southern Grampians Shire

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### Statement of Significance

Last updated on - January 14, 2004

What is significant?

The Prefabricated shed located at Indi, on the Coleraine - Balmoral Road, approximately eight kilometers south of the township of Balmoral is a large iron shed of six bays, currently used to house machinery and tools. The shed is said to have been imported from Scotland, via Freemantle, Western Australia, where the timbers of the structure were loaded . The corrugated iron is stamped "Davies Brothers Crown Brand". It was imported and erected in Glendinning Street by James Cuzens, a general merchant of Balmoral, in 1887 as an additional storage space for his thriving business. The shed was frequently used as an entertainment venue, and even at one time a temporary town hall for Balmoral. The shed was removed from its original location in 1976 by Anthony Watt of Indi Homestead. It was transported, with special permission from the Victoria Police, on a semi-trailer. It continues to be used as a shed on Mr. Watt's property. The shed is in fair condition, and retains a good degree of integrity, although the walls were reduced in height by 1 metre when the shed was transported, reducing its intactness.

How is it significant?

The prefabricated shed at Indi Homestead is of historical and architectural significance to the community of Balmoral and to the Southern Grampians Shire.

Why is it significant?

The prefabricated shed is of historical significance for its association with James Cuzens, one of the most important local merchant's in the township of Balmoral in the nineteenth century. Of further historical significance is the wide variety of roles which the pre-fabricated shed has undertaken, including being used as a store, dance hall, entertainment venue, temporary town hall and finally as a machinery shed. The shed is of architectural importance as a rare surviving example of a pre-fabricated tin shed, and as an unusually late example of the erection of a pre-fabricated shed.

Heritage Study/Consultant	Southern Grampians - Southern Grampians Shire Heritage Study, Timothy Hubbard P/L, Annabel Neylon, 2002;
Construction dates	1887,
Heritage Act Categories	Registered place,
Other Names	BALMORAL TOWN HALL,
Hermes Number	23476
Property Number	

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## Physical Conditions

Fair

## Physical Description 1

The prefabricated shed is 30' x 60' (approximately 10m x 20m) and is now 15' to eaves level and 24' to the top of the roof (approximately 5m and 8m). About 1.0m of the height of the walls was removed at the time of the shed's relocation. The roof is a segmental vault. The shed comprises six bays, each with one small high level window. Originally there was a timber floor but this was lost at the time of relocation. The shed is made from squared timber (possibly kauri) posts and smaller members which support a lightweight iron frame made up of angles, on the walls and roof, and rods and angles for the trusses. The bottom cord of the trusses is hooked at the centre. The corrugated iron sheeting, which is extensively stamped Davies Brothers Crown Brand, is rivetted together. As well as the windows along both sides there were matching windows at either end. The timber framed windows are hopper in form and have four panes. Alterations at the northern end to introduce a larger sliding door mean that the central window is now missing. The refacing of the southern end means that its windows are missing. The structure of the shed is in excellent condition but the shed's integrity has been compromised by the

alterations done at the time of relocation.

## **Historical Australian Themes**

Theme 3: Developing local, regional and national economies

3.19 Marketing and retailing

Theme 8: Developing Australia's cultural life

8.12 Living in and around Australian homes

8.14 Living in the country and rural settlements

## **Usage/Former Usage**

James Cuzens, imported the store.

## **Integrity**

Fair degree of integrity, although the bottom section of the pre-fabricated shed has been removed.

*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/>*