

HERITAGE CITATION REPORT

name: Former Young Bros. Stables
Address: 79 Wilson Street HORSHAM
64 Hamilton Street HORSHAM
Place Type: Stables
Citation Date: 2022



Recommended Heritage Protection VHR -
HI -
PS
Yes

Integrity

Selling ring section of shed no longer extant. High integrity inside and moderate outside for stable area.

History and Historical Context

Young Bros stables are situated behind modern offices at 79 Wilson Street, Horsham. They are the last remaining tangible evidence of the iconic and hugely successful stock and station business, Young Bros., established in 1875.

The principal partner, Thomas Young, was born in Yetholm, Roxburghshire, Scotland in 1850. At age four, he accompanied his parents and two brothers on the steamship, *Great Britain*, and arrived in Australia 1854. Whilst his father, James Young took up land at Tatyoon in Victoria's Western District, Thomas began his education at the Ballarat National School, which he later completed at the private seminary of Mr Dimelow.[1] Upon leaving school, Thomas worked on his father's property, *Bowmont*, for several years where he acquired substantial

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knowledge of stock and farming. In 1875, Thomas entered into business with his brother George, and established a stock and station agency in Horsham called Young Bros.

The business struggled in its early years due to region's small population and the prominence of wool growing in the area, which created a lack of trading. During this period, Thomas worked as his own auctioneer, clerk, salesmen, and indoor manager, and travelled lengthy distances by horse and buggy. However, his energy and perseverance soon paid off with steady growth in business.

In 1877, after several years of managing the business together, George handed the management over to Thomas in order to take up employment in Ballarat. At the request of the directors of the Commercial Bank of Australia Ltd, Thomas opened the Horsham branch, which he managed for two years. Following this, he entered into a partnership with Geelong wool merchant, E. H. Lascelles, with whom he purchased a stock and station agency in Ballarat, which traded as Young, Lascelles, Austin and Company.[2]

In 1886, Thomas, together with his brothers James and John, based at Nhill and Hamilton respectively, established branches of Young Bros at Hamilton, Terang, Casterton, Murtoa, Minyip, Warracknabeal, Donald and Dimboola.[3] During this period, Young Bros acted as agents for the Ballarat Banking Company and the Australian Mutual Provident Society (AMP), both of which proved financially rewarding endeavours. The company later established branches at Beulah, Natimuk and Rupanyup, and had agencies at Goroke, Gymbowen, Harrow, Marnoo and Watchem. They also acted as agents for Dennys Lascelles Ltd, Geelong, Ballarat Banking Co. Ltd, The Union Trustee Co. of Australia Ltd, The National Trustees Executors and Agency Co. Ltd, Victorian Insurance Co. Ltd, The National Insurance Co. of New Zealand Ltd, and The Australian Mutual Insurance Society Ltd.

In 1889, Thomas returned from a trip to Britain and America with more ideas for farm development and immediately established an irrigation colony on Dooen Road, known as Young Brothers Irrigation Colony.[4] Again, his energy and innovation paid off, and the development of valuable orchard blocks laid the foundation for another local industry - fruit growing and the breeding of 'fat lambs'. The success of closer settlement in the Horsham district is solely attributed to Thomas, who was the first person in the Western District to see the benefits of irrigation, despite substantial public criticism at the time.

Thomas also played a significant role in the sub-division of large pastoral runs, such as Walmer, South Brighton and Longerenong Station, and urged farmers to modernise their land-use methods and diversify from the traditional sheep runs. He advised them to fallow their land and turn to fat-lamb production, which he called "the third harvest" - after wheat and wool.

In 1910, Young Bros established an annual stallion sale in Horsham. In his *Reminiscences of Horsham Saleyards (1996)*, former employee, Roy Withell describes how 'proud Clydesdales, their tails elaborately decorated, paraded down Firebrace and Wilson Streets before reaching Young's sale bazaar at the rear of their premises' in Wilson Street.[5] Sales bought considerable wealth to the proven Wimmera stud-masters, as outlined by Withell who states that:

In one year, 380 stallions went under the hammer in a four-day clearance. A South Australian paid 1,000 guineas for Lord of the Manor. Others sold briskly to 800 guineas. It was big money in the twenties.[6]

At the start of the First World War in 1914, Australian light horse regiments were formed creating a huge demand for Australian horses. The large number of Clydesdale horses used in the Wimmera earned a reputation with the Army as a centre that could supply excellent gunners or half legs. On 22 August 1914, a government officer travelled to Horsham seeking 200-300 artillery and transport horses. Young Bros auctioned off various breeds of suitably broken in horses to the officer at the Horsham saleyards to be used by the

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Australian light horse regiment.[7]

By 1928, the Wimmera had become famous for its Clydesdale horses, which again was attributed to Thomas' improvement in the standard of horse breeding. It was upon Thomas' advice that Mr. Andrew Young of Blackheath near Horsham visited Great Britain in the early twentieth century where he purchased pedigree Shires and Clydesdales with the object of further improving the breed of horses in the Wimmera. His venture paid off as 'for many years Horsham was renowned throughout Australasia as the centre of one of the greatest draught horse sales, to which stock was brought from every part of Australia as well as from distant New Zealand'.[8]

Whether it was horses or sheep, Thomas continually strived for advancement by providing valuable advice, as well as financial and practical assistance to farmers. For example, in the early twentieth century he constructed sheep dips at the firm's Horsham saleyards, which were made freely available to every sheep owner. This preceded compulsory sheep dipping, and resulted in cleaner and healthier sheep.

Young Bros made a significant contribution to the wider economic progress of Horsham, as livestock trading injected substantial money into the local economy. Withell notes:

Horsham's livestock trading ... has been the city's financial stability for more than 100 years. Countless millions of dollars' worth of stock has passed through the years to provide a steady income for producers and a tremendous boost to business houses. Add to it the stock transport industry and the drovers, the rural supplies and the shopping dollars from both vendors and buyers. In a nutshell, market day was always a boost to trade. Farmers who bought their stock for sale later went shopping with the family.[9]

Soon after Thomas' death in March 1935, the *Loan (Farmers' Debt Adjustment) Act* was passed. The Act, which came into effect on 24 December 1935, was designed to protect farmers against creditors, by having their debts 'adjusted' to enable them to continue carry out farming operations. The Act also protected farmers from any action, execution or process in respect of any debt of the farmer, rendering creditors virtually powerless to recover debts owing to them. Withell explains that:

Stock agencies, the motor firms and traders ... were offered as little as six pence in the pound to square the debts. If the offer was not accepted, the firms got nothing. It was an impact on the various firms that they could not meet. Borrowing money from the banks was necessary by agents and the subsequent demise for the stock agents such as Young Brothers.[10]

Thomas' grandson, Tim Young explains that bank representatives walked into the business' Horsham headquarters, then managed by his father Robert, and literally took over.[11] Ironically, it was the generous financial assistance that Thomas had become known for that caused the business' ultimate demise. Yet, despite going into receivership, the business continued to trade under the household name, Thomas Young and Co. Pty Ltd, due to their outstanding reputation as one of Australia's leading stock and station agencies.

By the late 1930s, machinery had gradually replaced the need for workhorses on farms and cars had rendered the horse and buggy redundant.[12] As a result, Thomas Young and Co. Pty. Ltd held its last (and smallest) annual parade and stallion sale in 1939. Withell claims that unwanted farm horses were rounded up into mobs of 200 and sent to Melbourne where they were destroyed and made into pet food, although many farmers were told by agents that their faithful four-legged friends would be used on milk rounds.[13]

In 1946, after 71 years of trading, Thomas Young and Co. Pty Ltd was sold to Geelong based wool-merchants, Dennys Lascelles Pty Ltd, a company which they had previously represented. In 1956, Dennys Lascelles Pty Ltd destroyed one of Horsham's most historic landmarks when they demolished the Thomas Young and Co. Pty

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Ltd offices and the frontage of the adjoining building known as "Young's Horsham and Cattle Bazaar" to make way for a modern suite of offices at 79 Wilson Street. Fortunately, the brick stables at the rear of the Bazaar were spared; however, the faded Dennys Lascelles signage that presently remains on the Hamilton Street side the stables detracts from its origins as the iconic auction house it once was.

Thomas' substantial contribution to the region's agricultural and livestock industry also extended to the provision of civic and public services, as acknowledged in an article published in 1918 by the *Horsham Times* paying tribute to his contribution to the development of the local region. The article asserts that 'every phase of its [the Wimmera's] remarkable development is known to him, and there has probably been no movement for the betterment of the town and district in which he has not figured, either as the prime mover, or as a practical sympathiser.'^[14] It also highlights that public perceptions of Thomas, the auctioneer, often overshadowed his extensive contribution to the Wimmera:

To the latest generation Mr. Young appears rather as a stern man of commerce than as one who gives time to the pushing along of local interests. But those who think of him merely as being the head of a big thriving business and nothing more are unacquainted with the history of Horsham and of the Wimmera province more generally, for no man has done as much as he to advertise the resources of the district and by keeping them constantly before those men and institutions without whose confidence and help the Wimmera could not possibly have been the prosperous region it is today. Unbounded faith in the potentialities of the district has ever been one of Mr. Young's outstanding characteristics, and, inspired by his indomitable faith and the practical backing with which he has always supported it, many men of fluctuating fortunes have been induced to hold on to their areas in time of depression, with the result that today they are freeholders of considerable substance.'^[15]

Thomas' professional and civic services included acting as a Justice of the Peace, representing government on the Western Wimmera Waterworks Trust and undertaking membership of the Horsham Borough Waterworks Trust. From 1917 until 1924, he sat on the directorate of Messrs Dennys, Lascelles, Ltd, in which his extensive knowledge of the Wimmera and Mallee compensated in some measure following the death of Charles Lascelles in 1898. Thomas was a committee member of the Horsham Base Hospital, and together with his wife Catherine, helped raise a large sum of money to fund the construction of the hospital. Thomas was elected to the first Borough Council in Horsham in January 1883 and became the Council's first secretary. He served as the second mayor of the Borough between August 1884 and May 1885. A popular councillor, Thomas was re-elected in 1886 and served until 1888. He was an active member of the Horsham Agricultural Society from August 1893 to August 1889 and served as vice-president of the Society Committee in 1894.^[16] Thomas also provided considerable financial support to the Longerenong Agricultural College and the Horsham High School. It is purported that Thomas was the instigator of the tree-planting movement in Horsham, which 'converted the town from a barren sea of wood and iron into one of the most leafy country towns to be seen in Northern Victoria'.^[17]

Thomas and his family were active members of the Horsham Presbyterian Church congregation (St Andrew's), during which time they made considerable financial donations to the church. He reportedly paid for much of the enlargement of the church in 1905, and in 1927 he donated £1,000 for the erection of a stone tower at St Andrews, built in 1928.^[18] The generosity of the Young family was commemorated with the installation of three stained glass windows in the Church. The two windows (The Sower and The Reaper) dedicated to Thomas were unveiled on 8 December 1935. The inscriptions read: On the Sower - To the glory of God in loving memory of Thomas Young and the gift of his family 1935, and on The Reaper - To the glory of God presented by the congregation in memory of Thomas Young worshipper of this church from 1875 to 1935.

Thomas Young died aged 84 at his "Sunnyside" residence on 26 March 1935, following a period of ill health. He was survived by his wife of 59 years, Catherine (nee Jenkins of Glenorchy), four sons and three daughters. Throughout his life, Thomas made a considerable impression on those who had the pleasure to meet him. Ivan Maddern, a former teacher at the Horsham High School, recalled the day that he met Thomas in the early

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1930s:

the feeling of awe and respect I had for this good and famous man. He was something of a legend, even for us young people. Even when I was still younger, a child at Jung, I was fascinated by the regular advertisement of Young Brothers in the Horsham Times - a map of Victoria showing their branches spread all over the state.[19]

Horsham City Council named Young Street, Green Park, in honour of Thomas. He is also remembered for his publication, *Pioneer Station Owners of the Wimmera* (1926), a valuable resource for historians tracing ownership of the earliest pastoral runs in the region.

The Young Bros stables are the last tangible reminder of an iconic man and prominent local business, which was the largest of its size in Victoria and well known across Australia and overseas. The stables themselves are a unique part of Horsham's history as a site where some of the Wimmera's finest teams of buggy horses were housed and Australia's top breed Clydesdales changed hands.

[1] Smith, J. (1904) *Cyclopaedia of Victoria*. Melbourne: Cyclopaedia Co., p. 207.

[2] Henderson, A. (ed.) (1936). *Early Pioneer Families of Victoria and Riverina*. Melbourne: McCarran Bird, p. 368.

[3] *Cyclopaedia of Victoria*, p. 207.

[4] *Memorandum and Articles of Association of Young Brothers' Irrigation Colony Company Limited* (1891) Horsham: Gas Printing Works.

[5] Withell, R. (1996) *Reminiscences of Horsham Saleyards*. Unpublished, p. 5.

[6] Withell, R. (1980) It really was horsepower! *Mail-Times*. 4 June, p. 22.

[7] Young Bros Advertisement (1914) *Horsham Times*. 18 August, p. 4.

[8] Dennys, Lascelles Limited (1925) *Annual*. Geelong: Dennys, Lascelles Limited, p. 10.

[9] *Reminiscences of Horsham Saleyards*, p. 1.

[10] *Ibid*.

[11] Horsham Historical Society.

[12] Horsham Times (1939) Annual Parade Sale. *Horsham Times*, 7 July, p. 1.

[13] *Reminiscences of Horsham Saleyards*, p. 5.

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[14] Horsham Times (1918) Mr. Thos. Young, J.P. A personal sketch. *Horsham Times*, 10 December, p. 5.

[15] *Ibid.*

[16] Maroske, I. (1978) *A History of the Horsham Agricultural Society*. Horsham: Horsham Agricultural Society, p. 167.

[17] Mr. Thomas Young, J.P. (1918).

[18] Hobbs, S. Liersch, L. and Payne, J. eds (2013) *Foundations to Build On: Celebrating the 50th Birthday of St Andrew's Uniting Church Building, Horsham 1963-2013*. Horsham: Wimmera Design and Print, p. 55.

[19] Maddern, I. (1980) Thomas Young - the agent and legend. *Mail-Times*, 4 June, p. 12.

Description

Physical Description

Two storey brown brick garden bond structure with red brick detail to lintels and archway heads. Gabled corrugated sheet metal roof on exposed timber trusses. Open carriageway to east side of building and brick stalls and storage rooms to western side. Stalls have timber split opening doors (some have been replaced with steel gates) with lattice screened openings over and small high level windows adjacent. Upper level loft storage areas are accessed by timber doors. Period toilet facilities (pan, cast iron cisterns, slate slab urinals) are located at the southern end of the building and are of interest. The stables are set behind a contemporary office building on Wilson Street. One corner of the stable building has been modified to allow car access to the rear of the office area. Steel columns have been installed to support the load of the roof structure at this point. The southern facade retains face brickwork to the gable end wall and a painted sign 'Dennys Lascelles Limited' over the gated opening. The western wall retains small vent openings along its length as well as 'S' tie rod cast plates.

Physical Condition

Stables in good condition, with stalls, lofts and tack rooms intact. Roof over replaced at some stage and the north end of the building has been reduced in length in the past to suit contemporary commercial purposes. Some cracking to south wall and internally above doorways, with collapse of external skin of brick above a loft doorway by 2022. The sale ring to the east has been demolished.

Australian Heritage Commission Criteria

Relevant HERCON Criteria

Criterion A) Importance to the course, or pattern, of our cultural or natural history. (representative of Young Brothers business ventures in stock management and other industries, and of the changing needs of the market through the late nineteenth and early/mid twentieth centuries)

Criterion B) Possession of uncommon, rare or endangered aspects of our culture or natural history. (most intact example of 19th C regional commercial horse stabling for sales premises known in Victoria)

Criterion D) Importance in demonstrating the principal characteristics of a class of cultural or natural places or

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environments. (retains original building features that clearly represent the use of the place as a commercial stabling enterprise, despite demolition of selling ring)

Criterion H) Special association with the life or works of a person, or groups of persons, of importance in our history. (association with Young brothers and particularly Thomas Young, who was influential in developing and promoting stock and farm management improvements and the civic and social life of Horsham in the late 19th and early 20th Century)

Comparative Analysis

Former Cobb & Co Stables, 20 Urquhart Street, Horsham, Hermes no. 18612 : Timber framed structure, barrel roof form (different from Young Stables), also use had different focus

Former Store / Stables, 42 Thompson Street, Hamilton, Hermes no. 27228: Brick structure c1870s, noted as commercial stables (not detailed to particular company) - condition poor externally

Wimmera Stock Bazaar (former), 71-81 Hamilton Street, Horsham, Hermes no. 12284 (VHR): Constructed 1936 as saleyards, architecturally significant (front section) but saleyards have been removed; later version of Young's establishment

Stock Selling Ring, 19 Spring St, Casterton, Hermes no. 31059 (VHR): C1920s - octagonal shed structure for selling ring. No office/ stabling.

Overall, Young Bros. Stables are the most intact example of a nineteenth-century regional horse sales premises identified in Victoria.

Statement of Significance

What is significant?

The elements of heritage value of the former 1885 Young's Stables, 79 Wilson Street, Horsham, include:

- . External form of the building, including brown brick walls with red brick detailing, timber structural elements including columns and trusses, and gabled corrugated sheet metal roof;
- . Internal configuration of large open carriageway, horse stalls, lofts spaces, and service spaces;
- . Remnant painted signage to southern facade.

Exclusions: The modified posts with steel structural support.

How is it significant?

The former 1885 Young's Stables, 79 Wilson Street, Horsham, is a rare, historic building type in Victoria of local historic and associative significance and rarity value to the Horsham Rural City and potentially to the State of Victoria.

Why is it significant?

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The former 1885 Young's Stables, 79 Wilson Street, Horsham, is:

. Of local and potentially State historical significance, illustrating the prominence and success of the Young Brothers stock and station business during the late nineteenth and early twentieth centuries in Horsham, where it was founded, then spreading across the Western District and Victoria. (Criterion A)

. Of rarity value as one of few remaining stables established as a part of an influential equestrian and agricultural agency enterprise in 19th century in Victoria. (Criterion B)

. Of associative significance, for its strong links with the Young Brothers and particularly Thomas Young, whose contributions to Horsham and wider Wimmera region in the fields of stock management, irrigation and farming improvements were substantial and varied. (Criterion H)

Recommendations 2022

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	No
Prohibited uses may be permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

References

Literature title: Annual. Geelong: Dennys

Literature type: General Reference

Literature author: Dennys, Lascelles Limited

Literature publisher: Lascelles Limited

Literature year: 1925

Literature title: Early Pioneer Families of Victoria and Riverina

Literature type: General Reference

Literature author: Henderson, A. (ed.)

Literature publisher: Melbourne: McCarran Bird

Literature year: 1936

Literature title: Foundations to Build On: Celebrating the 50th Birthday of St Andrew's Uniting Church Building, Horsham 1963-2013

Literature type: General Reference

Literature author: Hobbs, S. Liersch, L. and Payne, J. eds

Literature publisher: Horsham: Wimmera Design and Print

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Literature year: 2013

Literature title: Horsham Times Newspaper

Literature type: General Reference

Literature author:

Literature publisher:

Literature year:

Literature title: Mail-Times Newspaper

Literature type: General Reference

Literature author:

Literature publisher:

Literature year:

Literature title: A History of the Horsham Agricultural Society

Literature type: General Reference

Literature author: Maroske, I.

Literature publisher: Horsham: Horsham Agricultural Society

Literature year: 1978

Literature title: Memorandum and Articles of Association of Young Brothers' Irrigation Colony Company Limited

Literature type: General Reference

Literature author:

Literature publisher: Horsham: Gas Printing Works

Literature year: 1891

Literature title: Reminiscences of Horsham Saleyards.

Literature type: General Reference

Literature author: Withell, R.

Literature publisher: Unpublished.

Literature year: 1996

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.