

HERITAGE CITATION REPORT

name: 'Droylsden'
Address: 143 Baillie Street HORSHAM
Place Type: Health Office,House
Citation Date: 2022



'Droylsden', 143-145 Baillie Street Horsham

Recommended Heritage Protection **VHR -**

HI -

PS
Yes

Integrity

High - intact dwelling retaining most original features, illustrating significance

History and Historical Context

Droylsden was built in 1927 by Sid and Clara Smith, formally of Lower Norton. Set on a 1,050 square metre title of two allotments, the Smiths resided in the double story brick dwelling until 1954, when they moved to Geelong. The original residence featured timber floors, five bedrooms, three living areas, a kitchen, dining room, maid's scullery and bathroom.[1] It had 37 squares of living area and another 12 squares of verandah space. In 1986, the *Mail-Times* reported that:

Builders claim the house is one of the most solid buildings in Horsham. Mr Smith was keen to prove that an 11 room brick house could be built on Horsham's unstable ground without cracking. He poured tonnes of concrete into the foundations and used 200 tonnes of railway line as reinforcing. He also used railway lines in the double-

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brick spine walls. There is no sign of warping or cracking in the brickwork. Mr Smith used railway line for girders in the floor and a second-storey billiard room.[2]

The dwelling was one of several substantial 'aspirational' dwellings erected along this section of Baillie Street during the interwar period, when Horsham was experiencing a period of substantial agricultural prosperity. Dwellings were of inter-war styles and were surrounded by extensive gardens. Similar dwellings were also erected along the city end of Dooen Road and Natimuk Road.

The name "Drolydsden" comes from the Bough of Tameside in Greater Manchester, England – the birthplace of Sid's father, Mr John Smith who arrived in Australia in 1872. Sid's father was a well-respected local farmer and businessman who in his later career became the first government auditor for the Wimmera Shire. He resided in both Lower Norton and Horsham from 1872 until his death in 1922.[3]

Since its erection, Drolydsden has been used as a private residence by former owners, dentist David Lye, and Peter Beyer and Ann Mitchell (1981-1987). Following the sale of the property to the Beyers, Mr Lye leased the separate commercial annex comprising of four consulting rooms, a kitchen and bathroom. The annexe was used as the commercial offices of Peter Beyer's firm, Beyer, Wilson and Crisp architects and engineers. During their ownership of Drolydsden, the Beyers completed extensive renovations of the top floor in order to restore its former grandeur.

In August 1986, Horsham's Goolum Goolum Aboriginal Cooperative (Goolum Goolum), the representative organisation of the local Wotjobaluk, Jadawadjali, Jaadwa, Jupagulk and Wergia peoples, began negotiations with Horsham Real Estate Agents, Robert Walter and Gerry Smith to purchase Drolydsden. The following year, in early 1987, Goolum Goolum bought the property for almost \$250,000 with funds acquired from federal and state government grants. In May 1987, Aboriginal Development Commission commissioner for Victoria, Mr John Atkinson, announced that 'apart from providing a permanent headquarters for Goolum Goolum Aboriginal Cooperative, Drolydsden provided Aborigines with a valuable economic asset and a place from which they could promote and develop social and recreational activities'.[4] Mr Atkinson further stated that 'he was delighted that the Victorian government had recognised the importance of providing such a social facility in Horsham [which will] improve the self-esteem of Aboriginal people and encourage their self-determination and self-management'.[5] The official opening took place on 9 September 1987. Goolum Goolum occupied Drolydsden until 2005 when they moved to new premises in Hamilton Street. During their time at Drolydsden, they provided administrative, welfare, recreation, cultural and health services to the local Aboriginal community, as well as negotiated their native title agreement, which was to become the first successful consent determination in Victoria and south-eastern Australia in a decision that was handed down by the Federal Court in 2005.

Drolydsden was untenanted from 2006 until 2010. Whilst vacant, parts of the floor and staircase were damaged as a result of a suspicious fire.

In June 2010, *Drolydsden* was purchased by Mr Barry Sherwell and Dr Kate Alyssia.[6] Barry and Kate were committed to restoring the building. Inside, oak wall panelling was repaired, glazed bricks replaced, damaged timber staircase elements replicated, ceilings restored and later wall partitions removed. They also converted the lower level into an Allied Health Centre with a series of consulting rooms, and retained the upper level for their private residence.[7]

[1] Bibliophile (2010) New Neighbours. *Bibliophile* [online]. 3 June. Available from: <http://bibliophile-biblionet.blogspot.com.au/2010/06/new-neighbours.html> [Accessed 2 September 2013].

[2] Mail-Times (1986) Aboriginal bid for Drolydsden. *Mail-Times*. 13 August, p. 3.

[3] Horsham Times (1922) Obituary. *Horsham Times*. 20 June, p. 5.

[4] Wimmera Mail-Times (1987) Commissioner applauds Drolydsden purchase. *Wimmera Mail-Times*. 18 May, p.

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5.

[5] *Ibid.*

[6] ABC (2010) Droylsden house auction stalls. *ABC News* [online]. 31 May. Available from: <http://www.abc.net.au/news/2010-05-31/droylsden-house-auction-stalls/847370> [Accessed 9 September 2013].

[7] Elliston, A. (2010) Health service planned for Droylsden. *Wimmera Mail-Times* [online]. 6 June. Retrieved from www.mailtimes.com.au/story/972023/health-service-planned-for-droylsden [Accessed 29 November 2013]; Elliston, A. (2010) Historic refit at Droylsden. *Wimmera Mail-Times*. 29 September, p. 6.

Description

Physical Description

A local, substantial two storey 1927 'Inter-war California Bungalow' style dwelling of face brick, with stucco banding to facades and terracotta tile roof. Principal gables are finished with timber shingles and decorative timber brackets at each base. Dwelling features a projecting balcony/ porch over the entrance in face brick, with the balcony open and the entrance under framed by a brick archway. The name 'Droylsden' features on the central gable of the dwelling. Red brick chimneys dominate at roof level and substantial tile roof verandas, supported by masonry columns, wrap around all facades of the dwelling. Windows are timber framed and a bay window is featured adjacent to the double front doors. Interior features formal rooms to the ground floor and bedrooms to the upper floor. Main rooms feature blackwood wall dado panelling and decorative plaster ceilings. The centrally located staircase is blackwood in construction and simple in design.

Physical Condition

Very good condition. Well maintained to exterior and interior. Past fire damage to ground floor rooms has resulted in reconstruction of some finishes. Recent commercial premises to side of front façade erected over part of original verandah and also impact on heritage views of place.

Australian Heritage Commission Criteria

Relevant HERCON Criteria

Criterion A: Importance to the course, or pattern, of our cultural or natural history. (Illustrating residential growth of Horsham during agriculturally prosperous inter-war period in 20th C.)

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments. (One of several substantial 'Inter-war California Bungalow' and 'Old English' style dwellings and gardens established on the main highway roads surrounding Horsham - evidence of new wealth in the town during the period)

Criterion E: Importance in exhibiting particular aesthetic characteristics. ('Inter-war California Bungalow' style, two storey dwelling of aesthetic merit. Designer unknown)

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions. (Goolum Goolum co-op - as office area/centre for community needs and during Native Title agreement. (social value - no physical evidence illustrates occupation)

Comparative Analysis

'Droylsden'
Hermes No 186083

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Horsham House, 27 Roberts St, Horsham, Hermes no. 186113: 1906 – 2 storey dwelling of Arts & Crafts styling of a scale (inc garden) to Droylsden – although earlier in construction. Along with Droylsden, represents ‘inner city’ wealth at turn of century.

Kalimna Park, 18-24 Kalimna Ave Horsham, Hermes no. 186094: 1915 – attic-storey dwelling – of high integrity – Arts & Crafts bungalow style dwelling on substantial grounds. Earlier in construction, but represents style and wealth of early 20th C Horsham – compares to Droylsden – but suburban.

Como Lodge, 83 Natimuk Rd, Horsham: C1930s ‘Como lodge’ dwelling of two storeys, of ‘Old English’ styling, with red tile roof. Moderate integrity. Located in substantial grounds in suburban Horsham – represents style and wealth of early 20th C Horsham – compares to Droylsden – but suburban.

Glen Logan House, Dooen Rd, Horsham: 1926 – built by Bolton – prominent two storey red brick ‘interwar’ dwelling with Arts & Crafts Arts & Crafts / cottage and ‘Romanesque’ styled features. Again, set in substantial grounds – reflects aspirational values of Dooen Rd precinct of the period. – compares to Droylsden – but suburban.

Bungalows of Natimuk Rd and Dooen Rds: Interwar, bungalow style dwellings in ‘dress-circle’ suburban location, most set in substantial gardens. – including ‘Leamont’ for eg (HO 5) – partly compares to Droylsden – but suburban and single storey.

Droylsden compares in scale, era and style to several other dwellings of the period in Horsham. It is only one of two remaining dwellings of the 1900-1920 period in ‘downtown’ Horsham. Other examples from the period are all located in suburban areas.

Statement of Significance

What is significant?

The elements of heritage value of the 1927 dwelling, Droylsden, at 143 Baillie Street, Horsham, include:

. External form of the two storey dwelling, pitched, tiled roof, wrap around verandah with columns, timber framed windows and doors to external walls. Decorative timberwork to eaves and verandahs and the name ‘Droylsden’ on the façade is also of note.

Exclusion: Commercial addition to east side of front façade.

How is it significant?

| The 1927 dwelling, ‘Droylsden’, 143 Ballie St, Horsham, is of historic and aesthetic significance to Horsham Rural City.

Why is it significant?

The 1927 dwelling, ‘Droylsden’, 143 Ballie St, Horsham is:

. of local historic and social significance, illustrating the substantial growth and prosperity evident in Horsham during the inter-war period of the 20th Century. The dwelling is one of several substantial Horsham dwellings erected during the inter-war period along key roads/ boulevards, illustrating the agricultural and commercial prosperity of residents of the period. (Criterion A)

. Of local aesthetic significance, as an intact and substantial example of a two storey ‘Inter-war California Bungalow’ style dwelling of design merit in Horsham. Few dwellings of this scale and integrity exist in Horsham

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today. (Criterion E)

Recommendations 2022

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

References

Literature title: ABC (2010) Droylsden house auction stalls. ABC News [online]. 31 May 2010

Literature type: General Reference

Literature author:

Literature publisher:

Literature year: 2010

Literature title: Bibliophile (2010) New Neighbours

Literature type: General Reference

Literature author:

Literature publisher: Bibliofile [online]. 3 June 2010

Literature year: 2010

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: Wimmera Mail-Times Newspaper

Literature type: General Reference

Literature author:

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Literature publisher:

Literature year:

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.