

MOORABOOL PLANNING SCHEME

Fisken Street Heritage Precinct, Statement of Significance, May 2021

Heritage Place: Fisken Street Heritage Precinct 78, 80 & 81-85 Atkinson Street and 1-29 & 2-24 Fisken Street and 70 Steiglitz Street, Ballan	PS ref no: HO206
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What is Significant?

The Fisken Street Heritage Precinct, Ballan is significant.

The following features contribute to the significance of the precinct:

The residential, civic and commercial buildings constructed between c.1870 and c.1940 as shown on the precinct map.

- The consistency of built form demonstrated by the residential buildings (single storey height, hipped and/or gabled roofs), materials and detailing (primarily weatherboard wall cladding, corrugated steel or tile roof cladding, modest-wide eaves, brick chimneys and timber framed windows), and siting of buildings (on regular rectangular residential lots, with open front garden settings, recessive garages and/or carports and generous front and side setbacks). The wide street layout with broad grassed nature strip, concrete paths and mature street tree plantings along Fisken Street.

Features that do not contribute to the significance of the precinct include non-original alterations and additions to the contributory and significant places shown on the precinct map, and the places listed below as 'Non-Contributory' places.

Significant places:

Ballan Railway Station Building and Platform, Timber Signal Box, Metal Framed Water Tower and Header Tank, and associated outbuildings and infrastructure at 81-85 Atkinson Street.

Contributory places:

Atkinson Street: 78 & 80

Fisken Street: 1, 2, 3, 8, 9, 11, 12, 13, 14, 17, 19, 20, 23, 24 (McLean Reserve including Aleppo Pine tree and Bills Horse Trough), 27-29 (Ballan Fire Station), Theresa Graham memorial Pin Oak (outside 25 Fisken Street), Avenue of Street trees (Pin Oak, Scarlet Oak, Claret Ash and Golden Ash).

Non-Contributory places:

Fisken Street: 4, 6 (units 1 and 2), 15, 16, 18, 21, 21a, 22, 22a and 25

Steiglitz Street: 70

Later additions and infrastructure at the Ballan Railway Station complex (81-85 Atkinson Street), including the c.2018-2019 pedestrian overpass, steps, ramps, lifts, the southern platform and shelters, modern metal fencing around the complex, signage, modern metal chair fixtures, lighting, shelters, paving and landscaping.

How is it significant?

The Fisken Street Heritage Precinct, Ballan, is of local historical, representative, aesthetic and social significance to the Moorabool Shire.

Why is it significant?

The Fisken Street Heritage Precinct is historically significant as it demonstrates the influence of the arrival of the Melbourne to Ballarat railway line and subsequent development of the Railway Station had on the residential development patterns of Ballan, and particularly Fisken Street, in the late nineteenth century. The railway line arrived in Ballan in 1886, and the Station building was constructed

MOORABOOL PLANNING SCHEME

within three years. Prior to 1880, Fisken Street was relatively unpopulated, with only a handful of buildings (including 3 Fisken Street, constructed c.1874) between Atkinson Street and the main thoroughfare of Ballan, Inglis Street. After the construction of the Railway Station, Fisken Street was predicted to become the main street of Ballan as its rapid development in the late nineteenth and early twentieth century superseded that of other streets, including Inglis Street. Many of the buildings constructed in this period survive closer to the southern end and provide the precinct with a strong late Victorian/Edwardian residential character. Commercial and Civic development also expanded from Inglis Street towards the Station with the construction of the former shops and boarding house (now demolished) at 22 Fisken Street in the late nineteenth century, and the establishment of the Ballan Fire Station at 27-29 Fisken Street in 1908. Fisken Street continued to be highly desirable as a residential street through to the beginning of the Second World War. The historical significance is embodied in the Station complex itself and the concentration of late Victorian, Edwardian and Interwar dwellings which remain (particularly those immediately adjacent to the Railway Station) and the mature street trees (which replaced an earlier planting of Poplar and Cypress). The Precinct also has historical significance for the Bills Trough in the nature strip in Fisken Street (associated with McLean Reserve). Philanthropists, Annis and George Bills established a fund in the early 20th century to provide adequate watering facilities for horses. The trough is just one of over a thousand troughs installed throughout Australia, and the USA, which are a legacy of the Bills Estate. They demonstrate a distinctive custom that is no longer in use. (Criterion A)

The Fisken Street Heritage precinct is of architectural significance for the collection of representative examples of Late Victorian period, Federation period and Interwar Bungalow style residences which demonstrate the principal characteristics of vernacular regional design for each period. Most of the dwellings are vernacular or conventional in character, reflecting the regional and socio-economic status of the original owners. A number have been altered or extended, although the original designs, character and appearance remain clearly discernible. A small number have also been relocated to their current sites, and their designs and construction are reflective of the styles of buildings in the area. The vernacular character of the dwellings is particularly evident in the Late Victorian and Edwardian dwellings at 3, 11, 13 and 23 Fisken Street. The Interwar Bungalows at 78 Atkinson Street and at 9 Fisken Street are reflective of the standard designs of the State Savings Bank of Victoria's finance, design and construction scheme. Other dwellings typical for their design types include the Interwar Bungalows at 2 and 8 Fisken Streets. The few more elaborate or particular exemplars of their architectural type include the Late Victorian styled Ruddle House at 17 Fisken Street and the Federation styled dwelling at 20 Fisken Street. (Criterion D)

Aesthetically, the Fisken Street Heritage Precinct is significant for the visual qualities created by the wide street with its broad grassed nature strips and mature deciduous street trees of Oak and Ash species. These elements, along with the consistent single storey scale residential development with generous setbacks frame the view to the ornate Late Victorian Tudor Gothic brick Railway Station Building (based on the 'Casterton Style') at the termination of Fisken Street. The deliberate siting of the Station building central to the termination of Fisken Street within direct view from Inglis Street via Fisken Street reinforces the historical connection between the Station complex and the development of Ballan, and in turn Fisken Street. (Criterion E)

Architecturally, the precinct is defined by local landmarks. The Station complex has a notable presence at the southern end of Fisken Street and it is one of two similarly-designed station buildings of this type in the Moorabool Shire. At the north end of Fisken Street, the Classically-derived Edwardian era brick fire station, while altered, is the only surviving Edwardian fire brigade station building in the Moorabool Shire. (Criterion E)

MOORABOOL PLANNING SCHEME

The memorial Pin Oak tree which commemorates the 49 years of service to the Ballan Red Cross of Mrs Teresa Graham (in the nature strip at 25 Fiskin Street) and the Aleppo Pine tree in McLean Reserve (honouring the service and sacrifice of the local soldiers in World War One) are of social significance for their strong association with the respective local Red Cross and Returned Services League groups. (Criterion G)

Primary source

West Moorabool Heritage Study (Stage 2a) Review, 2021

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