

HERITAGE PLACE

NAME OF PLACE: LYNE HOMESTEAD COMPLEX

ADDRESS/LOCATION OF PLACE: Branxholme/Byaduk Road BYADUK NORTH

STUDY NUMBER: 112

HERITAGE OVERLAY NUMBER:

PRECINCT: outside

LOCAL GOVERNMENT AREA: Southern Grampians Shire

PARISH: PARISH OF BYAMBYNEE

ACCESS DESCRIPTION:

CFA 473 D-18; VicRoads 72 G8; located on the south side of the Branxholme Byaduk Road, about 3.0kms south-west of Byaduk North overlooking Lyne Creek.

SIGNIFICANCE RATING: State



Lyne Homestead, Branxholme-Byaduk Road, Byaduk North, side elevation

Image Date: 23/01/02

EXTENT OF LISTING:

To the extent of: 1. All the buildings and outbuildings, the rows of *Robinia pseudoacacia* and *Populus nigra*, and the immediate curtilage.

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PHYSICAL DESCRIPTION:

Lyne Homestead is situated on a gradual rise, surrounded by an established garden. The homestead is a simple symmetrical single story four room cottage with an encircling verandah. It is said to have been constructed by William Stewart in 1876 as an addition to the earlier homestead of unknown date and the kitchen and bedroom wings of 1864. The homestead is constructed of squared coursed bluestone, surrounded by a simple timber encircling verandah. The roof is corrugated iron with a low pitch. The exterior of the building is virtually without adornment, although the windows are 12 paned-double hung sashes and the front door is four paneled with a plain fanlight above. The ceiling of the sitting room is constructed of timber and ornate plasterwork and is a notable feature.

An earlier kitchen wing, which may date from 1864 is situated to one side of the main house rather than at the rear. The kitchen is single story and the walls are in rougher bluestone construction, although still coursed and with quoins at the corners. The chimney dominates the end of the building. The windows are 12 paned double hung sashes. It has been extend in bluestone at the rear in the form of a skillion.

Beyond the house there is a simple bluestone outbuilding, perhaps the earliest construction, which was a smithy and then as a laundry. Next to this there is a single storey weatherboard structure of two rooms used as a schoolhouse.

The woolshed is a small single storey building of very simple bluestone construction. There are three windows along one side, and a bluestone skillion along one side perhaps built as a later addition. The date of construction is not known but it appears to be very early. The roof is hipped and clad with corrugated iron. The woolshed has been extended in corrugated iron in the early twentieth century. Some distance from the woolshed and down the hillside, there are men's quarters, dating from the early twentieth century. They are constructed as a timber framed building clad with corrugated iron. The plan is L-shaped. The kitchen and dining room chimneys are substantial and built of pressed red bricks. There is an elevated barn of similar construction and date further up the hill.

The front garden includes several interesting plantings and appears to have been landscaped. There is a drive, now unused of Pseudo Acacias. Beyond the men's quarters, there is a row of Lombardy Poplars, *Populus nigra*, possibly planted at the same time as the building was constructed.

HISTORY:

In July 1847, George Wyndham Elms and Alexander Dennistoun Lang took up squatting run P.B. No. 98, located some eight miles east of the township of Branzholme with the intention of using it as a cattle station (B&K, 64 & 239). It was located on the return route taken by Major Thomas Mitchell, the famous "Major's Line" which influenced settlement throughout the area he called "Australia Felix". He passed by on elevated ground between two swamps in early September 1836, a spot now close to the entrance to Lyne. The run consisted of 38,000 acres, with the capacity to run 1,200 cattle and 8,000 sheep, and was given the name 'Lyne'. There is a village called Lyne of Skene in Aberdeenshire, Scotland. In 1848, 16,000 acres were separated from the main run, Lyne, and a new pastoral lease, No. 97 was created and named 'Euremete', held in both Elms' and Lang's names.

By 1850, it was apparent that the idea of running the large run Lyne as a cattle station was not viable, the herd was not developing as well as expected, and the decision was made to subdivide the run into two parts. Alexander Lang retained the southern section which stayed known as Lyne, and George Elms took the section closer the Grange Burn where he built a homestead, this portion was then re-named Brisbane Hill (Garden, 26).

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In 1851, Lang renounced his lease holding in the area, selling his share of Euremete to Elms, and the pastoral lease of Lyne to Captain Stanley Carr, a wealthy retired military officer who had spent a number of years at the German Court, and still held property in Silesia. Captain Carr was recorded in Garryowen as 'a recent arrival, with large experience with sheep and who was about to become a settler in the province'. It went on to state that "... (he) addressed a meeting at the Royal Hotel on the first of June, 1850, concerning the dreaded sheep plague, catarrh ... the meeting resolved that prompt destruction of infected flocks was the key to prevention and eradication and that the urgency and cost of the problem warranted the interference of the legislature" (Garryowen, 669)

Carr took up a number of leaseholds in the area, using Lyne as the headquarters from which he ran his 'empire'. Due to his knowledge of sheep and flock management, he reduced the numbers in the cattle herd and introduced pedigree German sheep with their own German shepherd. Garden states that the change from cattle to sheep grazing at Lyne ran counter to a trend in the late 1840s to supplement or replace wool growing with running beef cattle (Garden, 26).

In 1851, after a few months residing at Lyne, Captain Carr returned to Europe to promote the interests of the Australian Colonies. He died in Germany in 1854 (Garden, 26; Boldrewood, 128). Before his departure, he took John R. Nowlan into partnership as the resident manager of the run. Garden notes that Nowlan did such a fine job of managing the run that he was able to make enough profit from the escalating price of beef to purchase land near Melton for the further fattening of beasts for sale (Garden, 53).

Some years after the death of Carr, Nowlan was forced to put Lyne up for sale. In 1859 it was advertised as "having 20,000 acres of well grassed and watered land including the Pre-emptive right, a herd of 3,000 cattle, a six roomed stone cottage, store, detached kitchen, huts, milking shed, a ninety acre horse paddock and a sixteen acre cultivation paddock" (Garden, 53). The run, which had been purchased for 4,000 pounds, was sold for nearly 20,000 pounds in July 1859 to William and Andrew Lyall, who held the pastoral lease for the rest of the decade (Boldrewood, 137). The ownership of Lyne between 1859 and 1862 varied between one and the other brother; William and Andrew Lyall purchased the property together in July 1859, in September of that year, the lease hold was transferred to Andrew Lyall only, in August 1862, the leasehold was transferred to William Lyall for a short period, before Edwin Bowring purchased the property in August 1862. It is stated by Agnes Walter (Branxholme, 1873-1973, 43) that Hugh McIntyre purchased a part of Lyne and named it Inverary early in 1864.

The property changed hands a number of times in the next decade, usually having periods of short tenure. In February of 1865, John Russell McPherson purchased the property and, by May of that year, it had passed into the hands of Alexander Cunningham. Less than a year later, in March 1866, Frederick Wright purchased Lyne, and went bankrupt, as in August 1870, the National Bank took possession of the property until the cancellation of the leasehold in December of 1870.

Little is known of the property and its history between 1859 and the cancellation of the leasehold in 1870, although it is said to have been bought in 1866 by William Stewart (1818-98) with nearly 5,000 acres of freehold (Henderson, 91). It is thought that the homestead was constructed in 1876 as an addition to the earlier homestead of an unknown date and the kitchen and bedroom wings of 1864. According to this source, the original homestead was destroyed by fire in 1841. The Stewart family has held the property since 1866 (Australian Heritage Places Index Record 3735). This information is contrary to that of Billis and Kenyon, a summary of which appears above.

A brief biography of Alexander Gordon Stewart appears in the Cyclopaedia of Victoria, which states

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"Landowner, "The Lyne", via Byaduk South, was born in "Breachin", Scotland, on the 16th of June, 1854. He came to the colonies with his parents in 1858, and, after landing in Adelaide, they proceeded to Morphett Vale Station, near Adelaide, the property of his uncle, Mr. Alex. Stewart. After a short sojourn there, Mr. Stewart, Sen., purchased Ardoon Station, in the south-east of South Australia, which place he occupied for eight years, when he sold it, and purchased the present place. Mr. A. G. Stewart was educated in Portland, leaving school in 1874, and going thence to "The Lyne," of which he took over the management in 1889. This became his own property on the occasion of his father's death in 1898. He married, in 1895, Miss E. C. G. Edgar, daughter of the late Mr. Walter Edgar of "Woodacres", his marriage taking place on the fiftieth anniversary of his wife's parents' wedding. "The Lyne" is situated in the south riding of the Dundas Shire, five miles from South Byaduk. It comprises 2,700 acres of purchased and 360 acres of leased land, well watered by the Lyne Creek and springs. The sheep are crossbred and comebacks, about 3,000 being annually shorn by hand. The stud are bred from Mr. Routledge's Lincolns. The property was bought by Mr. Stewart, Sen., in 1866, from Mr. McPherson of "Phoines" (Smith, 532)

In preparation for the 1888 shearing season graziers formed the Western District Sheep Farmers Association to counter the union. The leading men in the association included Samuel Winter Cooke, Richard Carty, Peter Learmonth, William Philip, Donald McLellan, John Robertson, and William Skene (Garden, 142 & 147). In their 1888 notice, William Stewart of Lyne is listed as having 9,000 sheep to shear, needing 7 shearers and offering 12 shillings per 100 head shorn, the lowest rate offered (Fawcett).

THEMATIC CONTEXT:

Theme 3: Developing local, regional and national economies

3.5 Developing primary production

3.5.1 Grazing stock

Theme 5: Working

5.8 Working on the land

Theme 8: Developing Australia's Cultural Life

8.11 Making Australian Folklore

8.11.1 Celebrating folk heroes

8.11.2 Myth making and story-telling

CONDITION:

The main homestead is in excellent condition. The outbuildings including the smithy and the schoolhouse are in poor condition. The woolshed is in good condition.

INTEGRITY:

The homestead and the outbuildings retain a high degree of integrity

STATEMENT OF SIGNIFICANCE:

What is significant?

Lyne (or "The Lyne") is a large homestead complex, located on the south side of the Branxholme-Byaduk Road, about 3.0kms south-west of Byaduk North overlooking Lyne Creek. It began in 1847, and is of interest for being on the "Major's Line". The squatting lease first belonged to Alexander Lang and George Elms, and was subsequently subdivided in 1848 into Lyne and Euremete, in both their names. The remaining part of Lyne was further subdivided in 1850 into Lyne, in Lang's name, and Brisbane Hill, in Elms name. In 1851, Lang renounced his interest in all the properties and sold his share of Euremete to Elms and sold Lyne to Capt. Stanley Carr, a Scot lately of the German Court. The famous colonial author, Rolf Boldrewood, actually the squatter Thomas Browne of nearby Squattlesea Mere, was acquainted with Lyne and describes it

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in detail in his Melbourne Memoirs. The homestead was begun pre-1859 in bluestone in a simple vernacular style. It was extended and altered over the years maintaining the same scale, forms and materials. The complex also comprises various outbuildings including a late nineteenth century timber schoolhouse and an early simple bluestone woolshed. All remain with a high degree of integrity and most are in good condition. The row of Black Locust trees, Robinia pseudoacacia planted in the front garden before 1900 is notable and the later row of Lombardy poplars, Populus nigra near the woolshed and men's quarters is an important landscape feature.

How is it significant?

The Lyne Homestead complex is of historical and architectural significance to the state of Victoria.

Why is it significant?

The Lyne Homestead complex is of historical significance for its early squatting associations, especially that with Capt. Stanley Carr and Rolf Boldrewood, the famous colonial author.

It is of architectural significance as a representative example of a squatting complex comprised of simple vernacular buildings which remain intact.

COMPARISON:

111 Brisbane Hill Homestead Complex, Hamilton-Port Fairy Road, North Byaduk

113 Audley Homestead Complex, Branhholme-Byaduk Road,

152 Dunroo, Hamilton-Port Fairy Road, North Byaduk

EXISTING LISTINGS:

HERITAGE STUDY RECOMMENDATIONS:

Include in VHR Include in RNE Include in Local Planning Scheme

No Recommendations for Inclusions

REFERENCES:

Author	Title	Year	Page
Department of Conservation and Environment	The Major Mitchell Trail, Exploring Australia Felix	1990	81-5
Don Garden	Hamilton A Western District History	1984	var.
Edmund Finn ("Garryowen")	The Chronicles of Early Melbourne	1888	669
Henderson, Alexander	Early Pioneer Families of Victoria and the Riverina	1936	
James Smith	Cyclopaedia of Victoria, Vol 2	1904	532
Macbeth Genealogical Services	Pioneer Index Victoria 1836 - 1888	1998	
Paul De Serville	Pounds and Pedigrees	1991	62, 282-3
R V Billis and A S Kenyon	Pastoral Pioneers of Port Phillip	1974	var.
Rolf Boldrewood	Old Melbourne Memories	1884	var.