

LYNE HOMESTEAD COMPLEX



23190 Lyne Homestead
Byaduk North 1426



23190 Lyne Homestead
Byaduk North barn silos 1444



23190 Lyne Homestead
Byaduk North front door 1432



23190 Lyne Homestead
Byaduk North front elevation
1428



23190 Lyne Homestead
Byaduk North front garden
1433



23190 Lyne Homestead
Byaduk North front window
1431



23190 Lyne Homestead
Byaduk North men s quarters
1443



23190 Lyne Homestead
Byaduk North old laundry
1425



23190 Lyne Homestead
Byaduk North old laundry
1437



23190 Lyne Homestead
Byaduk North old schoolroom
1439



23190 Lyne Homestead
Byaduk North old schoolroom
1440



23190 Lyne Homestead
Byaduk North side elevation
1429



23190 Lyne Homestead
Byaduk North side elevation
1435



23190 Lyne Homestead
Byaduk North side garden
1436



23190 Lyne Homestead
Byaduk North woolshed 1442



23190 Lyne Homestead
Byaduk North woolshed 1445



23190 Lyne Homestead
Byaduk North woolshed 1446



23190 Lyne Homestead
Byaduk North woolshed 1447



23190 Lyne Homestead Byaduk North estate plan 1424

Location

Branxholme/Byaduk Road BYADUK NORTH, Southern Grampians Shire

Municipality

SOUTHERN GRAMPIANS SHIRE

Level of significance

Stage 2 study complete

Heritage Listing

Statement of Significance

Last updated on - November 22, 2003

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 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 a 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 significant 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.

Heritage Study/Consultant	Southern Grampians - Southern Grampians Shire Heritage Study, Timothy Hubbard P/L, Annabel Neylon, 2002;
Construction dates	1864,
Heritage Act Categories	Registered place,
Hermes Number	23190
Property Number	

Physical Conditions

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.

Physical Description 1

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.

Historical Australian Themes

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

Usage/Former Usage

Continuing as a pastoral property

Integrity

The homestead and the outbuildings retain a high degree of integrity

Physical Description 2

Alexander D. Lang, joint first leaseholder who continued to run the original under the name Lyne George W. Elms, joint first leaseholder who took over Brisbane Hill proper at subdivision

William Stewart, owner from 1866 and still owned by the Stewart family.

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/>