

## HERITAGE COUNCIL DETERMINATION

Determination Date	Thursday 7 April 2016
Place/Object Name	Tyntyndyer (Tyntynder) Homestead
Location	70 Tyntynder Homestead Road, Beverford
VHR Number	H2353
Place Category	Heritage Place

At a meeting of the Heritage Council on 7 April 2016 it was determined to include this place in the Victorian Heritage Register.

The Heritage Council endorses the attached report.



**Professor Stuart Macintyre AO**  
**Chair, Heritage Council of Victoria**

# ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE AND EXECUTIVE DIRECTOR RECOMMENDATION TO THE HERITAGE COUNCIL

<b>NAME</b>	TYNTYNDYER (TYNTYNDER) HOMESTEAD
<b>LOCATION</b>	70 TYNTYNDER HOMESTEAD ROAD, BEVERFORD
<b>VHR NUMBER:</b>	VHR H2353
<b>CATEGORY:</b>	HERITAGE PLACE
<b>FILE NUMBER:</b>	14/003598-1
<b>HERMES NUMBER:</b>	2066



## EXECUTIVE DIRECTOR RECOMMENDATION TO THE HERITAGE COUNCIL:

- That Tyntyndyer (Tyntynder) Homestead be included as a Heritage Place in the Victorian Heritage Register under the *Heritage Act 1995* [Section 32 (1)(a)].

**TIM SMITH**

**Executive Director**

**Recommendation Date:** 22 January 2016

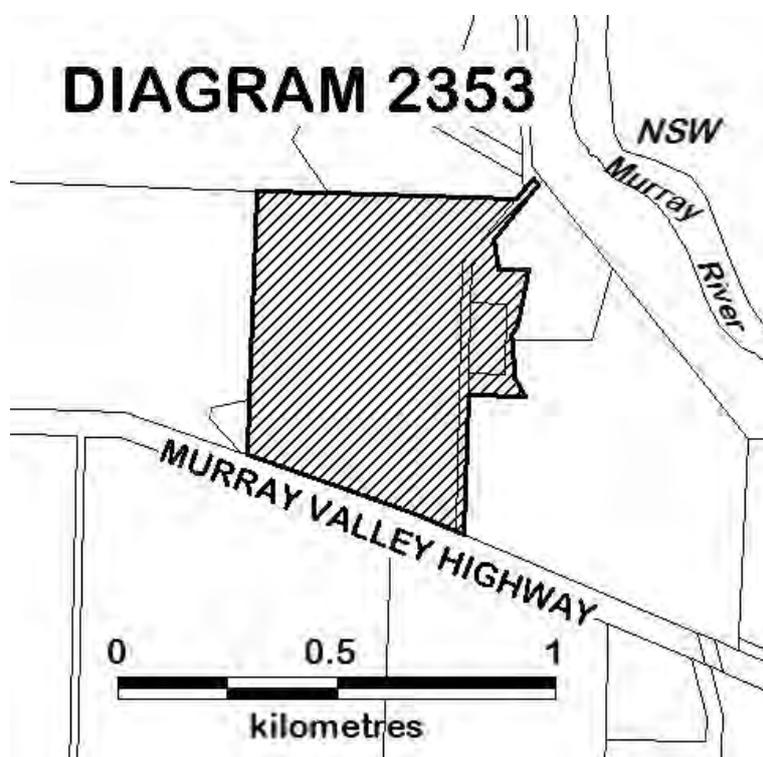
## EXTENT OF NOMINATION

To the extent of the land Lots 1 & 2 on Title Plan 857530, Lot 1 on Title Plan 663844 and Lot 4 on Lodged Plan 10404.



## RECOMMENDED REGISTRATION

All of the place shown hatched on Diagram 2353 encompassing all of Lots 1 and 2 on Title Plan 857530, all of Lot 1 on Title Plan 663844 and all of Lot 4 on Lodged Plan 10404.



The extent of registration of Tyntynder (Tyntynder) Homestead in the Victorian Heritage Register affects the whole place shown on Diagram 2353 including the land, all buildings (including the interiors and exteriors), grave, roads, trees, landscape and other features.

## AERIAL PHOTO OF THE PLACE SHOWING PROPOSED REGISTRATION



# STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

## WHAT IS SIGNIFICANT?

Tyntyndyer (Tyntynder) Homestead, including the homestead building, store and cellar building, shed and the grave of Andrew Beveridge.

### History Summary

Brothers Andrew and Peter Beveridge travelled to the far north-west of Victoria in 1845 and established one of the first European settlements on the Victorian side of the Murray River at Tyntyndyer (Tyntynder) Homestead. A third brother, George, who followed, established the nearby station Piangil where Andrew was killed by Aboriginal people in 1846, allegedly over stolen sheep. The resulting Melbourne trial of three Aboriginal people, Bobby, Ptolemy and Bullet-eye, and the public execution of Bobby and Ptolemy, was a significant event demonstrating the tensions and conflict of the period. Following this event the Beveridge parents and three other brothers joined those at Tyntyndyer (Tyntynder) from 1847 to 1853. Tyntyndyer (Tyntynder) Homestead was developed from 1846 with construction of a drop log homestead building that year. In 1854 brick additions were made to this homestead and a brick store and cellar building were constructed.

Peter Beveridge remained at Tyntyndyer (Tyntynder) until the late 1860s and developed a keen interest in, and an extensive knowledge of, the Aboriginal people of the region. He learnt their languages and customs and employed large numbers of Aboriginal people on his property. He wrote extensively on Aboriginal customs, becoming well known on the subject by the late 1860s. His knowledge and insights became important to Europeans' understanding of the Aboriginal people in the region, and became influential in anthropological circles. During Peter's occupancy, Tyntyndyer (Tyntynder) was used as an Honorary Correspondent Supply Depot for the distribution of government rations to the Aboriginal community from 1863 to 1866.

In 1876 the Tyntyndyer (Tyntynder) pastoral run was sold to the Holloway family and successive generations retained ownership for 120 years. The property, much reduced in extent, was set up as a house museum and opened for guided tours by the owners from the 1960s for a period of time. In 1996 the Tyntyndyer (Tyntynder) Homestead property, including the buildings and their contents, was purchased by the Indigenous Land Council on behalf of the Aboriginal community.

### Description Summary

Tyntyndyer (Tyntynder) Homestead is situated on a sandy rise south of the Murray River to the north of Swan Hill and consists of a number of buildings and structures relating to its use as a sheep station and later as a tourist facility. The original section of the Tyntyndyer (Tyntynder) Homestead was constructed as a simple gabled, two-roomed building using drop log construction and Murray pine sapling rafters covered with timber shingles. This building was encased in brickwork in c1850s, however part of the log construction remains visible in the interior of the building. In 1854 a brick addition, with similar roof construction, was made to the south, more than doubling the accommodation of the original building. A verandah to the east faced the river and a terraced garden which was developed with various trees and planting. Corrugated galvanised iron covers the original shingled roofs of the homestead. A separate building, originally containing a cellar, storeroom and men's quarters, was constructed in 1854 and this was converted for use as a school room, tutor's room and bedroom during Holloway family ownership. This building is of simple gabled brick form with sapling rafters and corrugated galvanised iron roof. Other farm buildings were constructed at Tyntyndyer (Tyntynder) over a period of time and some of these have been demolished. Those that remain include a shed which incorporates a portion of limestone wall from the blacksmith's

building. A number of additions to the homestead, particularly to the west and north, a notched log building and buildings to the north of the homestead were constructed in the late 1960s-70s. Andrew Beveridge's grave lies to the south-west of the homestead. The original headstone and surround been replaced, however the original broken inscription plaque is fixed to the grave.

The site is part of Wadi Wadi country.

## **HOW IS IT SIGNIFICANT?**

Tyntyndyer (Tyntynder) Homestead is of historical and architectural significance to the State of Victoria. It satisfies the following criterion for inclusion in the Victorian Heritage Register:

### **Criterion A**

Importance to the course, or pattern, of Victoria's cultural history.

### **Criterion D**

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

### **Criterion H**

Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

## **WHY IS IT SIGNIFICANT?**

Tyntyndyer (Tyntynder) Homestead is significant at the State level for the following reasons:

Tyntyndyer (Tyntynder) Homestead is of historical significance as one of the earliest surviving homesteads built at a remote pastoral station in Victoria. The buildings erected between 1846 and 1854 provide evidence of the earliest phase of post-contact settlement in north-western Victoria. [Criterion A]

Tyntyndyer (Tyntynder) Homestead is of historical significance as a place of early interaction between Aboriginal people and European settlers in Victoria and demonstrates the shared histories of these communities. The place was important as an Honorary Correspondent Supply Depot for the distribution of rations to the Aboriginal community. [Criterion A]

Tyntyndyer (Tyntynder) Homestead is of architectural significance as an intact surviving example of an early colonial vernacular homestead in Victoria and as a demonstration of early timber bush construction. The earliest 1846 section demonstrates the use of drop log construction and both the 1846 and 1854 sections display the use of round Murray pine sapling roof members and shingle roofing. The latter components are clearly visible in the verandah structure of the 1854 section. Clay bricks used in these early phases of construction were made on the site. [Criterion D]

Tyntyndyer (Tyntynder) Homestead is of significance for its association with Peter Beveridge, who wrote extensively on the subject of the Aboriginal people of Australia. His work, based on knowledge gained during his occupation of Tyntyndyer (Tyntynder) Homestead from the late 1840s to the late 1860s, provided European Victorians with insight into, and understanding of, the Aboriginal people of Australia in this early period. Beveridge also displayed a keen interest in natural history and the local flora and fauna and assisted Ferdinand von Mueller with his plant collections at the Melbourne Botanic Gardens. [Criterion H]

Tyntyndyer (Tyntynder) Homestead is also significant for the following reasons, but not at the State level:

The remnants of nineteenth and twentieth century landscaping, trees and plants all contribute to an understanding of the development of Tyntyndyer (Tyntynder) Homestead. The homestead complex is on a sandy rise and is surrounded on the north, west and south sides by a Pepper Tree windbreak, totalling eighteen *Schinus molle* trees. The main garden features three terraces on the east side and is planted with two *Olea europaea* trees, a rare *Justicia adhatoda*, (Malabar Nut) and, on the central terrace, five *Washingtonia filifera* formally planted along the main path, and two *Phoenix canariensis*. The lower eastern terrace was planted as an orchard, of which only a Fig tree now remains.

## RECOMMENDATION REASONS

### REASONS FOR RECOMMENDING INCLUSION IN THE VICTORIAN HERITAGE REGISTER [s.34A(2)]

Following is the Executive Director's assessment of the place against the tests set out in *The Victorian Heritage Register Criteria and Thresholds Guidelines (2014)*.

#### CRITERION A

**Importance to the course, or pattern, of Victoria's cultural history.**

##### STEP 1: A BASIC TEST FOR SATISFYING CRITERION A

The place/object has a *CLEAR ASSOCIATION* with an event, phase, period, process, function, movement, custom or way of life in Victoria's cultural history.

**Plus**

The association of the place/object to the event, phase, etc *IS EVIDENT* in the physical fabric of the place/object and/or in documentary resources or oral history.

**Plus**

The *EVENT, PHASE, etc* is of *HISTORICAL IMPORTANCE*, having made a strong or influential contribution to Victoria.

#### ***Executive Director's Response***

Tyntyndyer (Tyntynder) Homestead is an early pastoral homestead which was constructed in a remote location on the Murray River in north-western Victoria. It has a clear association with the early pastoral occupation of Victoria in the 1840s, a period which contributed strongly to the development of Victoria. This association is clearly evident in the remaining fabric of the homestead and store and cellar building.

Tyntyndyer (Tyntynder) Homestead has clear associations with the early period of interaction between Aboriginal people and European settlers in Victoria. This is demonstrated in:

- the use of the place as an Honorary Correspondent Supply Depot from 1863-66
- the influential anthropological writings of Peter Beveridge which were based on his interaction with Aboriginal people as friends and employees during his occupation of Tyntyndyer (Tyntynder) for 20 years

These events are all well recorded in documentary sources.

Criterion A is likely to be satisfied.

##### STEP 2: A BASIC TEST FOR DETERMINING STATE LEVEL SIGNIFICANCE FOR CRITERION A

The place/object allows the clear association with the event, phase etc. of historical importance to be *UNDERSTOOD BETTER THAN MOST OTHER PLACES OR OBJECTS IN VICTORIA WITH SUBSTANTIALLY THE SAME ASSOCIATION.*

#### ***Executive Director's Response***

Tyntyndyer (Tyntynder) Homestead is one of a small number of early and remote pastoral properties that remain to demonstrate this important phase in the development of Victoria.

The early, well documented, strong associations between the Aboriginal community and the Beveridge family demonstrated at Tyntyndyer (Tyntynder) Homestead would appear to be highly unusual in Victoria.

Criterion A is likely to be satisfied at the State level.

## CRITERION D

**Importance in demonstrating the principal characteristics of a class of cultural places and objects.**

### STEP 1: A BASIC TEST FOR SATISFYING CRITERION D

The place/object is one of a *CLASS* of places/objects that has a *clear ASSOCIATION* with an event, phase, period, process, function, movement, important person(s), custom or way of life in Victoria's history.

**Plus**

The *EVENT, PHASE, etc* is of *HISTORICAL IMPORTANCE*, having made a strong or influential contribution to Victoria.

**Plus**

The principal characteristics of the class are *EVIDENT* in the physical fabric of the place/object.

#### ***Executive Director's Response***

Tyntyndyer (Tyntynder) Homestead (1846 and 1854) clearly demonstrates the principle characteristics of an early pastoral homestead in Victoria. Despite later additions to the homestead, log construction, timber roof framing and shingles and early brickwork are evident in the fabric of the place.

Criterion D is likely to be satisfied.

### STEP 2: A BASIC TEST FOR DETERMINING STATE LEVEL SIGNIFICANCE FOR CRITERION D

The place/object is a *NOTABLE EXAMPLE* of the class in Victoria (refer to Reference Tool D).

#### ***Executive Director's Response***

Early pastoral homesteads were recorded in Allom Lovell & Associates Pty Ltd 'Pre-1851 Structures in Victoria Survey' (1997) and others have been recorded since this study was completed. Tyntyndyer (Tyntynder) Homestead was listed in this study as being of potential state significance.

A number of early pastoral properties are included in the Victorian Heritage Register as illustrations of the early occupation of rural Victoria and the construction of early dwellings and associated farm buildings. These include McCrae homestead, McCrae (from 1844 onwards, VHR H0291), Hawthorn Bank, Yarram (possibly from early 1840s onwards, VHR H0256), Byramine Homestead, Yarrowonga (early 1850s onwards, VHR H0370) and Gulf Station, Yarra Glen (possibly from 1840s onwards, VHR H384). As early and surviving examples, these places contribute to the understanding of this early period of development in Victoria.

Tyntyndyer (Tyntynder) Homestead is an intact and fine example of an early homestead in Victoria. It is one of a small group of places in Victoria which retain and display the simplicity of design and the use of early and readily available building materials and simple techniques typical of this class of place. Of similar construction, the store with cellar building also contributes to the understanding of this property. Both buildings retain characteristics of early construction that remain evident.

Criterion D is likely to be satisfied at the State level.

## CRITERION H

Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

### STEP 1: A BASIC TEST FOR SATISFYING CRITERION H

The place/object has a *DIRECT ASSOCIATION* with a person or group of persons who have made a strong or influential *CONTRIBUTION* to the course of Victoria's history.

**Plus**

The *ASSOCIATION* of the place/object to the person(s) *IS EVIDENT* in the physical fabric of the place/object and/or in documentary resources and/or oral history.

**Plus**

The *ASSOCIATION*:

- directly relates to *ACHIEVEMENTS* of the person(s) at, or relating to, the place/object; or
- relates to an *enduring* and/or *close INTERACTION* between the person(s) and the place/object.

#### **Executive Director's Response**

Peter Beveridge wrote extensively on the subject of the Aboriginal people of Australia and became influential in nineteenth century anthropological circles. He displayed a keen interest in the Aboriginal community during his occupation of Tyntyndyer (Tyntynder) Homestead from 1845 to c1868. At Tyntyndyer (Tyntynder) he was in regular contact with the local Aboriginal people as a friend and employer and he maintained a relationship with them following his brother's death.

As well as displaying an interest in the Aboriginal community, Peter Beveridge also displayed a keen interest in natural history and the local flora and fauna. He assisted Ferdinand von Mueller with his plant collections at the Melbourne Botanic Gardens.

Criterion H is likely to be satisfied.

### STEP 2: A BASIC TEST FOR DETERMINING STATE LEVEL SIGNIFICANCE FOR CRITERION H

The place/object allows the clear association with the person or group of persons to be *READILY APPRECIATED BETTER THAN MOST OTHER PLACES OR OBJECTS IN VICTORIA*.

#### **Executive Director's Response**

Tyntyndyer (Tyntynder) Homestead provided Peter Beveridge with the opportunity to interact with the Aboriginal community of north-western Victoria. He acquired his extensive knowledge of Aboriginal customs while residing at Tyntyndyer (Tyntynder) and his subsequent writings on the subject were highly informative and provided new insights to Europeans in this early period.

By the late 1860s Beveridge's work had become well known and included a paper read overseas to the London Anthropological Society. Peter Beveridge wrote *The Aborigines of Victoria and Riverina*, published in 1889, and a similar paper which was presented a few years earlier in 1884. Dr Jan Penney states that 'These two works are still the major source of our information about the mid-Murray Aboriginal people. They also tell us a great deal about Peter Beveridge himself and his relationship with the Wati Wati [Wadi Wadi] people who were his friends and employees'. A number of Peter Beveridge's handwritten manuscripts are held at the State Library of Victoria.

Criterion H is likely to be satisfied at the State level.

# PROPOSED PERMIT POLICY

## Preamble

The purpose of the Permit Policy is to assist when considering or making decisions regarding works to a registered place. It is recommended that any proposed works be discussed with an officer of Heritage Victoria prior to making a permit application. Discussing proposed works will assist in answering questions the owner may have and aid any decisions regarding works to the place.

**The extent of registration of Tyntyndyer (Tyntynder) Homestead in the Victorian Heritage Register affects the whole place shown on Diagram 2353 including the land, all buildings, roads, trees, landscape elements and other features.** Under the *Heritage Act 1995* a person must not remove or demolish, damage or despoil, develop or alter or excavate, relocate or disturb the position of any part of a registered place or object without approval. It is acknowledged, however, that alterations and other works may be required to keep places and objects in good repair and adapt them for use into the future.

If a person wishes to undertake works or activities in relation to a registered place or registered object, they must apply to the Executive Director, Heritage Victoria for a permit. The purpose of a permit is to enable appropriate change to a place and to effectively manage adverse impacts on the cultural heritage significance of a place as a consequence of change. If an owner is uncertain whether a heritage permit is required, it is recommended that Heritage Victoria be contacted.

Permits are required for anything which alters the place or object, unless a **permit exemption** is granted. Permit exemptions usually cover routine maintenance and upkeep issues faced by owners as well as minor works or works to the elements of the place or object that are not significant. They may include appropriate works that are specified in a conservation management plan. Permit exemptions can be granted at the time of registration (under s.42 of the Heritage Act) or after registration (under s.66 of the Heritage Act).

It should be noted that the addition of new buildings to the registered place, as well as alterations to the interior and exterior of existing buildings requires a permit, unless a specific permit exemption is granted. The removal of trees and earthworks require a permit.

## Conservation management plans

It is recommended that a Conservation Management Plan is developed to manage the place in a manner which respects its cultural heritage significance.

## Cultural heritage significance

### *Overview of significance*

The cultural heritage significance of Tyntyndyer (Tyntynder) Homestead lies in its association with the early period of pastoral settlement in remote Victoria and the interaction that occurred there between Aboriginal people and European settlers. It is also an intact and fine example of early colonial vernacular architecture in Victoria.

A permit is required for most works and alterations to the place. See Permit Exemptions section for specific permit exempt activities.

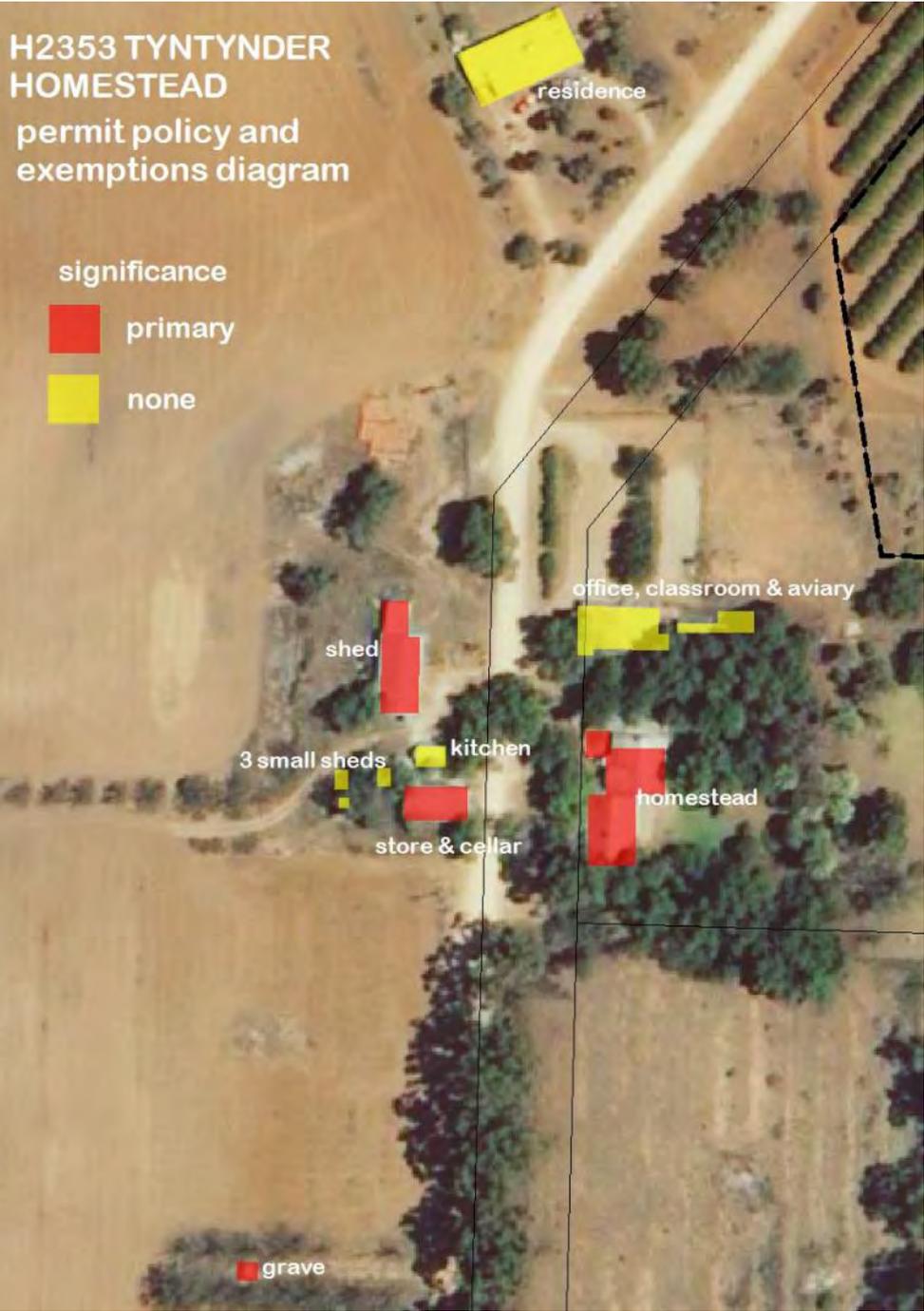
**Archaeological:** Ground disturbance may affect the archaeological significance of the place and, subject to the exemptions stated in this document, requires a permit. It should be noted that any Aboriginal cultural heritage at this place is managed under the *Aboriginal Heritage Act 2006*.

- a) All of the buildings and features listed here are of **primary cultural heritage significance** in the context of the place. The buildings and features of cultural heritage significance are shown in **red** on the diagram. A permit is required for most works or alterations. See Permit Exemptions section for specific permit exempt activities:
- homestead
  - store and cellar building
  - shed
  - grave
- b) The following buildings and features are of **no cultural heritage significance**. These are shown in **yellow** on the diagram. Specific permit exemptions are provided for these items:
- log kitchen
  - office building, classrooms and aviary
  - three small structures to the west of the log kitchen
  - residence to the north of the homestead

**Land:** All of the land identified in Diagram 2353 is of primary cultural heritage significance.

#### **Human remains**

If any suspected human remains are found during any works or activities, the works or activities must cease. The remains must be left in place, and protected from harm or damage. Victoria Police and the State Coroners Office must be notified immediately. If there are reasonable grounds to believe that the remains are Aboriginal, the Coronial Admissions and Enquiries hotline must be contacted immediately on 1300 888 544. As required under s.17(3)(b) of the *Aboriginal Heritage Act 2006* all details about the location and nature of the human remains must be provided to the Secretary (as defined in the *Aboriginal Heritage Act 2006*).



# PROPOSED PERMIT EXEMPTIONS (UNDER SECTION 42 OF THE HERITAGE ACT)

## RECOMMENDED UNDER SECTION 33 OF THE HERITAGE ACT

It should be noted that Permit Exemptions can be granted at the time of registration (under s.42(4) of the Heritage Act). Permit Exemptions can also be applied for and granted after registration (under s.66 of the Heritage Act)

### **General Condition 1**

All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.

### **General Condition 2**

Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible.

### **General Condition 3**

All works should be informed by Conservation Management Plans prepared for the place. The Executive Director is not bound by any Conservation Management Plan, and permits still must be obtained for works suggested in any Conservation Management Plan.

### **General Condition 4**

Nothing in this determination prevents the Heritage Council from amending or rescinding all or any of the permit exemptions.

### **General Condition 5**

Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the relevant responsible authority, where applicable.

### **Specific Permit Exemptions:**

#### **Exterior of Buildings of Primary Significance**

- Repairs and maintenance which replace like with like.
- Removal of non-original items such as air conditioners, pipe work, ducting, wiring, antennae, aerials etc and making good in a manner appropriate to the heritage fabric of the place.
- Installation or removal of non-original external fixtures and fittings such as hot water services and taps in a manner not detrimental to the cultural heritage significance of the place.

- Installation or repair of damp-proofing by either injection method or grouted pocket method in a manner which does not affect the cultural heritage significance of the place.

#### **Interior of Buildings of Primary Significance**

- Installation, removal or replacement of non-original curtain tracks, rods and blinds.
- Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted art.
- Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and that the central plant is concealed, and is done in a manner not detrimental to the cultural heritage significance of the place.
- Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed and any original light switches, pull cords, push buttons or power outlets are retained in-situ. Note: if wiring original to the place was carried in timber conduits then the conduits should remain in situ.

#### **Non-contributory Elements**

Demolition and all works to structures of no cultural heritage significance that do not increase the footprint of the structure:

- Log kitchen
- Office building, classrooms and aviary to the north of the homestead
- Three small structures to the west of the log kitchen
- Residence to the north of the homestead

#### **Landscape**

- The process of gardening, including mowing, hedge clipping, bedding displays, removal of dead shrubs and replanting the same species or cultivar, disease and weed control, and maintenance to care for existing plants.
- Repairs and maintenance to hard landscape elements, such as walls, steps, edgings, fountain and pond.
- The removal or pruning of dead or dangerous trees to maintain safety. If the tree is identified as being of primary or contributory cultural heritage significance, the Executive Director must be notified of these works within 21 days of them being undertaken.
- Replanting of removed or dead trees and vegetation with the same plant species to conserve the significant landscape character and values.
- Management of trees in accordance with Australian Standard; Pruning of Amenity Trees AS 4373-2007.
- Management of trees in accordance with Australian Standard; Protection of Trees on Development Sites AS 4970-2009.
- Subsurface works involving the installation, removal or replacement of watering and drainage systems or services outside the canopy edge of significant trees in accordance with AS 4970 and on the condition that works do not impact on archaeological features or deposits.

- Removal of plants listed as noxious weeds in the *Catchment and Land Protection Act 1994*.
- Vegetation protection and management of possums and vermin.

**Agricultural Activities**

- Cultivation, planting, cropping, harvesting, grazing stock, and other agricultural pastoral activities.
- Maintenance or repair or removal of any non-original fence, gate, dam or structure necessary for the continuation of agricultural or pastoral activities.

## RELEVANT INFORMATION

**LOCAL GOVERNMENT AUTHORITY** Swan Hill Rural City Council

### HERITAGE LISTING INFORMATION

- **Heritage Overlay:** Yes HO6
- **Heritage Overlay Controls:** External Paint: Yes  
Internal Alteration: Yes  
Tree: Yes

## HISTORY

### Place History

The Murray River, which formed the northern border of the Port Phillip District (later the Colony of Victoria), was named in 1830 and Swan Hill was named in 1836 by Major Mitchell. He stated that 'the soil in those grassy flats was of the highest description'. Land south of the Murray River was taken up in the mid-1840s by settlers in search of fertile farming land. Andrew and Peter Beveridge and James and Edmund Kirby were amongst the earliest settlers in the Swan Hill region of Victoria.

In 1839 Andrew Beveridge, his wife Margaret, six sons and one daughter arrived in Port Phillip from Fife, Scotland and settled at Mercer's Vale (later Beveridge) south of Kilmore. The family were informed by prominent cattle breeder Robert McDougall that the north-west country of Victoria had great potential for cattle raising and in 1845 sons Andrew and Peter decided to drive a large herd of cattle from Melbourne to the Swan Hill district. They established a cattle station at Beverford, 16 kilometres downstream from Swan Hill, and constructed a simple log homestead at the station they called Tyntyndyer (Tyntynder) in 1846.

The name Tyntyndyer (Tyntynder) has become commonly referred to as a translation of the local Wadi Wadi peoples' term for 'the flight and twitter of birds'. According to L Kostanski in 'Spurious Etymologies: Toponymic Books and Town Name Identities of the Murray River', the name is a translation of the original name of the locality on the Murray River used by the Wadi Wadi people. Chief Protector, George Robinson, noted in his journal in 1846, that there was a tribe of Aboriginal people in the area, the *Tindinee*, who referred to the area as *Tin.tin.dare.re*, the translated meaning of which is 'acid lichen'.

A third Beveridge brother, George, brought flocks of sheep to the region in 1846 and took up a station named Piangil, about 24 kilometres beyond Tyntyndyer (Tyntynder). In August that year Andrew was killed at Piangil by Aboriginal people, allegedly after an argument over stolen sheep. His grave is located at the Tyntyndyer (Tyntynder) property, not far from the homestead.

Following Andrew's death, his father, mother and brothers John, Mitchell and Robert, arrived to live at Tyntyndyer (Tyntynder) in 1847. It is reported that Margaret was the first woman of European descent to live in the Murray Valley region. In 1853 Andrew, Margaret and son Mitchell returned to live in Kilmore, while Peter, George and John were left to look after the property. Peter remained at Tyntyndyer

(Tyntynder) until the late 1860s and George remained in the Swan Hill area for many years. John retained Tyntynder (Tyntynder) until it was sold in 1876.

Ferdinand von Mueller passed through Swan Hill twice in late 1853 and early 1854. He was in the habit of staying with local squatters whenever possible so, although there is no written evidence, it is highly likely that he stayed at Tyntynder (Tyntynder) Homestead. In 1864 Mueller wrote to Richard Owen at the Natural History Museum in London on the reproduction of the platypus from information obtained by Peter Beveridge from the Aboriginal people. In this correspondence Mueller described Peter Beveridge as his friend. Beveridge's name was also recorded as a donor of plants in the *Melbourne Botanic Gardens Annual Reports* (1860-61, 1862-63 and 1864-65) by Mueller. In 1866 the Acclimatisation Society of Victoria thanked Peter Beveridge for three Mallee hens they had received.

At its most productive the Tyntynder (Tyntynder) station carried 34,000 sheep, the produce of which (wool, tallow and hides) was shipped from the homestead landing on the Murray River by paddle steamer and barge. River boats such as the *Clyde*, *Pride of the Murray*, *Invincible*, *Britannia* and *Trafalgar* were recorded in the station record books.

In 1876 the 792 hectare (1,956 acre) property was sold to George Holloway and his brother-in-law George Seward. A copy of the original letter of offer is included in the short publication by R G Holloway titled 'Tyntynder (Tyntynder) Homestead – a short history'. George Seward occupied the homestead until 1884 when the Holloway family moved to Tyntynder (Tyntynder) and George and Jane Holloway spent most of their remaining years at the property.

Rothwell (Ross) Holloway inherited the Tyntynder (Tyntynder) property from his father and farmed it for some years before selling much of the land. By the 1960s the property comprised about 40 hectares. In 1962 Ross and Patricia Holloway began guided tours of the property and the collections housed at the homestead. Tyntynder (Tyntynder) remained in the ownership of the Holloway family until 1996 when it was purchased by the Indigenous Land Council on behalf of the Aboriginal community.

### **History of the Buildings and Surroundings**

In 1846 a small and simple two-roomed homestead, built of drop-log construction, was constructed at Tyntynder (Tyntynder). Murray pine logs were set horizontally between grooved posts to form the walls and the gable roof was constructed of pine saplings with a covering of shingles (possibly bark originally). Pit sawn timber was used to line the ceilings and floors of this building that contained rooms 12 feet x 15 feet (3.7m x 4.6m) and 12 feet x 12 feet (3.7m x 3.7m). Some of the original log construction is visible internally and an early canvas ceiling remains.

This log homestead was altered and enlarged over a number of years. In c1850 walls of handmade clay bricks were added to the exterior of the log homestead. In 1854 a solid brick addition was made to the south of the original building, with no access provided from the earlier section. At that time all access was via doors which opened onto a verandah along the east side of the building, facing a garden which was developed from this time. Ceilings and walls of this later section were of lath and plaster, roof construction of round Murray pine rafters and covered with shingles.

In 1854 a separate brick building was constructed as storeroom and men's quarters with a cellar below. This was converted for use as a school room, tutor's room and bedroom during the Holloway family occupancy. A number of other buildings and structures have been erected at the property until recent times, and a number of structures and portions of buildings have been demolished.

### **Aboriginal Associations**

The following sections are based on:

- A report prepared by the Office of Aboriginal Affairs Victoria 'Tyntynder Homestead: Aboriginal cultural heritage values', May 2015
- A Long & I Clark 'Victorian Honorary Correspondent Supply Depots, 1999.

#### **1 Tyntynder (Tyntynder) Station and its Aboriginal Associations from the late 1840s-1890s**

There was a clear and long association between the Wadi Wadi people (specifically the *Targundidj* or *Tarkunditj* clan) and pastoralists at Tyntynder (Tyntynder) station from 1846 until at least 1896. On the stations run by the Beveridge family, Aboriginal people at times comprised as many as one third of the workforce.

Early relations between pastoralists and the Aboriginal people at Tyntynder (Tyntynder) were reportedly tentative, but based upon friendly economic exchange. However relations became violent in 1846 and resulted in the spearing of Andrew Beveridge at Piangil on 23 August 1846. It appears that misunderstandings arose regarding the right of squatters to hunt game and the Aboriginal people to hunt sheep and Beveridge was killed over these disputes. Three Aboriginal men, Bobby, Ptolemy and Bullet-eye, were charged with the murder and transported to Melbourne for trial. As reported in detail in *The Australian*, 9 March 1847, this trial resulted in the public hanging of Bobby and Ptolemy and the release of Bullet-eye.

Until he departed from the district in the late 1860s, Peter Beveridge maintained a relationship, as a friend and employer, with Aboriginal people in the region following his brother's death. By securing the confidence of local elders, he was given opportunities to participate in Aboriginal rituals. During his time at Tyntynder (Tyntynder) Homestead, he acquired an extensive knowledge of the Aboriginal people of the surrounding areas and developed a keen interest in their culture and way of life. He became fluent in several Aboriginal languages and devoted much of the rest of his life to studying and writing on areas of Aboriginal life. He wrote extensively about Aboriginal people and in 1858-59 he reported that tribal groups along the Murray River averaged about 55 people each. He stated that the country of seven tribal groups extended north from Swan Hill along the Murray River for 193 kilometres (120 miles) to the Moornpal Lakes and including about 32 kilometres of country each side of the river. In 1866 he reported that about 104 Aboriginal people were under his care, occupying land on or adjacent to Tyntynder (Tyntynder) Homestead. In 1864 he stated that 'the condition of the Aboriginal people in this district has improved very much during the last year both morally and physically' and in 1866 in his 'Protection of Aborigines Report 5', he stated that rations for Aboriginal people in the district were inadequate, and requested the supplies be replenished annually.

Peter Beveridge also wrote extensively about Aboriginal customs, dialects and diseases which afflicted the Aboriginal population. In his writings Beveridge expressed concern that the Aboriginal people were 'vanishing off the face of the land', quoting the estimated Aboriginal population of NSW and Port Phillip as decreasing from 5410 in 1845 to 2405 in 1853. He stated that action was required to retain this race of people. By the late 1860s Beveridge's work had become well known, and included a paper, read overseas to the London Anthropological Society, titled 'Aboriginal Ovens'.

Peter Beveridge wrote *The Aborigines of Victoria and Riverina*, published in 1889, and a similar paper which was presented a few years earlier in 1884. In 1989 Dr Jan Penney stated that 'These two works are still the

major source of our information about the mid-Murray Aboriginal people. They also tell us a great deal about Peter Beveridge himself and his relationship with the Wati Wati people who were his friends and employees’.

A number of Peter Beveridge’s handwritten manuscripts are held at the State Library of Victoria.

## 2 Use Of Tyntyndyer (Tyntynder) Station as an Honorary Correspondent Supply Depot (1863-66)

The Tyntyndyer (Tyntynder) pastoral run, under Peter Beveridge, served as a depot in the Victorian Honorary Correspondent Supply Scheme (VHCS) from 1863 until 1866. This scheme was established in 1860 by ‘The Central Board to Watch over the Interests of Aborigines’ to supply provisions to Victorian Aboriginal people on a local basis and more than 90 depots were established in Victoria under this scheme.

Honorary correspondents were appointed in districts where Aboriginal people lived, particularly in regions that were not served by a mission station or reserve. Their main role was to requisition and distribute basic supplies such as food, medicine, clothing and utensils to the Aboriginal people living in their neighbourhoods. They were also required to inform the Board about the lifestyles of the Aboriginal people and provide information about births and deaths and submit regular lists of those under their charge. As at Tyntyndyer (Tyntynder), many of the honorary correspondents had occupied their stations from the early 1840s and had forged positive relationships with local Aboriginal clans, with the younger men working on the stations.

Buildings used to dispense government rations at these depots were often existing farm outbuildings or sheds. Beveridge reported in 1864 that ‘a good store-house has been built at this station, in which the clothing and food provided for the Aborigines is kept.’ It is not known whether a new building was constructed for this purpose at Tyntyndyer (Tyntynder) or an existing building was used, however it would appear likely that a brick storeroom that had been built in 1854 was used for this purpose.

The closure of Tyntyndyer (Tyntynder) Station as a depot in 1866 saw an influx of Aboriginal people to the nearby Swan Hill Depot, which was also partly managed by Peter Beveridge. This depot operated from 1860 until at least 1904.

## **CONSTRUCTION DETAILS**

**Architectural style name:** Pre-separation Colonial Vernacular & Victorian Period Vernacular

**Construction started date:** 1846, 1854

## **VICTORIAN HISTORICAL THEMES**

### **02 Peopling Victoria’s places and landscapes**

- 2.3 Adapting to diverse environments
- 2.6 Maintaining distinctive cultures
- 2.8 Fighting for identity

### **04 Transforming and managing land and natural resources**

- 4.3 Grazing and raising livestock

### **06 Building towns, cities and the garden state**

- 6.1 Establishing settlements in the Port Phillip District

## PHYSICAL DESCRIPTION

Tyntyndyer (Tyntynder) Homestead comprises a number of buildings and structures that were erected after the arrival of the Beveridge brothers in the Swan Hill district in 1845. At least two of these buildings, the homestead and store and cellar building, have been retained from the period of Beveridge occupation from 1845 to 1876 and Andrew Beveridge's grave (1846) remains near the homestead. A log building and a section of another building may also date from this early period.

The earliest extant building is the homestead which was constructed in 1846 and enlarged in 1854. Various changes and additions have been made to this building over time, particularly to the west and north elevations. The original building is a single storey, two-roomed house with gabled roof. Original drop-log construction, with logs set horizontally between grooved posts, can be seen in some interior walls of this portion of the house, while the exterior was veneered with brick soon after construction. Pit sawn timber lines the ceilings and floors of this section and whitewashed canvas lines the ceiling in the room to the south. The roof frame is of pine saplings and the roof of corrugated galvanised iron has been laid over earlier timber shingles, which have been retained. Windows are generally twelve-paned double-hung sashes and the entrance door is four-panelled with a semi-circular, multi-paned highlight.

The main two rooms of this original portion of the homestead are 12 feet x 15 feet (3.7 metres x 4.6 metres) and 12 feet x 12 feet (3.7 metres x 3.7 metres) respectively. On the east side a small verandah is recessed between two small projecting rooms. Fixed glass display cabinets, constructed in the main room to the north, contain a costume display. This room also contains a brick fireplace. The other main room, described as a dining room, contains displays of furniture and other items. Floorboards in this room have been replaced and the stone fireplace rebuilt in the 1960s.

An adjoining solid red brick wing, added in 1854, is located to the south of the original section of the homestead. This 1854 wing has a gabled corrugated galvanised steel roof with central chimney between raked parapets. The original roof structure of round Murray pine saplings and shingle roof is evident under the verandah of this section. Internally walls and ceilings of this section are plastered. The main room is set up as a drawing room and contains furniture and other objects. Walls are covered in wallpaper and floors are carpeted. Verandahs extend across the east and west elevations of this section and doors open onto the east verandah. These façades have rows of timber framed multi-paned double hung sash windows with segmental arched lintels and projecting sills.

The store and cellar building was constructed as a storeroom and men's quarters with cellar below in c1854 and later converted to a school room, tutor's room and bedroom. It is a small rectangular red brick building with gabled corrugated galvanised steel roof and contains three rooms. The original sapling rafters and shingle battens are extant and visible on the underside of a verandah that extends along the north elevation. This verandah has been altered with replacement posts and steel mesh infill. Windows are twelve-paned double-hung sashes. An enclosed stairwell at the east end provides access to a two-roomed cellar, with brick floor.

A section of limestone wall (date unknown) has been retained at the rear of a shed to the west of the homestead. This remains from an earlier structure, possibly a blacksmith's building.

Andrew Beveridge's grave is located to the south-west of the homestead and west of the main driveway. The grave is marked by grey granite corner posts and a rounded pink granite headstone with inscription. The original inscription by Andrew's father remains on the grave, in a broken state. Restoration of the grave was

undertaken c1920s. Cast iron pickets have been removed and a new headstone added with the same inscription.

A number of buildings at Tyntyndyer (Tyntynder) have been demolished while others have been added to the site. To the north of the store and cellar building is a small building of log construction with cob infill and notched corners. This was constructed in the late 1960s by Ross Holloway. The gabled roof and gable ends are clad in corrugated galvanised steel. There are two timber framed multi paned sash windows in the east wall and a central doorway to the west. Internally the room has exposed king post trusses and herringbone brick floor.

A collection of buildings to the north are later twentieth century structures. These include a timber framed machinery shed, a cement sheet clad classroom and an administration building built in a rustic style.

## OBJECTS

The homestead and surrounding buildings hold a vast collection of objects. Some of these are from the Holloway period of ownership and include costumes, furniture, paintings, crockery, ornaments and musical instruments. Other objects include Aboriginal artefacts, farm machinery and implements.

These objects do not form part of this assessment because the current *Heritage Act* does not allow for the registration of a place and its collection as a single registration.

## LANDSCAPES, TREES & GARDENS

The original flora of the Beverford region was characterised by the presence of Murray Pine, *Callitris glaucophylla*, mallee (Eucalyptus species, *E. socialis*) and an understory of saltbush. Some of the Murray pine was cleared soon after 1845 to construct the Tyntyndyer (Tyntynder) Homestead. On low lying and flood prone land around Tyntyndyer (Tyntynder), the dominant tree is River Red Gum, *Eucalyptus camaldulensis*.

The homestead is approached through a gateway with large, concrete capped posts (one has fallen) and substantial stone walls. Gates (of unknown date) have been removed and are located at the homestead. A pair of Kurrajong trees frame the inside of the gateway and an Olive tree is situated on the west side. There are a number of pepper trees (*Schinus molle*) near the homestead, including a stand along the driveway and a large specimen to the south east. Closer to the complex on the east side is a plantation of closely planted Sugar Gums, probably planted in the 1950s (replacing a planting of Lombardy Poplars). A clump of *Agave americana* and a large Murray pine, *Callitris glaucophylla*, were situated near the grave of Andrew Beveridge, but these have been removed.

Pepper Trees dominate the landscape of the homestead complex, planted as a windbreak along the north side (3 trees) and south side (5 trees) of the homestead garden. This includes an exceptionally large tree north east of the house. Seven Pepper trees grow on the west side between the homestead and the road, and ten trees grow on the west side of the road around the cellar and other farm buildings.

The oldest trees in the garden are probably two large Olive trees, *Olea europaea*, which would have been planted c1860. Other species include a large *Duranta erecta*, (Golden Drowdrop, c 1900-1920), *Crinum moorei* and early plantings of *Cordyline stricta* and geraniums. An unusual and rarely grown plant in the garden is the South African *Justicia adhatoda* (Malabar Nut). About four plants grow under the pepper trees to the south of the homestead and another bush grows at the north end of the lower terrace (orchard).

The main landscape feature of the garden, east of the homestead, are three terraces and a centrally planted east west avenue of five *Washingtonia filifera* (Californian Fan Palm). Two *Phoenix canariensis* (Canary Island Date Palm) are located on the middle terrace. Both these palm species would have been planted in c1910. An orchard was probably situated on the lower terrace and a Fig tree remains at the north end. In c1960s it was recorded that 'there still remains vines, fig trees, quinces and a pear tree, these may be seen in the front garden.'

A sunken garden, limestone walls, edging, fountain and pond date from the 1950s/1960s. An Italian Cypress grows on the south side of the steps (probably originally planted as a pair) and *Cordyline stricta* plants and two *Cotoneaster pannosus* grow in the north bed. Nearby on the main east west path are the remains of a small collapsed arch over the path that supported a Banksia Rose (now dead) probably *Rosa banksiae* 'Lutea'. Lantana, Crepe Myrtle and Pomegranate are in the bed at the edge of the terrace and Oleander below on the middle terrace, east of the sunken garden. Old *Eucalyptus leucoxylon* (Yellow Gum) in decline (top half of tree has no foliage) on edge of main and middle terrace, 1950s, and nearby a c1970 *Hibiscus arnottianus* 'Wilders White' and a *Jacarandah mimosifolia*.

A number of plantings appear to have been made in the 1970s. These include:

- Claret Ash, Narrow-leaf Ash and a Silk Oak (planted 11 January 1976), all north of the homestead
- Bay Laurel in the courtyard
- Three rock edge beds with Hibiscus cultivars, Crinum, and Geraniums
- Ash trees and orange tree row in the car park
- *Eucalyptus leucoxylon* 'Rosea', *E. torquata*, mallee eucalypts and several *Melaleuca armillaris* in poor condition. The well grown central *Corymbia maculata* (Spotted Gum) also dates from the 1970s on lower terrace and south end of middle terrace
- Array of Australian natives, gums and wattles including *Eucalyptus woodwardii* along the driveway to the homestead
- Two Narrow-leaf Ash trees (from two rows of seven) around the 1846 grave of Andrew Beveridge.

## ARCHAEOLOGY

Tyntyndyer (Tyntynder) Homestead has the potential to contain historical archaeological features, deposits and artefacts relating to its settlement and use. The archaeological remains may include building foundations; occupation deposits; ceramic, glass and metal artefacts; and other material.

It should be noted that any Aboriginal cultural heritage at this place, both pre and post contact, is managed under the *Aboriginal Heritage Act 2006*.

## ABORIGINAL CULTURAL HERITAGE VALUES

Tyntyndyer (Tyntynder) Homestead is already included in the Victorian Aboriginal Heritage Register. This place has Aboriginal cultural heritage values relating to the themes below.

### 2.0 Making contact with newcomers

#### 2.1 Encounters

### 3.0 Defending Country

#### 3.1 Conflict

### 4.0 Segregation, incarceration and institutionalisation

#### 4.1 Being dispossessed of traditional Country

## 4.2 Relying on rations

## 5.0 Collecting and exhibiting Aboriginal cultural material, and its repatriation

### 5.1 Collecting Aboriginal cultural material

## 6.0 New types of work

### 6.2 Working in the pastoral industry

## 9.0 Remembering and rediscovering the past

### 9.8 Recognition of Aboriginal people as Traditional Owners and First Peoples

## INTEGRITY/INTACTNESS

The main homestead and store and cellar building at Tyntyndyer (Tyntynder) retain early and significant fabric from the 1846-54 period of construction. This includes drop log and brick wall construction, sapling rafters and shingle roofs. Some interior finishes have been altered and additions have been made to the buildings since construction, however a significant amount of original fabric has been retained. The terraced garden to the east of the homestead is discernible and many tree and plant species from the late nineteenth and twentieth centuries have been retained. (September 2015)

The integrity of Tyntyndyer (Tyntynder) Homestead has been retained with the construction, design and use of Tyntyndyer (Tyntynder) as an early pastoralist homestead, clearly evident in the remaining fabric. Despite changes to the fabric over time, the heritage values of the place are discernible. (September 2015)

## CONDITION

Many buildings, structures, objects and plants at Tyntyndyer (Tyntynder) Homestead are in poor condition. Termite damage has occurred to timber elements and some cracking has occurred between the 1846 and 1854 portions of the homestead. However the homestead appears to remain structurally sound. Later additions to the west and north sides of the homestead are generally in poor condition. The store and cellar building was not inspected due to the unsafe condition of the cellar. (September 2015)

## COMPARISONS

In Allom Lovell & Associates Pty Ltd 'Pre-1851 Structures in Victoria Survey' (1997) it was stated that:

Approximately 140 buildings survive from the earliest period of the settlement and development of the Port Phillip District, prior to the separation of the Colony of Victoria. Many of these buildings were constructed to serve the pastoral industry... including the huts and homesteads of the first pastoralists and associated outbuildings.

These represent a wide variety of building construction methods. The first settlers occupying land outside the main townships made use of locally available materials, in particular timber. For example vertical timber slabs were used at Kongbool Homestead, Balmoral (VHR H0361), horizontal slab construction at Gulf Station, Yarra Glen (VHR H0384), cob construction at Bear's Castle, Yan Yean (VHR H1420) and wattle and daub at Hawthorn Bank, Yarram (VHR H0256).

A number of these pre-1851 homesteads, and others that have been noted since the study was completed, are included in the Victorian Heritage Register.

## Comparison – Pre-1851 Homesteads in Victoria

### **McCrae Homestead, McCrae (VHR H0291)**

McCrae Homestead was built from 1844 onwards by lawyer-pastoralist Andrew McCrae and his wife Georgiana, the noted diarist. The early homestead is built of timber drop-slab construction, with hipped, shingled roof, multi-paned windows and brick chimneys. A lean-to extension projects to the rear. The verandah and end rooms are later additions and there is a detached kitchen, constructed of lashed unsawn tree trunks, to the rear.

McCrae Homestead is an important example of an early homestead in Victoria. The building is one of the oldest surviving in the state. The residence and the life of its first occupants are uniquely recorded in the journals of Georgiana McCrae. The use of drop slab construction with a shingle roof was common at the time, but surviving examples are few. McCrae Homestead was extensively restored during the 1960s and early 1970s, Georgiana McCrae's journal, plans and sketches were used as the basis of the restoration.



McCrae Homestead

### **Hawthorn Bank, Yarram (VHR H0256)**

Hawthorn Bank is a farmhouse complex which appears to have been constructed in three main stages. The construction dates of the various stages are not known, though the earliest portion of the complex was possibly built in the early 1840s. Despite deterioration in the physical condition of the complex, it retains a high degree of integrity as a complex of simple, primitive vernacular buildings.

The first stage of the complex was a timber framed structure comprising round, timber posts and wattle and daub infill panels for walls. The structure is roofed with a double gabled corrugated iron roof, probably replacing earlier timber shingles. The second stage of the complex (now in a poor state of repair) was also timber framed, with timber weatherboard cladding and a timber shingled gabled roof and the third stage, constructed in the late nineteenth century, also has weatherboard cladding, a gabled corrugated iron roof, and remnants of a return concave profile roofed verandah. There are a number of mature exotic trees surrounding the complex.

Hawthorn Bank is historically significant as a rare surviving rural complex, some of which would appear to pre-date 1850. The complex is strongly evocative of the early pastoral settlement and development of Gippsland. Hawthorn Bank is architecturally significant as possibly the oldest surviving example of wattle and daub construction in Victoria. The complex stands as an important document of changing traditions in rural vernacular architecture, from the 1840s through to the late nineteenth century.



Hawthorn Bank

**Byramine Homestead, Burramine (VHR H0370)**

It would appear likely that Byramine homestead was built in the early 1850s for Elizabeth Hume, the sister-in-law of explorer Hamilton Hume. It is of unusual Colonial Regency design with octagonal principal rooms and entrance hall, and an encircling verandah. The house is of architectural significance for its unusual form and historical significance for its associations with the pioneering Hume family and the pastoral industry of the Murray region of Victoria.



Byramine Homestead

**Bael Bael Homestead, Bael Bael VHR H2196**

Bael Bael Homestead, near Kerang, consists of the homestead, shearing shed and stables building, probably dating from the 1870s, and a storage shed, a stockyard, a concrete sheep dip and a circular concrete in ground water tank constructed during the twentieth century.

The Bael Bael Run was created by the subdivision of the Reedy Lake run which was established in 1845. The latter, including Bael Bael, was held by the partnership of Charles Hotson Ebdon (1811-1867) and Theophilus Keene from 1854 to 1861. Bael Bael was then transferred between various consortiums until 1874 when it was taken over by Salathiel Booth (1823- 1906) whose family had pastoral interests in the Kyneton and Kerang areas. It is believed that the eminent woolbroker, Richard Goldsbrough was associated with Booth in

his lease of Bael Bael. The property appears to have remained under leasehold until 1897 when it was bought by James and Robert McKay.

The house is constructed using a post and lintel frame of adzed hardwood timbers infilled with horizontal Murray pine drop logs. The frame is constructed on a grid using larger square sectioned timber posts at the corners and the centres of the side walls with smaller square sectioned posts forming the framing for the openings. The ends of the drop logs have been cut as tenons to fit into the uprights. The gaps between the logs was sealed with a mud plaster, much of which survives. A weatherboard section has been added to the rear of the house. The roof structure is of unsawn bush timbers with sawn hardwood battens. The roof was initially clad with split timber shingles, some of which survive under the later cladding of corrugated iron.

The shearing shed and stables building appears to have been constructed over a period of time and altered on a number of occasions. The building is of post and beam construction, using bush timbers but with some sawn timber elements. Most of the walls have been constructed of debarked Murray pine drop logs set in axed and adzed square hardwood posts. The store shed is constructed of sawn hardwood scantlings and clad in galvanised corrugated iron. The roof structure uses bush timbers as rafters with the remainder of sawn timber. Ancillary farm structures include a concrete in ground tank and sheep dip, both constructed using a formwork of corrugated iron, and pens and stock yards of timber and corrugated iron.

Bael Bael Homestead is of architectural significance as an outstanding and refined example of drop log construction. Few examples of this once common form of construction survive and the example at Bael Bael is well built and intact. The collection of outbuildings is also of significance as examples of various rural construction techniques. They provide insight in the operation of grazing properties in to the nineteenth and twentieth centuries. The shearing shed is highly intact.

Bael Bael Homestead is of historical significance as an intact property which has operated continually as a working pastoral and farming concern since the early squatting era in Victoria.



Bael Bael Homestead

### **Kow Plains Homestead, Cowangie, Mildura (VHR H0688)**

Kow Plains Homestead Complex is unique for its associations with the earliest history of the Mallee when large pastoral runs were the most characteristic form of settlement in this harsh region.

Kow Plains has historical significance as a rare surviving example from this era that remained as a pastoral run over an unusually long period. Although many properties were subdivided for agricultural purposes following the passage of the *Mallee Pastoral Leases Act 1883*, Kow Plains was not subdivided until 1909.

The complex is architecturally significant as an example of the use of local materials and of drop log construction. The homestead, the out-house and the ruins of the kitchen are of drop-log construction comprising a number of upright poles to which saplings were attached to form slots on opposite sides of the pole. Unsaun pine logs were then fitted into the slots.



Kow Plains

### **Gulf Station, Yarra Glen (VHR H384)**

John Dickson possibly occupied the site of Gulf Station from about 1844, erecting a dwelling elsewhere on the property. Part of the existing kitchen wing may be an 1840s structure originally erected as a combined hut and animal shelter. In 1855, Dickson sold a covenant for the Gulf Station pre-emptive right to William Bell and Thomas Armstrong who bought the freehold in October 1858. William Bell's son ran the property until his death in 1877 and Gulf Station stayed in Bell family ownership until 1951. The State Government purchased the remaining property, totalling sixteen hectares, in 1976 and appointed the National Trust as the Committee of Management.

A small rectangular cottage was constructed c1854 and successive additions were made throughout the latter part of the nineteenth century and early twentieth century. Many of the farm buildings, like the earliest stage of the house, are of vertical timber slab construction suggesting an 1850s origin. The slaughterhouse and a portion of a stable building and a kennels/pig sty building are of horizontal slab construction while the remaining buildings and additions to the house and other buildings are constructed using relatively modern stud techniques. Some ten buildings are built in timber slab construction with peeled logs of indigenous gum and stringybark, cut and adzed locally, used as structural members. Roofs of many of the buildings are of split shingles, but are now covered with corrugated iron.

Gulf Station retains remnants of the orchard, the kitchen, flower and vegetable gardens. Several rare and mature Yarra Gums also survive on the property along with some original post and rail fencing.

Gulf Station is of architectural significance as one of the most complete surviving complexes of farm buildings of vernacular timber construction in Victoria dating from the mid nineteenth century. The homestead demonstrates the change in vernacular building techniques over a one hundred year period while in the occupation of one family. The structures range from those of vertical timber slab with shingle roof of the 1850s, through extensions in stud frame with split weatherboards, galvanized corrugated iron and the fret cut verandah brackets of the Edwardian wing. The homestead is also significant for

demonstrating the change over a century in interior finishing techniques of a relatively unpretentious dwelling.

Gulf Station is of historical significance through its association with the early Scottish farming settlement of the district and as an exposition of early pastoral life. The significance of the site is enhanced by the survival of remnants of the orchard, the kitchen, flower and vegetable gardens, and some original post and rail fencing.



Gulf Station

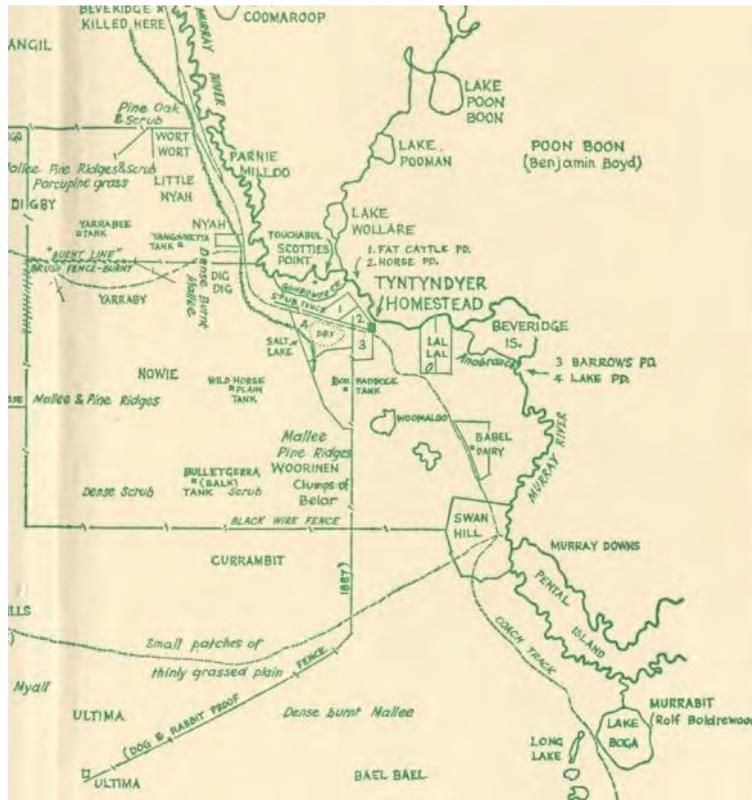
### **Comparative Summary**

Tyntyndyer (Tyntynder) Homestead is a surviving example of an early pastoral property in Victoria. This is illustrated in the early buildings constructed from 1846-1854. Together with the above comparative examples provided, it clearly illustrates the early occupation of rural Victoria and the construction of early dwellings and associated farm buildings using materials available, often at remote locations. As early and surviving examples, all these places, including Tyntyndyer (Tyntynder), contribute to the understanding of this early period of development in Victoria.

### **KEY REFERENCES USED TO PREPARE ASSESSMENT**

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- J A Hone 'Peter Beveridge' in *Australian Dictionary of Biography online*
- R G Holloway. *Tyntynder Homestead: a Short History*, undated c1960s
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- Ferdinand Von Mueller. *Melbourne Botanic Gardens Annual Reports*, 1860-61, 1862-63 & 1864-65

**ADDITIONAL IMAGES**



Map showing location of Tyntyndyer (Tyntynder) Homestead (A Cerutti, Tyntyndyer, *a Pioneering Homestead and its Families*, 1977)



Annotated aerial photograph of nominated place



East facade of original 1846 homestead building, 2015



East facade of original 1846 homestead building, 1879  
(A Cerutti. *Tyntyndyer, a Pioneering Homestead and its Families*, 1977)



Interior of original 1846 room, c1977

(A Cerutti. *Tyntynder, a Pioneering Homestead and its Families*, 1977)

[Note: See comparative 2015 image below]



Garden to the east of the homestead



East façade of 1854 addition to the homestead, 2015



East façade of 1854 addition to the homestead, 1975

(A Cerutti. *Tyntynder, a Pioneering Homestead and its Families*, 1977)



Andrew Beveridge's grave, 2015



Andrew Beveridge's grave before renovation, undated  
(A Cerutti. *Tyntynder, a Pioneering Homestead and its Families*, 1977)



Roof structure, 1846 homestead



Verandah of 1854 addition showing roof structure



East side of homestead, view to north showing 1846 section from 1854 section



View of 1854 homestead from eastern terraces



North east corner of store and cellar building building, showing entrance to cellar



Interior of cellar, c1977

(A Cerutti. *Tyntynder, a Pioneering Homestead and its Families*, 1977)



Limestone wall of shed from west