

**Heritage Overlay No.:** 014  
**Citation No.:** 005  
**Place:** ‘Glencoe’, 518-610 Blackhill Road

---

**Other Names of Place:** N/A  
**Location:** Glencoe: 518-610 Blackhill Rd, Toolern Vale  
Dry Stone Walls: 572-618 Blackhill Rd, Toolern Vale  
134-166 Ryans Lane, Toolern Vale  
**Critical Dates:** Constructed c.1860s-70s.  
**Existing Heritage Listings:** None  
**Recommended Level of Significance:** Local



**Statement of Significance:**

*Glencoe*, 518-610 Blackhill Road, Toolern Vale is significant as a predominantly intact nineteenth century farm complex associated with the pioneer pastoralist John Beaty and his son Andrew. The bluestone homestead is an intact example of a Victorian style, while the Victorian vernacular bluestone horse stall/dairy, horizontal timber slab fowl house, dry stone pig pen, extensive dry stone walls and Norfolk Island Pine trees are a tangible legacy of the Beaty family's pastoral developments. The homestead represents one of few surviving nineteenth century homestead buildings in the Melton Shire.

The homestead at 518-610 Blackhill Road is architecturally significant at a LOCAL level (AHC D2). It demonstrates original design qualities of a Victorian style. These qualities include the hipped roof form and the encircling verandah on three sides. Other intact or appropriate qualities include the single storey height, coursed, squared rubble bluestone wall construction, corrugated sheet metal roof cladding, brick chimney (but not the overpainting), elaborate front timber framed doorway with large four panelled timber door and sidelights and highlights, timber framed double hung windows, and the bluestone window sills. The two large Norfolk Island Pine trees also contribute to the significance of the homestead setting.

The horse stall/barn/dairy outbuilding is architecturally significant at a LOCAL level (AHC D2). It demonstrates original design qualities of a Victorian vernacular style. These qualities include the long hipped roof form clad in galvanised corrugated steel and the rubble bluestone wall construction. Other intact or appropriate qualities include the open horse stall at one end of the building, supported by large log posts, and the rudimentary timber post and rail stalls.

The fowl house outbuilding is architecturally and scientifically significant at a LOCAL level (AHC D2, F1). It demonstrates original design qualities of a Victorian vernacular style and contextually unusual horizontal timber slab wall construction, reflective of nineteenth century vernacular building technology. Apart from the wall construction, these qualities include the simple elongated gable roof form and galvanised corrugated steel roof cladding.

The extensive system of largely intact dry stone walls, including some quite high examples, and the dry stone pig pen are aesthetically, historically and scientifically significant at a LOCAL level (AHC F1). They demonstrate an unusual and now rare form of nineteenth century fence construction, and contribute to an impressive and intact early pastoral cultural landscape. The walls vary in quality and in age, some, along Blackhill Road are much later in date than the internal walls and of lesser significance, but provides an interesting contrast to the well-built earlier walls.

The property is of historical significance at the LOCAL level (AHC A4, H1) for its association with the Beaty family, an early and prominent Melton pastoral family. It is one of the oldest houses in the Shire.

Overall, *Glencoe* Homestead, 518-610 Blackhill Road, is of LOCAL significance.

#### **Description:**

*Glencoe*, 518-610 Blackhill Road, Toolern Vale, is situated in an intact and historical rural setting, in an elevated position overlooking the valleys of both the Toolern and Kororoit Creeks, and the *Green Hills* pastoral property. The undulating nature of the landscape enable the extensive and substantial dry stone walls on the property to be appreciated as a cultural landscape; surrounding treed hills contribute to the beauty and integrity of the early pastoral property.

*Glencoe* comprises a complex of farm buildings (dairy/barn/horse-stall, fowl house, coach house, pig pen and shearing shed), substantial homestead, and remnant homestead garden. Two mature Norfolk Island pine trees mark the entrance to the house, in addition to some shrubbery and open grassed areas. At the rear are some mature and senescent Monterey pines. The property also has extensive and substantial early dry stone walls, some approximately 5-7 courses high that stretch over a number of kilometres.

The single storey, coursed, squared rubble, bluestone, Victorian styled house is characterised by a hipped roof form and a verandah on three sides. There is a timber extension towards the

rear. The roof forms are clad in corrugated sheet metal. An early brick (now painted) chimney adorns the roofline.

A feature of the design is the return verandah. It is supported by timber posts (that appear to have replaced earlier posts) and there is an introduced concrete floor.

An elaborate feature of the design is the front timber framed doorway. It has a large four panelled timber door and sidelights and highlights. The timber framed double hung windows, and bluestone window sills are also early.

Nearby the house are the outbuildings. The dairy/horse stall has a long hipped roof form clad in galvanised corrugated steel. It also has rubble bluestone wall construction, apparently having been built of off-cuts from stone quarried on the property to build the homestead. One end of the building is open and is supported by large log posts. The internal walls of the open space appear to have been painted or lime washed. There are early and rudimentary timber post and rail stalls.

Another early outbuilding is the fowl house. The Victorian vernacular building has a simple elongated gable roof form clad in galvanised corrugated steel and horizontal timber slab construction. The building is in poor condition and almost ruinous.

The coach house and shearing shed outbuildings are also vernacular in design and have the gabled roof forms. These buildings are constructed of galvanised corrugated steel and reflect twentieth century developments.

The early farming infrastructure on the property also includes an early century pig pen. It has dry stone walls (reflecting the substantial boundary fencing on the property) and a very rudimentary flat galvanised corrugated steel roof.

As well as its outbuildings, the property also contains some notable dry stone walls. The walls along the boundary may date from the establishment of the original property by John Beaty, and now as a result of subdivision cross numerous properties. Internal walls are substantially higher, and may have been associated with the use of these paddocks for cattle. Some of the internal walls are not shown on the 1916 Ordnance plan for the area, and may have been built later.

It is not known if there is any archaeological evidence of an early *Green Hills* outstation shown on or very close to the south-western *Glencoe* property boundary.

### **History:**

An 1854 map of the parish of Yangardook<sup>1</sup> shows an ‘out station’ in (or near) the south-western corner of the allotment on which *Glencoe* was later established. This Allotment 18 was purchased in April of the following year, along with many others in the locality, by John Batey of *Pinewood*.<sup>2</sup> The outstation was undoubtedly associated with the *Green Hills* ‘headstation’ about a kilometre to its south.

John Hunter Patterson ‘finding the country almost totally unoccupied’ had established the *Green Hills* station in early December 1836. *Green Hills* would appear to have become a well-

---

<sup>1</sup> Lands Victoria, Put-Away Plan Y27 (1854)

<sup>2</sup> Parish Plan: Yangardook

known pastoral property in early Port Phillip.<sup>3</sup> The 1841 census reveals that it was at the time the largest of the squatting stations in the Shire of Melton - far larger than Simon Staughton's Brisbane Ranges-Exford run, or the nearby Mt Aitken run established earlier by John Aitken. In 1841 the census collector found *Green Hills*, on "Pennyroyal Creek", being run by 'Simeon Cadden for John Patterson'. There were 22 adults, including 15 shepherds, living on the property. Like all of the stations at the time, its principal dwelling was listed as being constructed of 'wood'.<sup>4</sup>

In 1841 Patterson was forced by the financial crisis to sell or lease all his extensive pastoral holdings. In 1842 George Hyde is recorded as being the occupier of *Green Hills*.<sup>5</sup> In 1843 Patterson was insolvent. His creditors included the Clyde Company, of which J&A Dennistoun, the great Glasgow pastoral agent and finance company, was a major shareholder. It is probably as the result of a settlement with Patterson that the names J&A Dennistoun then appear on early maps in association with *Green Hills*. The name Bell (probably WM Bell, agent for Messrs. Dennistoun & Co.) also appears in association with the 48,000 acres property during this period.<sup>6</sup> By the time of the Crown sales in the mid 1850s, G. Urquhart took possession of the *Green Hills* pre-emptive right (which local memorialist Alexander Cameron referred to as being called *Gap Hill Station* at this time<sup>7</sup>), and also purchased a number of sections abutting this homestation. WJT ('Big') Clarke also purchased one allotment jointly with Urquhart, so may have had an interest in the station for a time.<sup>8</sup>

John Beaty, who arrived in the colony in 1848,<sup>9</sup> purchased a large allotment at one of the first sales of Crown Land in the district. Jointly with a 'John Beattie', in August 1852 he purchased the 482 acre Crown Allotment 20 Parish of Holden at the very good price of £578. Five months later, in January 1853, John Beattie sold John Beaty his half share in this allotment for £1446.<sup>10</sup> (Beattie may have been a relation of John Beaty, as different branches of the family adopted different spellings. For example John Beaty met his brother Charles when he arrived in Melbourne from their native Co. Tyrone Ireland in 1856, but Charles used the spelling 'Beatty', and his descendents 'Beattie'.<sup>11</sup> Beattys Road in Rockbank is named after Charles' branch of the family. Official government records add to the confusion by often spelling John Beaty as 'Beatty', and sometimes 'Beattey'. Confusion is further increased by Henry Beattie, who managed, and eventually partly owned, the adjacent Mt Aitken Station and other nearby

---

<sup>3</sup> A number of the squatters who established runs in the Mount Emu area near Caramut (Western District) - such as Cadden, Hyde, maybe Bell, and possibly Urquhart would also appear to have had early association with *Green Hills* at Toolern in some way. There was also a large pastoral run called *Green Hills No.1* at Carumut. [Sayers, C.E.(ed), Bride, T.F., *Letters From Victorian Pioneers*, facsimile edition (Lloyd O'Neill, Melbourne 1983), pp.281-282, 290-291, 289-299; Brown, PL (ed), *The Narrative of George Russell of Golf Hill*, (Oxford University Press, London: Humphrey Milford, 1935), p.172]

<sup>4</sup> *1841 Census, New South Wales* (Port Phillip District).

<sup>5</sup> Lands Victoria, Historical Plans, Sydney H3, Yangardook (1842)

<sup>6</sup> Spreadborough & Anderson, *op cit*; also Clarke, M, '*Big' Clarke* (Queensberry Hill Press, Melbourne, 1980), p.108; also, untitled MDHS typescript refers to "Bells and Buchanan" in the 1848 Census; Starr, *Melton: Plains of Promise*, (Melton Shire Council, nd), pp.76-78

<sup>7</sup> Alex Cameron, 'Melton Memoirs', Melton & District Historical Society, p.23

<sup>8</sup> Parish Plans, Yangardook; 'Old Melton Times', (MDHS typescript, author unknown, reproduced from the *Melton Express* 1905)

<sup>9</sup> Starr, *op cit*, p.29. There is some suggestion that the Beaty may have been in possession of the property from 1848 (John Beaty, personal conversation, 8/5/2002)

<sup>10</sup> PROV Torrens Application file: VPRS 460/P0 (39493).

<sup>11</sup> Starr, *loc cit*. International 'Beatty' family websites also encompass all spellings of the surname (although male and female Christian names recur constantly in the nineteenth century).

property, but who hailed from Scotland<sup>12</sup> and was presumably no relation to John Beaty. Henry and his sons, including William and John Aitken, became nationally famous breeders of Hereford cattle, Shropshire sheep, and Leicester and Merino crosses. Another son Walter also owned land in the district.<sup>13</sup>)

Beaty had done well to establish in this early pastoral area, with *Green Hills* on his west, the famous early squatter and sheep breeder John Aitken to his north and east, and the notorious WJT (Big) Clarke to his south. By 1854 Beaty had a well-established ‘homestead’ on his allotment, situated the east bank of the West Branch of Kororoit Creek.<sup>14</sup> At Crown Land sales between 1854 and 1857, Beaty capitalised on his foothold and purchased the majority of his holding - a further 1547 acres - most of which had been part of the *Green Hills* Station. The majority of this land was situated on the west side of the West Branch of Kororoit Creek, where his new *Pinewood* homestation, and *Glencoe*, would later be built. He purchased 15 separate but contiguous parcels of land, some of which cost, in this gold-rush period, over £4 per acre. In total Beaty acquired some 2030 acres (c.820 hectares) in the 1850s Crown sales.

John Beaty senior apportioned his estate between his sons John junior, Andrew and William. John junior was ‘granted’ (sold for a small sum) the property west of the West Branch of Kororoit Creek as far as Blackhill Road in 1872.<sup>15</sup> On this land (about 716 acres by the late 1880s) the bluestone homestead *Pinewood* was built by John junior in 1875.<sup>16</sup> In 1879 John senior transferred some 318 acres of land on the east side of the West Branch of Kororoit Creek (which had increased to some 739 acres in the late 1880s), to William who built the *Rocklands* homestead there.<sup>17</sup> The next day John senior transferred to Andrew the property (some 803 acres by the late 1880s) on which the *Glencoe* homestead was established.<sup>18</sup> John senior retained some 600 acres in his own name,<sup>19</sup> which was probably the site of his original homestead, of which all that remains is thought to be three *pinus radiata*, an old pear tree, and a hawthorn bush, together with some early dry stone walls.<sup>20</sup>

Andrew and his brother William went back to Ireland where they both married before returning home.<sup>21</sup> It is possible that the construction of *Glencoe* was associated with Andrew’s marriage. Family sources advise that Andrew was older than John junior, who did not marry until he was in his 40s, and that it is likely that *Glencoe* was built quite a bit earlier than the house John junior built in 1875 (*Pinewood*), perhaps even as early as the late 1850s.<sup>22</sup> Other circumstantial evidence, such as Andrew’s later declaration that he was well established on his property by

---

<sup>12</sup> Peck, HH, *Memoirs of a Stockman*, (Stock & Land Publishing, Melbourne, 1972), p. 99.

<sup>13</sup> *ibid*, pp. 50, 99, 179-181; also Shire of Melton Ratebooks, 1882-1888.

<sup>14</sup> Lands Victoria, Put-Away Plan Y27 (1854)

<sup>15</sup> PROV Torrens Application file: VPRS 460/P0 (39493), Conveyance John Beaty to John Beaty the Younger, 12/2/1872.

<sup>16</sup> Shire of Melton Ratebooks, 1887-1888; personal conversation, John Beaty 8/5/2002

<sup>17</sup> PROV Torrens Application file: VPRS 460/P0, Unit 817 (48954), Conveyance John Beaty to William Beaty, 19/9/1879; also Shire of Melton Ratebooks, 1887-1888.

<sup>18</sup> PROV Torrens Application file: VPRS 460/P0 (37508), Conveyance John Beaty to Andrew Beaty, 20/9/1879; also Shire of Melton Ratebooks, 1887-1888.

<sup>19</sup> Shire of Melton Ratebooks, 1887-1888.

<sup>20</sup> John Beaty, personal conversation, 8/5/2002.

<sup>21</sup> *ibid*

<sup>22</sup> John Beaty, personal conversation, 25/10/2004. Further family genealogical information on marriage dates etc might provide clues that would help to date the building.

1882, would seem to support this.<sup>23</sup> *Glencoe* was built of stone quarried behind the house, and the bluestone shed was then built from offcuts created when this stone was quarried.<sup>24</sup>

The Melton Shire ratebooks of 1887-88 describe the land rated to Andrew Beaty, ‘grazier’ of Toolern, as being ‘house and 803 acres’, with a Net Annual Valuation of £196.<sup>25</sup> Although this is the first time that the ratebook notes a ‘house’ in association with Andrew’s property, this does not mean that the house was new. ‘House’ also appears for the first time in many other property descriptions that year (including those of Andrew’s brothers John and William), so it appears that the rate collector had suddenly become more scrupulous about recording such information. While the property valuation did increase c.150% in that year, indicating possible substantial improvements, the size of the property also increased by c.100%, so it is not possible to come to any firm conclusion about the house having been constructed in the preceding year. All that can be confidently asserted from the Shire ratebooks is that the house was constructed by 1888.

John Beaty senior died on 18<sup>th</sup> November 1899.

In 1900 Andrew Beaty transferred some 240 acres of the property, south of *Glencoe* homestead, to his only son George.<sup>26</sup> George died in c.1902,<sup>27</sup> some eight years before his father Andrew (who died 27<sup>th</sup> November 1910). As a result of his son predeceasing him, the *Glencoe* property was passed to Mrs Wilson, a daughter of Andrew. Mrs Wilson was a grandmother of the present owner, Kenneth McPherson.

The Beaty family have played a prominent part in the history of European settlement of the Toolern Vale area and Shire of Melton. In the early twentieth century John Beaty was for 36 years a Melton Councillor, and served six terms as Shire President. ‘Beaty’s Bush Paddock’ was for many years the site of annual ‘Bird Day’ excursions for scholars at the nearby Toolern Vale State School.<sup>28</sup>

### **Thematic Context / Comparative Analysis:**

*Shire of Melton Historical Themes:* ‘Pastoral’, ‘Farming’

*Comparable Places in Shire of Melton:*

Historically, *Glencoe* is comparable to the other surviving substantial masonry homesteads owned by the Beaty family:- *Pinewood* homestead, and *Rocklands* homestead. Together, and with the dry stone walls in the vicinity of these homesteads, these mark the story of the early European development of the locality.

Architecturally, *Glencoe* homestead represents one of few surviving Victorian styled homestead buildings in the Melton Shire. Other comparable examples are as follows:

- *Strathtulloh* homestead, Greigs Road, Melton South (Place Id. 403). This property was established in 1840, although the existing homestead was not built until c.1869.

---

<sup>23</sup> VPRS 460/P0 (37508)

<sup>24</sup> John Beaty, personal conversation, 8/5/2002

<sup>25</sup> Shire of Melton Ratebooks, 1882-1888.

<sup>26</sup> VPRS 460/P0 (37508)

<sup>27</sup> Personal conversation, Mrs Verna Hornbuckle, 12/10/04, a daughter of John George Beaty.

<sup>28</sup> Toolern Vale State School Centenary History 1869-1969 (Toolern Vale State School Centenary Celebrations Committee, 1969),

It shares similar Victorian design qualities as *Glencoe*, as noted in the broad hipped roof form, rendered chimneys, single storey appearance and encircling verandah. *Strathtulloh* is also constructed of random coursed bluestone. There is also an early kitchen that forms part of the significant building fabric. This homestead is included on the Victorian Heritage Register.

- *Eynesbury* homestead, Eynesbury Road, Eynesbury (Place Id. 401). The original section of the homestead was built in the early 1870s. Unlike *Glencoe*, this Victorian styled dwelling is two storey and is Colonial Georgian in appearance, but shares a similar bluestone wall construction. This homestead is included on the Victorian Heritage Register.
- *Exford* homestead, 255 Exford Road, Melton South (Place Id. 402). The central portion of this homestead possibly represents the earliest surviving homestead building in the Melton Shire, having been constructed in c.1843 of pise. Unlike *Glencoe*, *Exford* is designed in what has been termed a Colonial Gothic style, a rare style in the Melton Shire. The building has an elongated hipped roof form with projecting dormer windows, together with a number of additions. This homestead is included on the Victorian Heritage Register.
- *The Willows*, Nixon & McKenzie Roads, Melton (Place Id. 407). This Victorian styled homestead was built in the mid 1850s in a rendered random rubble wall construction and with unusual sturdy projecting rendered buttresses. The hipped roof forms (the rear smaller hip having been added at an early time) are familiar with *Glencoe*, although the roof cladding has been introduced. The concept of the encircling post supported verandah is also similar, although the verandah at *The Willows* has a separate roof form.
- *Rocklands* homestead, 211 Mount Aitken Road, Diggers Rest (Place Id. 133). Built in the late 1850s, this dwelling has a rendered wall finish. The hipped roof form is clad in galvanised corrugated steel and there is a projecting pitched roof addition at the rear. Overall, the homestead appears to be of lower integrity than *Glencoe*. There are paired timber eaves brackets and unusual label moulds above the windows and doors.

*Glencoe* is therefore architecturally comparable to other nineteenth century homestead, including *Strathtulloh*, *Eynesbury* and *Exford* that are on the Victorian Heritage Register. It also appears to be one of the most intact nineteenth century homesteads in the Melton Shire.

Horizontal timber slab construction in Australia like that employed for the fowl house at *Glencoe* Homestead appears to have originated in Sydney in the early nineteenth century. Pieces of cabbage tree were first used (which quickly rotted), and this was the basis for reconstructions at Old Sydney Town.<sup>29</sup> Subsequently, this form of construction became common throughout the colonies. The main variation in the construction type was whether the posts were grooved to take the slabs, or whether there were pieces nailed on to take the slabs.<sup>30</sup> No other nineteenth century buildings of horizontal slab construction have been identified in the Melton Shire.

---

<sup>29</sup> M. Lewis, *History of Building Construction*, Deakin University, Geelong, 1997, p.53.

<sup>30</sup> *Ibid.*

The dry stone walls on the property are notable examples of this craft, and also an integral part of a larger cultural landscape of intact walls in an original rural context. They are relatively prominent within this landscape due to the undulating nature of the terrain.

The Norfolk Island pines are notable in Melton, the southern parts in particular of which have a dry climate in which such large exotic trees do not usually thrive.

**Condition:**

Homestead, dairy/horse stall, shearing shed and coach house: Good

Fowl house and pig pen: Poor

Dry Stone Walls: Good

**Integrity:**

Substantially Intact

Dry Stone Walls: Fair

**Recommendations:**

Recommended for inclusion in the Melton Planning Scheme Heritage Overlay.

Recommended Heritage Overlay Schedule Controls:

External Paint Controls: *Yes – homestead & horse stall/dairy outbuilding*

Internal Alteration Controls: *No*

Tree Controls: *Yes – Norfolk Island Pines at the entrance to the homestead*

Outbuildings and/or Fences: *Yes – dry stone paddock walls, horse stall/dairy, fowl house, & pig pen.*

**Other Recommendations:**

- The dry stone walls on the property are extensive and some substantial. It is recommended that these be surveyed, and their condition and threats identified as part of the development of a conservation strategy for their long-term maintenance.
- Given the perilous state of the fowl shed, it is recommended that a photographic analysis of this building be prepared.





*A dry stone wall on Glencoe*