



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

11.1 AESTHETIC VALUE*

Belvoir Homestead Group, in its broad meadow setting along the river's edge, with an established, tree lined approach track, mature plantings, remnant vegetation, and collection of buildings and elements is a complex and fine example of a cultural landscape. The aesthetic experience is enriched by the finely crafted residential and farm buildings. The farm buildings are simply and elegantly planned and executed. The main homestead is a fine example of a Victorian Regency style, rendered all the more aesthetically pleasing by its staged development within a unified visual treatment and the consistent use of soft red bricks in each stage. (Criterion 1.1)

The elements of the *Belvoir Homestead Group* collectively form a significant culturally modified landscape. (Criterion 1.4)

11.2. HISTORIC VALUE

Belvoir Homestead Group is highly significant as it was associated with the European settlement of Western Australia and the development of agriculture in the State from 1830 through to 1962, during which time it was used for general farming and vineyards under the Shaws, and continued to be developed under the Lotons, who also established the place as notable stud farm. (Criterion 2.1)

Belvoir Homestead Group has been associated with the earliest wine production in Western Australia. (Criterion 2.2)

Belvoir Homestead Group has been closely associated with two families, the Shaws from 1830 to 1876, and the Lotons from 1876 to 1962, both of which have played significant parts in the history and development of farming and agriculture in Western Australia, and the Lotons also in the economic and political development of the State. (Criterion 2.3)

* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989.

11. 3. SCIENTIFIC VALUE

As the site of one of the earliest successful farm groups in Western Australia, *Belvoir Homestead Group* has potential as a research site, and as various possible archaeological sites dating from the Shaw's occupancy and the early occupancy of the Loton family. The extant buildings and structures, demonstrate the designs and techniques of the periods in which they were constructed and have the potential to be a useful teaching site. (Criterion 3.1)

Belvoir Homestead Group has the demonstrable potential to contribute to an understanding of the cultural history of Western Australia, as the site of early European settlement and agricultural development, including the continued occupation of the place by Aboriginal people, their employment by the European settlers, and the interaction between the two; as the site of early European building, and subsequent agricultural development and building through the nineteenth and twentieth centuries. (Criterion 3.2)

11. 4. SOCIAL VALUE

Belvoir Homestead Group is highly valued by the community at local, State, and national levels, for its social and cultural associations as a consequence of the roles which the place has fulfilled in the social life and agricultural development of the district and in the development of the State. Its inclusion in the Municipal Inventory of Heritage Places for the Shire of Swan (1996), its classification by the National Trust of Australia (W. A.) (1973), and the Register of the National Estate (1978) is an indication of its social value to the wider community. (Criterion 4.1)

Belvoir Homestead Group contributes to the community's sense of place, particularly with respect to students of the development and history of Western Australia, and to some members of the wider community. (Criterion 4.2).

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

Belvoir Homestead Group retains the capacity to demonstrate the evolution of farming practices to an extent that is uncommon in the context of the metropolitan area because it is a fairly complete complex of buildings and structures. Most other farm building in the metropolitan area have been modified extensively or have lost many of their outbuildings. The farm buildings at *Belvoir Homestead Group* are very finely built, and they form a small and coherent group. The quality of the design and planning of these elements is unusual. The aesthetic qualities demonstrated are ones which are not practiced in the construction of farm elements at the present time. (Criterion 5.2)

12.2 REPRESENTATIVENESS

Belvoir Homestead Group demonstrates the characteristics of farming practised by well capitalized farm owners, and a property organised around the workings of the farm in a practical sense, as well as demonstrating a consciousness of the aesthetic possibilities of shaping the landscape and the buildings. The individual elements, structures and buildings are fine examples of their respective classes. (Criterion 6.1)

Belvoir Homestead Group demonstrates the principal characteristics of farming and the evolution of farming as they were practised by W.T. Loton, a well capitalized merchant and farmer, and his successors, E.T. and E.W. Loton and their families. Archaeological evidence may well contribute to the understanding of the evolution of farming from Shaw's time to the late 1980s. (Criterion 6.2)

12.3 CONDITION

Not all buildings are in good repair, but most are in reasonably sound condition. There are persistent flooding problems in the cellars of the main house. There is some deterioration of brickwork and general wear and tear on other elements of the fabric. The present owners have a continuous programme of conservation and adaptation, which, by their own account, will ensure that the place is maintained and will be preserved for future generations. Overall the place is in fair to good condition.

12.4 INTEGRITY

The original intent of all structures remains perfectly legible. The buildings are either used for their original intended purposes, or are being utilised for passive uses which do them no harm. Heritage values can be sustained with careful conservation of the remaining fabric, providing the temptation to over-restore the fabric can be resisted. The place requires an ongoing commitment, and if the present rate of improvement is maintained, the place should endure. The place retains a moderate to high degree of integrity.

12.5 AUTHENTICITY

The farm buildings have evolved through time and have been adapted from time to time to reflect changing uses and practices. The cottage has been through a stage of being near collapse. Works to save the cottage and to adapt it for use have caused the introduction of new fabric, as well as the reconstruction of many missing elements, such as floor, joinery, skirtings, and the like. The main house is in the midst of conservation and adaptation. The exterior has not been conserved and retains many authentic features and finishes. The interior has undergone a good deal of change historically, and is undergoing further change at present. The general layout of the place and basic track and path systems appear to be early locations. Overall the place retains a moderate to high degree of authenticity.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Robin Chinnery, Historian. The physical evidence has been compiled by Philip Griffiths, Architect.

13.1 DOCUMENTARY EVIDENCE

Belvoir Homestead Group comprises a former manager's house (c. 1877) in the Victorian Georgian style, stables (1880), a Victorian Georgian style and Victorian Regency style residence (c. 1887-1897), with attached dairy and store (c. 1900), and an additional complex of farm related buildings, comprising dairy and hay shed, and various structures in a cultural landscape, with olive trees, sugar gums, and remnant riverine vegetation.¹ The olive trees and sugar gums may date from the earlier farm, 'Belvoir', established by the Shaw family from 1830-1876.

In March 1827, Captain James Stirling explored the Swan River including the area which was later named Guildford, and noted the fertile soils in the Upper Swan. Stirling returned to establish the Swan River Colony in June 1829. In September 1829, Stirling and Surveyor General Roe travelled to the head of the Swan River above Guildford with a group of settlers to whom permission had been given to select land. These were the first rural land grants in the Colony, and among them was that of Robert Menli Lyon, who selected 3,313 acres at Swan Location 4.² However, Lyon resigned his grant in 1830, stating that he feared attack from Aborigines was more likely due to the distance of his grant from that of other settlers who took up occupation of their grants in 1829-1830.³

By late 1829, vast tracts of land had been selected at Guildford, including all the land close to the river front.⁴ From 1830, boats regularly plied the Swan River from Guildford to the coast.

In 1830, the first Guildford Town Lots were sold.⁵ In part, the town was opened up in an endeavour to make provision for discharged servants of the early European settlers following completion of their service. They were to be granted lots of four to five acres, with the intention that they should assist each other in a co-operative settlement.⁶

Captain William Shaw arrived in the Swan River Colony per the *Egyptian* in 1830, too late to receive one of the initial allocations of land in the colony. He took up the grant by transfer of Swan Location 4, formerly held by R. M. Lyon, which he named 'Belvoir', after Rutland's Belvoir Castle in

¹ Apperly, Richard, Irving, Robert, and Reynolds, Peter, *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde 1989, pp. 42-49.

² Bourke, Michael J. *On The Swan: A History of the Swan District Western Australia*, UWA Press, Nedlands, 1987, p. 33.

³ *ibid.*, p. 39.

⁴ Paget, T. 'Early Days in Guildford. Agricultural Development 1829-1850', (Typescript (1949) in Battye Library.) p.2.

⁵ *ibid.*

⁶ *ibid.*

Leicestershire.⁷ The pronunciation of 'Belvoir' as 'Beaver' reflects this English origin.

A wattle and daub homestead was constructed by Captain William Shaw, sited on 'an eminence commanding a view of a vast park-like plain'.⁸ It is believed to have been destroyed by fire (post 1833), and a second homestead constructed of clay bricks made at the site, with the excavation from which the clay had been dug, forming a cellar to the house (date unknown).⁹ The site to the south of the present homestead which was believed to be the remains of this cellar was extant until recently, when it was filled and built over with a terrace as part of the development of the new Reception Centre at *Belvoir Homestead Group*.¹⁰

In November 1830, a tragedy occurred when two of William and Elizabeth Shaw's sons, Charles Wm. (b. 1818) and Frederick James (b. 1823), were knocked into the river at Belvoir by a Leicester ram, which had been brought with their stock from England, and drowned.¹¹ They were buried 'in the first burying ground at Baskerville', Upper Swan.¹²

William Shaw brought grape vines from Cape Town, South Africa en route to the Swan River Colony, which he planted at Belvoir, and from which he produced some of the Colony's first wine.¹³ William Shaw and botanists James Drummond and Thomas Waters became 'the most extensive growers of grapes in the colony'.¹⁴ Shaw also planted numerous fruit trees at Belvoir, including fig trees and mulberry trees, of which a black and a white, remained in 1973.¹⁵ It has not been possible to date to ascertain whether Shaw planted any of the olive trees, (*Olea europaea*) surviving at the place in 1998.¹⁶

On 27 January 1832, Lucy Ellen Shaw was born at Belvoir.¹⁷ Two more children were born to the Shaws at the place, Robert Casson, on 4 March 1834, and Hester Francis on 27 June 1838.¹⁸

Lyon's early concerns about the Aborigines were not unfounded. George Fletcher Moore recorded in his diary on 26 June 1832 a meeting held at

⁷ Bourke, op. cit.

⁸ Notes accompanying sketch of Belvoir, 1833. Ms. Vol. held at Mitchell Library, N. S. W. Copy courtesy of Guildford Historical Society.

⁹ Type written notes, National Trust of Australia (W. A.) n. d. 'Belvoir', Guildford File 15; and hand written notes, National Trust of Australia (W. A.) n. d. These notes appear to be based on an interview with Lady Grace Loton.

¹⁰ H. Loton and M. Gorey, conversation with Robin Chinnery, 17 September 1998..

¹¹ 'The Shaw Family' Notes made by Rev. canon P. U. Henn, February 1948. BL RN 82.

¹² *ibid*; and notes copied from Elizabeth Shaw's Bible. PRO MN 87 Acc. 1062A Item 16.

¹³ Type written notes, National Trust of Australia (W. A.) n. d. 'Belvoir', Guildford File 15.

¹⁴ Bourke, op. cit., p. 105.

¹⁵ Letter Elizabeth Shaw to her daughter, Mrs. E. Whitfield, 19 January 1844. She writes of the melons, figs and vineyard producing fruit at the place. PRO MN 87 Acc. 1062A Item 15.

¹⁶ Hand written notes by A. M. Hardie, National Trust of Australia (W. A.) n. d. 'Belvoir', Guildford File 15.

¹⁷ Notes copied from Elizabeth Shaw's Bible. PRO MN 87 Acc. 1062A Item 16.

¹⁸ *ibid*.

Guildford 'to take into consideration what is to be done about the natives, whose depredations are truly alarming and disheartening.'¹⁹

By early 1833, the Shaws were well established at Belvoir. On 21 January 1833, Elizabeth Shaw wrote:

Our heads are above water; our grant is allowed to be the best on the river of its size ... the scenery so beautifully park-like, and the idea that as far as we can see is all our own.²⁰

Her accompanying sketch, of Belvoir, 'Front of Mr. Shaw's Cottage. Aspect S. S. E. facing the Mountains', depicted the single storey, wattle and daub homestead built in 1830.²¹ The main building comprised three rooms, including the 'sleeping room', 'Nat's room', and the sitting room; a double chimney served the latter room and the kitchen, which was a separate, adjoining building; and at the opposite end of the house, a store for goods adjoined the main building.²²

On 15 March 1833, Moore recorded 'the natives had set fire to Mr. Shaw's hay'.²³ Whilst such incidents and loss of stock and crops continued to be a problem, in common with other European settlers, the Shaws evidently employed Aboriginal people at their property. On 2 February 1835, an Aboriginal man named Coroor, who had been out seeking some of Shaw's goats which had strayed, was killed as he lay sleeping by the fire in the Shaws' kitchen by Tomghin, another Aboriginal. William Shaw was also in the kitchen at the time.²⁴

As additional land was opened up to agriculture to the north and north-east, roads were opened from those areas to converge at Guildford. The town developed as a thriving inland port, with water traffic via the Swan River to and from Perth and Fremantle, and road traffic to the agricultural areas.

By 1850, the Guildford district was well settled, with land utilised for stock grazing, vine and fruit growing, and with a steam flour mill for grinding grain.²⁵ With the introduction of convicts to the colony in 1850, a hiring depot was established at Guildford.

Captain William Shaw died at Belvoir on 5 May 1862, and he was buried at the Upper Swan Churchyard on 7 May 1862.²⁶ His wife, Elizabeth, remained at the place with her son, George, and together they managed

¹⁹ Moore, George Fletcher *Diary of Ten Years Eventful Life of an Early Settler in Western Australia* and also *A Descriptive Vocabulary of the Language of the Aborigines*, Facsimile Ed., UWA Press, Nedlands, 1978, p. 119.

²⁰ Elizabeth Shaw, letter, 21 January 1833. Ms. Vol. held at Mitchell Library, N. S. W. In Colebatch, Sir Hal, (Ed.) *A Story of a Hundred Years: Western Australia 1829-1929*, Government Printer, Perth, 1929, p. 53.

²¹ Sketch and accompanying notes, Belvoir, 1833. Ms. Vol. held at Mitchell Library, N. S. W. Copy courtesy of Guildford Historical Society.

²² Sketch and accompanying notes, Belvoir, 1833.. Ms. Vol. held at Mitchell Library, N. S. W. Copy courtesy of Guildford Historical Society.

²³ Moore, op. cit., p. 168.

²⁴ *ibid.*, p. 253.

²⁵ Crowley, F. K. *Australia's Western Third*, Macmillan and Company, London, 1960, p. 21.

²⁶ Bourke, op. cit., p. 205; and 'The Shaw Family' Notes made by Rev. Canon P. U. Henn, February 1948. BL RN 82.

the property. Between 1865 and 1871, nineteen ticket of leave men were employed at the place on various occasions.²⁷ Aboriginal workers also continued to be employed at the place.²⁸ The vineyards were maintained, and the stock at Belvoir included cattle, pigs and horses.²⁹

In early 1876, following the death of George at Belvoir on 9 December 1875, financial difficulties arose with a mortgage. Elizabeth Shaw offered Belvoir to her son-in-law, Francis Whitfield, but he declined to make an offer for the place.³⁰ As the grape harvest proceeded in the autumn, Elizabeth Shaw sought advice from old friends and associates as to the best means to resolve her dilemma. Mr. Gull urged her to sell Belvoir and to retire. She decided reluctantly to sell the place, writing on 10 March 1876: 'Poor dear Belvoir is advertised for sale to save from God knows what!'³¹

Walter Padbury and William Thorley Loton of Padbury, Loton & Co. of Perth and Guildford, inspected Belvoir on 4 May 1876, and Elizabeth Shaw thought it likely that they would purchase the place, for which she was asking £1,500.³² Later in 1876, it was purchased by William Thorley Loton, of 'Springhill', Northam, 'at his own price'.³³ Elizabeth Shaw sadly vacated her home at Belvoir in late spring, writing to her granddaughter, Mary:

I wish Mr. Loton had either bought or hired the team to help get the Hay ... I hoped he would take most of the useful things on the place ... I cannot bear to think of all dear old Belvoir's old belongings.³⁴

William Thorley Loton (b. 1839) arrived at Fremantle in March 1863.³⁵ He had worked in mercantile businesses in England, and found similar employment in the Colony at Perth and Geraldton, before entering into partnership with Walter Padbury in 1867.³⁶ W. T. Loton arranged for his sweetheart, Annie Morris, to follow him to the Swan River Colony where they were married.³⁷ The partnership with Padbury, trading as Messrs. Padbury, Loton & Co., Merchants, became one of the largest, most successful, businesses in the Colony, buying and selling goods, and supporting advances of capital for the development of the pastoral industry, in which they had substantial interests. W. T. Loton was a trustee of St. George's Cathedral, Chairman of the W. A. Bank, first President of the Agricultural and Pastoral Society of W. A. (the Pastoralists

²⁷ Erickson, Rica (Ed.) *The Bicentennial Dictionary of Western Australians pre-1829-1888* Vol. 4 (University of Western Australia Press, Nedlands, 1987-1988) p. 2784.

²⁸ Servants and Labour Book, Belvoir, 1874-1876. PRO MN 87 Acc. 1062A Item 1.

²⁹ *ibid.*

³⁰ Diary of Elizabeth Shaw, 29 February 1876. Copy held at Guildford Historical Society. Mary Durack Miller's play, 'Swan River Saga', was based on the diaries and letters of Elizabeth Shaw, 1829-1876.

³¹ *ibid.*, 10 March 1876.

³² *ibid.*, 4 May 1876.

³³ Kimberly, W. B. *History of Western Australia: A Narrative of Her Past together with Biographies of Her Leading Men* (F. W. Niven & Co., Melbourne, 1897) p. 51.

³⁴ Letter Elizabeth Shaw to her granddaughter, Mary, 20 November 1876. PRO MN 87 Acc. 1062A Item 15. Note: A case belonging to Elizabeth Shaw is among the items left behind by the previous owners of the place in the current possession of the present owner.

³⁵ Loton, Grace M to the President of Guildford Historical Society, n. d.

³⁶ *ibid.*

³⁷ *ibid.*

and Graziers' Association), Member of the Legislative Assembly for Greenough from 1890, Member of the Legislative Assembly for Swan to 1897, and Mayor of Perth 1901-1903.³⁸ He was knighted for his public and civic services.

W. T. Loton did not plan to move to Belvoir in 1876, and the first house constructed there for him was built shortly after his purchase to accommodate a manager for the property.³⁹ It was constructed of bricks made at the property, with a shingle roof.⁴⁰ In the kitchen, a long brick oven extended almost the whole length of the wall.⁴¹ An additional room, opening only from the verandah, was reserved for W. T. Loton's use when he visited the property to supervise the work and to organise its further development.⁴² The first manager to reside there was W. Jones, who planted fig trees near the rear of the house, which survived until the 1950s.⁴³ The Shaws' homestead gradually fell into a state of disrepair and collapsed.⁴⁴

'The Stables' was the next building constructed for W. T. Loton. A saw pit 'erected out towards the hills' was used for the timber for this and future buildings at the property.⁴⁵ The initial stables building had six stalls for the draught horses, with timber mangers and timber floors.⁴⁶ Later more stables were added for the carriage horses and the ponies, and also to supply the stock with water a brick lined underground cistern approximately '20 feet in diameter', twice as deep underground as its height above ground.⁴⁷ A water trough hewn from a large log stood beside the tank, with a water pump to raise the water.⁴⁸

A hay shed and loft were added to the eastern end of 'The Stables', for storage of wheat, hay and oats.⁴⁹ This building later served at times as the shearing shed, when the fleeces were brought in from the yards; however, its main function was for threshing, and the threshing machine remained in situ in 1962, when the place was sold.⁵⁰

The extension of the Eastern Railway to York in 1885 reduced the importance of Guildford as an agricultural headquarters, as it made possible the direct transport of produce and goods between the farming areas and Perth and the coast.

38 *The West Australian* 25 January 1973.

39 Loton, Grace, op. cit.

40 *ibid.*

41 *ibid.*

42 *ibid.*

43 *ibid.*

44 Hand written notes, National trust of Australia (W. A.), n.d. indicate that by the time Sir Thorley Loton was a boy, all that remained of Shaws' homestead was 'a heap of bricks'. He was able to indicate the site from the depression where the cellars had been, 'some of the bank having been excavated to build there.'

45 Loton, Grace, op. cit.

46 *ibid.*

47 *ibid.* The position of the surviving brick construction cistern corresponds to that in the location described; however, it is of a lesser diameter than the 20 feet described.

48 *ibid.*

49 *ibid.*

50 *ibid.*; and Harold Loton with Robin Chinnery, 12 October 1998.

Construction of the homestead at Belvoir commenced in the late 1880s, circa 1887.⁵¹ As with the manager's house, the bricks were made of clay on the property.⁵² The roof was of sheoak shingles.⁵³ Flooring, doors, architraves, window frames and skirtings were of jarrah.⁵⁴ The initial homestead comprised six rooms to accommodate W. T. Loton's two sons, who moved to live at the property after gaining farming experience elsewhere, and their two sisters, who were to take it in turns each fortnight to keep house for their brothers.⁵⁵ They requested the construction of additional, larger rooms to enable them to entertain their friends.⁵⁶ The additions comprised the long, wide entrance hall, the drawing room (to be used for dances and parties), and guest bedrooms.⁵⁷ The cellar, accessed by external stairs on the south east of the homestead, may have been enlarged also at this time. It was used for storage.⁵⁸

Planting of the avenue of pine trees leading to the homestead was begun under W. T. Loton.⁵⁹ Numerous trees were planted in the vicinity of the homestead, including firs and Deodar Cedar (*Cedrus deodar-*).⁶⁰

W. T. Loton had determined from the outset to improve his property at Belvoir, and he had set about the task assiduously 'to make two blades of grass grow and a crop grow in some places where only gum trees grew before.'⁶¹

As his children married, W. T. Loton gifted to each a fine, large house. Belvoir was his gift to his son, Ernest William Loton, when he married Anne Campbell Forest, niece of Sir John Forest, in January 1894.⁶² It remained their family home for 32 years. Their three younger children were born at Belvoir and E.W. Loton's son, E.T. Loton, lived there until 1962.

In 1896, another wing was added to Belvoir Homestead, with a big, new kitchen, a breakfast room, a very large dining room, and another bathroom.⁶³ The second cellar was probably constructed at the same period. Jarrah was used again for all timber flooring, doors, architraves, window frames, and skirtings. Verandahs eight feet wide extended around the house, with all the main rooms opening out to the verandahs.

Under the supervision of E. W. Loton from 1897, there was further development of the farm, including cultivation of subterranean clover

51 Loton, Grace, op. cit.

52 *ibid.*

53 *ibid.*

54 *ibid.*

55 *ibid.*

56 *ibid.*

57 *ibid.*

58 Harold Loton, site visit with Robin Chinnery and Philip Griffiths, 17 September 1998.

59 Loton, Grace, op. cit.

60 *ibid.*

61 Kimberly, op. cit., p. 51.

62 Loton, Grace, op. cit.

63 *ibid.*

and paspalum as fodder to improve the carrying capacity of the farm, and the construction of additional farm buildings.⁶⁴

E. W. Loton was active in the Swan District community as a member of the Swan Road Board for 25 years, and its Chairman from 1914 to 1921; President of the Swan District Cricket Association which he began; and a member of the Board of Management of the Church of England Swan Orphanage.⁶⁵ In the wider community of Western Australia, E. W. Loton was a member of W. A. Trustees, member and Chairman of Hale School, and also held other public positions.⁶⁶

E. W. Loton imported some pedigree Shorthorn Ayrshire cross cattle from Scotland to form the nucleus of a dairy herd, necessitating the building of a dairy.⁶⁷ The dairy was constructed of brick, with an iron roof, with a wide open fireplace to heat the water, and another large room in which the large shallow dishes of milk were set out for the cream to rise.⁶⁸ After the dairy was partly destroyed by fire, the walls remained intact, and subsequently the remains of the building were used for storage of farm equipment.⁶⁹ The steers were fattened on the flats by the Swan River for two and a half years prior to sale at nearby Midland Junction, being sought after by Perth butchers who regarded them as 'amongst the choicest beef procurable.'⁷⁰

A new dairy was built in circa 1900, at the western end of the earlier homestead buildings, in one room of which there was a large open fireplace with a cast iron copper beside it for heating the larger quantity of water required when a pig was slaughtered and scalded, and in the larger room timber benches were fitted on each wall, on which would be stood the settling dishes for obtaining the cream from the milk for butter making.⁷¹ The third room of this addition provided accommodation for the dairyman. Most of the floor of the cow bales was paved with two feet square paving stones which had been the footpath in front of W. T. Loton's house, 'Dilhorn', prior to the paving of St. Georges Terrace, and which were believed to have been used as ballast on the Charlotte Padbury.⁷² As the dairy herd was expanded, pigs were purchased to consume any surplus milk. 12 'commodious' sties and covering sheds were built, with further use of the slabs from 'Dilhorn' for the floor of the sties.⁷³ A number of the stones remain at Belvoir.

In addition to the earlier Manager's house, two other cottages were built to accommodate workers at the property circa 1900.⁷⁴ Some of these families continued to work and reside at the place over a second generation.⁷⁵

⁶⁴ ibid; and Wilson, J. Graham *Western Australia's Centenary 1829-1929*, p. 274 and p. 276.

⁶⁵ Loton, Grace, op. cit. ...

⁶⁶ ibid.

⁶⁷ ibid.

⁶⁸ ibid.

⁶⁹ ibid.

⁷⁰ Wilson, op. cit., p. 276.

⁷¹ Loton, Grace, op. cit.

⁷² ibid.

⁷³ ibid.

⁷⁴ ibid.

The original shingle roof of the homestead was covered with a new roof of corrugated galvanised iron.

In 1905, E. W. Loton donated land from his property at Belvoir for the establishment of the first school in Upper Swan.⁷⁶ The present Upper Swan Primary School, Great Northern Highway, Middle Swan, continues at this location, with later expansion of the site following the purchase of more land for new buildings and playing fields.⁷⁷

The vineyards at Belvoir were maintained in this period, and stone fruit trees were also in production.⁷⁸ Produce sold from the property in the period 1907 to 1911 included grapes, eggs, butter, mutton, potatoes, pigs, and sheepskins.⁷⁹

In April 1911, pipes were laid in the garden around the homestead.⁸⁰ On 8 and 9 September 1911, a new sheep yard was constructed at Belvoir, and the following week the homestead garden was levelled and dug over.⁸¹

By 1912-1913, 500 acres had been cleared at Belvoir, and more than half of the remaining 5,500 acres had been ring barked, with the whole property fenced and sub-divided into paddocks.⁸² The fields under cultivation ranged in size from 100 to 200 acres, with 150 acres sown with wheat and oats, most of which were intended for stock feed on the property.⁸³ The main industry was raising lambs for the early market, whilst E. W. Loton maintained also the herd of shorthorn dairy cattle for which the place had become well known, as well as breeding Berkshire pigs 'on a fairly extensive scale', and draught horses.⁸⁴ The stock were provided with water from a well 80 feet in depth, 'from which two miles of piping conduct the supply to troughs in every paddock.'⁸⁵

E. W. Loton continued the planting of the pine avenue to the homestead, and re-planted and re-vitalised it as necessary over the thirty three years during which he resided at Belvoir.⁸⁶ A cricket ground with a cricket pitch and a shed were established at Belvoir by E. W. Loton and his son, E. T. Loton, 'near a convenient group of shady gums'.⁸⁷ Cricket matches were played there on a regular basis for a number of years, including 'games with the High School which were annual fixtures there, were red letter

75 *ibid.*

76 Loton, Grace, *op. cit.*; and note re Upper Swan School Site, Certificate of Title Vol. 2 Fol. 148, for registration of transfer, 3 March 1905. PRO MN 82 Acc. 1027A.

77 Loton, Grace, *op. cit.*

78 Day Books Belvoir 1907-1911. PRO MN 82 Acc. 1030A.

79 Loton, Grace, *op. cit.*

80 Day Book Belvoir 18 April 1911. PRO MN 82 Acc. 1030A.

81 Day Book Belvoir 8 to 15 September 1911. PRO MN 82 Acc. 1030A.

82 Battye, *op. cit.*, p. 250.

83 *ibid.*

84 *ibid.*

85 *ibid.*

86 Loton, Grace, *op. cit.*

87 *ibid.*; and Burton, Reverend Canon A., *The Story of the Swan District 1843-1938*, John Muhling, Perth, n.d., p. 68.

days to many more than the two elevens, for generous hospitality was extended to all who came.'⁸⁸

In 1915, Loton founded the Lincoln Stud, which produced champion rams and ewes over more than a decade.⁸⁹

The area of the farm was increased to 6,300 acres when the Lotons acquired an area to the north of the homestead, across the road to the hills, which had been part of Peter Broun's original 10,000 acre grant.⁹⁰

In 1926, Belvoir passed to E. W. Loton's eldest son, Ernest Thorley Loton, who continued to reside at the place and manage the property until 1962.⁹¹ A member of the Royal Agricultural Society from 1923, and a member of the Faculty of Agriculture at the University of Western Australia, from 1936 he was on the Board of Westralian Farmers Co-operative Ltd., of which he was Chairman from 1953 until his retirement in 1963.⁹² He held directorships of a number of other companies. He was a member of Hale School Board of Governors (1934-1957), the State Board of the Australian Mutual Provident Society (1942-1968), W. A. Trustees (1952-1969, Chairman 1960-1969), and the Board of the Commonwealth Bank (1959-1963). In 1965, he was knighted for his public services to Western Australia.⁹³

A man named J. King came to Belvoir on various occasions in the 1920s and 1930s to carry out work requiring cement and concrete, leaving as a record of his presence his name and the date, '28.4.'26', in the west wall of the saddle room.⁹⁴

By 1929, Belvoir was renowned as a fine property, with 'the flocks and herds for which the estate has become famous'.⁹⁵ In addition to the abundant water supply from the Swan River, wells had been sunk to obtain fresh water, which was reticulated to various paddocks and the area of the homestead.⁹⁶ The avenue of 'stately pines' was well established along the drive from Great Northern Highway to the homestead, 'a commodious brick structure, ... set in a charming garden with huge olive trees at the rear, affording excellent shade on hot days.'⁹⁷ The homestead and the outbuildings were serviced with electric power from the Government power scheme.⁹⁸ All the outbuildings, including the wool shed, were 'substantial and spacious'.⁹⁹

E. T. Loton continued the development and improvement of the farm. The commercial dairy of Ayrshire cattle was discontinued; however,

88 *ibid.*

89 Wilson, *op. cit.*, p. 274.

90 Typescript notes National Trust of Australia (W. A.) n. d.

91 Loton, Grace, *op. cit.*

92 *ibid.*

93 *The West Australian* 1 January 1965.

94 Harold Loton with Robin Chinnery and Philip Griffiths, site visit, 17 September 1998, .

95 Wilson, *op. cit.*, p. 274.

96 *ibid.*

97 *ibid.*

98 *ibid.*

99 *ibid.*

milking cows were kept for domestic use.¹⁰⁰ E. T. Loton introduced a herd of pedigree English Dairy Shorthorn cattle for beef and for raising stud cattle for sale.¹⁰¹ Sheep became the principal source of income from the farm with a commercial flock of merinos, as well as several different pedigree studs, most notably the Lincoln Stud (est. 1915), Ryeland (est. 1929), and Corriedale.¹⁰² The lay out of paddocks on the farm and the construction of sheds was varied at different times, according to the current requirements for the stock, and with particular attention to planting the crops most suitable for pasture for the different stock.¹⁰³

W. T. Loton's avenue of pines leading to the homestead was nurtured over the 36 years of E. T. Loton's ownership of Belvoir, with re-planting as required. Oleanders were planted between the pines; however, they were removed as they were poisonous to the stock, and wattles were planted in their place.¹⁰⁴ Some of them were ravaged by wind and storm, and so all were removed.¹⁰⁵ Poplars were planted along fence lines, one of which had a tree for each day of the year, and along another there was one for each month of the year.¹⁰⁶ These plantings were nurtured through the years, with replanting as required, and were a source of pride for the Loton family.¹⁰⁷ Other plantings at Belvoir included various indigenous species for shade trees, Carob Beans (*Ceratonia siliqua*), varieties of pine, the Deodar cedar, and other trees planted at the place in the earlier periods.¹⁰⁸ They included the Sugar gum (*Eucalyptus cladocalyx*) near the site believed to be that of the Shaw's cellar, the aged White Mulberry (*Morus alba*) and Black Mulberry (*Morus nigra*) trees believed to have been planted by the Shaws, and the mature Olive trees (*Olea europaea*), which may also have been planted by the Shaws.¹⁰⁹ There were roses and shrubs 'in profusion around the homestead', with a wisteria trained around its verandahs.¹¹⁰

Harold Loton (b. 1930), who lived at Belvoir until 1956 recollected that the building to the south-west of the stables was a purpose built dairy and hay shed, which proved unsatisfactory as a dairy on initial usage, and henceforward was used for storage.¹¹¹ The stables remained in use, along with the adjoining buildings, and the barn where the wool press was located.¹¹² The wool press was removed after the sale of Belvoir. The implements shed and store was modified for use as a garage to house E. T.

100 Loton, Grace, op. cit.

101 *ibid.*

102 *ibid*; : and Wilson, op. cit., pp. 274-275.

103 Loton, Grace, op. cit.

104 *ibid.*

105 *ibid.*

106 *ibid.*

107 *ibid.*

108 *ibid.*

109 *ibid.*

110 *ibid.*

111 *ibid.*

112 *ibid.*

Loton's Napier car, with timber doors fitted at the east.¹¹³ The building is extant, although the doors have been removed.

A photograph of 1938 shows the purpose built hay shed and dairy, stables and barn, cistern, implement shed, pig pen and killing shed, dairy and main homestead, with the pines and Deodar cedar and other trees.¹¹⁴

The Loton family utilised all the rooms in the homestead: there were four bedrooms in use, two as spare rooms for guests, the office, 'lounge', the kitchen, breakfast room, dining room, and sitting room, with the cellar on the north used for storage of meat and preserves, and that on the south for general storage.¹¹⁵

The dairy on the west of the homestead was in use; and the opening from the separation room to the easternmost room of this building had been closed off, with the latter room used for storage.¹¹⁶

A wash-house/laundry with cement troughs located to the north-west of the homestead dairy was in use for that purpose, and also provided an area for storage of fire wood.¹¹⁷ It is extant, and currently in use for storage.

The brick lined well, 63 feet deep, about 15 metres to the south of the homestead, in line with the eastern end of that dairy, was filled in after a shed collapsed on it.¹¹⁸ A new well was dug nearer to the stream to the south-west, above the high water mark, and lined with white gum timber cut on the property.¹¹⁹ It yielded a reliable flow of good quality water, with a slightly blue tint.¹²⁰ This well is extant in 1998, but is said to be in poor condition.¹²¹

Fowl yards were located to the west of the homestead.¹²² A sapling Tuart (*Eucalyptus gomcephocephala*) provided shade; now a mature tree, it marks the former location of the yards.¹²³ Farther west, and also to the south-west and north-west towards the river, grew the mature Olive trees planted at earlier periods.¹²⁴ Some of these trees survive in 1998.

During World War II, the Royal Australian Air Force (based at Pearce Air Base) resumed a large area of Belvoir for an emergency landing ground.¹²⁵ There were subsequent additional resumptions for a full length, mile long, bitumenised air strip and run way, and for an Army camp, with various roads and buildings constructed for these purposes.¹²⁶ The Loton family anticipated the possibility of resumption of the whole property, and later

113 ibid.

114 'A View Of "Belvoir" Today.' in Burton, Rev. Canon, op. cit., p. 6.

115 Harold Loton, site visit with Robin Chinnery and Philip Griffiths, 17 September 1998.

116 ibid.

117 ibid.

118 ibid.

119 ibid.

120 ibid.

121 M. Gorey, site visit with Robin Chinnery and Philip Griffiths, 17 September 1998.

122 Harold Loton, site visit with Robin Chinnery and Philip Griffiths, 17 September 1998.

123 ibid.

124 ibid.

125 Loton, Grace, op. cit.

126 ibid.

discovered that such had been the Government's intention had the war situation not changed.¹²⁷

There was little change to the fabric of the homestead during the war years. The passage way was utilised as an air raid shelter.¹²⁸

The entrance and entrance gates to Belvoir were constructed by E. T. Loton, with a specially designed beaten copper nameplate inscribed 'Belvoir'.¹²⁹ A mail box and replacement wrought iron gates, hung from brick pillars, with the name of the place displayed, were built in the latter twenty years of E. T. Loton's ownership of the place.¹³⁰

In the late 1940s E. T. Loton's sons, Brian and Harold, assisted in the management of Belvoir. Brian planted additional trees at the place, including an avenue of Poplars (*Populus-sp.*) 'on the other side of the main road', and the Lilly Pilly (*Acmena smithii*).¹³¹ Harold introduced the use of more modern machinery at Belvoir from 1948, including tractors and other new farm machinery, and he was responsible for a number of other innovations at the place.¹³²

A pergola frame was constructed between the homestead and the dairy, with tie beams from the killing shed, located to the west of the dairy, utilised for the poles.¹³³ The shed later collapsed. Garden beds were built with bricks recycled from the demolition of the earlier workers' cottage, which had been located to the south of the homestead.¹³⁴

In August 1954, a survey was made to excise the portion of the property on which the homestead was located, and Lot 6 (subject of Diagram 19162) was approved by the Town Planning Board on 9 March 1955.¹³⁵ Ownership of the lot remained with the Loton family.

A continuing concern that the property might be subject to further resumption by the Government if Pearce Air Base were expanded in the Post-War period, prompted the sale of the main acreage of 5,000 acres of Belvoir to Bell Bros. in 1956, and Harold Loton's acquisition of a farm at Kojonup.¹³⁶

E. T. Loton retained 287 acres from the railway to the homestead.¹³⁷ Until 1962, E. T. Loton continued to reside at the homestead with his wife, Grace, when they moved from the place due to his ill health.¹³⁸ By the date at

127 ibid.

128 Harold Loton, site visit with Robin Chinnery and Philip Griffiths, 17 September 1998.

129 ibid.

130 ibid.

131 ibid, and Harold Loton, site visit with Robin Chinnery and Philip Griffiths, 17 September 1998.

132 Loton, Grace, op. cit.

133 Harold Loton, site visit with Robin Chinnery and Philip Griffiths, 17 September 1998.

134 ibid.

135 Certificate of Survey of Lot 6 portion of Swan Location 4 Diagram 19162, 26 and 30 August 1954, and 9 March 1955.

136 Harold Loton, site visit with Robin Chinnery and Philip Griffiths, 17 September 1998.; and Loton, Grace. op. cit.

137 Harold Loton, site visit with Robin Chinnery and Philip Griffiths, 17 September 1998.

138 ibid.

which the Loton family vacated Belvoir, all the buildings which were constructed by the Shaw family (1830-1876) were no longer extant.¹³⁹

In early 1962, John Gibb of Dalkeith, formerly of Singapore, purchased *Belvoir Group* from E. T. Loton.¹⁴⁰ He intended to continue using the place as a stud farm for breeding Aberdeen Angus cattle.¹⁴¹ He did not reside at the place. Most of the old farm machinery and equipment left at the place by the Lotons was donated or sold by Gibb to museums at Guildford and Toodyay, to the display at the Old Mill, South Perth, and the Pioneer Village, Kelmscott.¹⁴²

On 20 August 1971, Belvoir, 'Highly Improved and Highly Historical Grazing Property' of 114 acres, was auctioned by Westralian Farmers Co-operative Limited.¹⁴³ The homestead was 'in a reasonable state of repair' and was occupied by the owners, with electricity from the S. E. C. grid, a septic sewage system, scheme water, and an electric hot water system.¹⁴⁴ Other buildings extant were a four room brick cottage, with two rooms in a lean-to addition; an older brick cottage also of four rooms, with a sleepout; and a three room brick building with an iron roof and concrete floor.¹⁴⁵

Outbuildings at Belvoir in 1971 comprised an implement shed; a hay shed; a cow shed; calf and bull pens; a silage pit of brick and concrete; a barn, and stables with 18 looseboxes.¹⁴⁶ There were 'Numerous other sheds' at the property; a sheep crush pen and race; a cement plunge dip; draining pens, cattle yards and loading ramp; fowl runs; and pig sties.¹⁴⁷

Water to the paddocks was supplied from a permanent well, equipped with a 1.5 h.p. motor and 4 x 2 pump, which pumped the water to storage tanks and reticulated 13 paddocks by means of .25" .5" and 1" piping, with water troughs to service each paddock.¹⁴⁸ 3.5 acres of the property were under oats and natural grasses, irrigated by a spray line from a water pump, which was connected to a permanent spring in the brook, and carried through 4" cement pipes.¹⁴⁹ Pastures were of rye grass, phalaris, sub-clovers, and natural grasses.¹⁵⁰ There were 60-65 cattle, approximately 60 sheep and lambs, with 18 horses stabled at the property.¹⁵¹

The paddocks were fenced, as was the boundary as follows:

Mainly 6 and 8 line ring lock with top barb. 5 & 6 plain wires with top barb. Wood, cement and steel posts.

139 Lady Grace Loton, reported in *The West Australian*, 25 January 1973.

140 *Sunday Times*, 4 February 1962.

141 *ibid.*.

142 Muir, Alison and Dinee (compiled) *Family History of William and Margaret Forrest: From Their Arrival in Australind, Western Australia 1842*. (Alison and Dinee Muir, May 1982), p. 54.

143 Brochure "Belvoir", Westralian Farmers Co-operative Limited, 1971.

144 *ibid.*

145 *ibid.*

146 *ibid.*

147 *ibid.*

148 *ibid.*

149 *ibid.*

150 *ibid.*

151 *ibid.*

Division 6 & 8 line ringlock, 5 & 6 plain wires, 1 & 2 top barbs and small section rabbit netting. 13 main paddocks and small paddocks. Fencing fair.¹⁵²

Belvoir was passed in at \$120,000 at the auction, when it failed to reach the reserve price.¹⁵³ The place was auctioned again a short while later, when it was passed in at \$121,000.¹⁵⁴ Following negotiations, it was purchased about two weeks later by Cadogan Estates (Aust.) Pty. Ltd., and a subsidiary of that company, Shaw Estates Pty. Ltd., was registered as the owner of 'six acres and one rood and thirty seven perches or thereabouts, being portion of Swan Location 4 and being Lot 6 subject of Diagram 19162.' on 14 March 1972.¹⁵⁵

Belvoir was assessed by the National Trust of Australia (W. A.) in 1973. The homestead was reported to be 'well preserved'; the manager's house 'much altered'; and of the farm workers' cottages, the larger was 'still in good condition', and the smaller 'now damaged beyond repair.'¹⁵⁶ It is no longer extant. The horse stalls had been removed from the stables.¹⁵⁷ Belvoir was classified by the National Trust of Australia (W. A.) on 11 June 1973. This assessment was the basis for the listing of the place on the Register of the National Estate on 21 March 1978.

In the period 1972-1976, the company carried out work on the property and the buildings at Belvoir, with particular attention to the homestead and 'the barns', expending \$41,000 on 'non-productive building maintenance and improvements.'¹⁵⁸ In 1976, work in progress included the preservation of the brickwork of the homestead which had been eroded by the weather and suffered damp damage.¹⁵⁹ Preserving agents were applied to the brickwork, the roof was painted, new guttering and downpipes were fitted, with repairs and maintenance to the verandahs and woodwork.¹⁶⁰

Shaw Estates Pty. Ltd., a subsidiary of Cadogan Estates (Aust.) Pty. Ltd., applied for a grant of \$10,000 from the National Estate Financial Program for 1976/1977.¹⁶¹ It was envisaged that a similar expenditure to that already spent on the homestead would be required for the outbuildings including the barn, cottages, and stables, in the order of \$10,000 per annum.¹⁶²

Belvoir was in use as 'an active intensive farming enterprise' in the 1970s, and it was anticipated that this use would continue into the future.¹⁶³ With an awareness of the farm's history, the owners had a 'virtual "open-

152 ibid.

153 *The West Australian*, February 1972, p. 7.

154 *The West Australian* cutting at National Trust of Australia (W. A.), 'Belvoir' , Guildford File 15.

155 Certificate of Title portion of Swan Location 4 and being Lot 6 the subject of Diagram 19162, 14 March 1972. Vol. 623 Fol. 89A.

156 National Trust of Australia (W. A.) Assessment of *,1973.

157 ibid.

158 Application for National Estate Grants Program, 1976/1977. National Trust of Australia (W. A.) 'Belvoir', Guildford File 15.

159 ibid.

160 ibid.

161 ibid.

162 Application for National Estate Grants Program, 1976/1977. National Trust of Australia (W. A.) 'Belvoir', Guildford File 15.

163 ibid.

gate" policy' to visitors in this period.¹⁶⁴ The place was visited regularly by schools and the historical society; and it was made available for the filming of 'The Olive Tree', which required a period farm setting, under the direction of Edgar Metcalfe.¹⁶⁵

Jingle Holdings Pty. Ltd. purchased Belvoir at Lot 6 on 1 March 1988, less a portion of the lot fronting Great Northern Highway at the east, which had been resumed in 1980-81.¹⁶⁶ The principal, Margaret Gorey, took up residence at the place. At that time, as a consequence of the homestead being occupied as accommodation for farm workers' employed by Cadogan Estates, the place evidenced some damage and was in need of further repairs, maintenance, and conservation.¹⁶⁷ From 1988 to 1998, various works have been implemented at the homestead and elsewhere at the property. Most of the rooms at the homestead have been repainted, and a number of new cornices and ceiling roses fitted.¹⁶⁸ A bedroom on the north side of the house has been converted to a bathroom, replacing the Loton's indoor bathroom which was poorly finished, and which has been converted to a sitting room.¹⁶⁹ The Maids' room on the east of the house has been refurbished and serves as a bedroom.¹⁷⁰

There has been some opposition from some local residents on occasion to Jingle Holdings' proposals for further development of entertainment facilities at Belvoir. In February 1996, the Hills Gazette reported Mrs. Gorey's aspirations: 'I want to preserve this place and turn it into something special'.¹⁷¹ Her plans were to restore the homestead, 'to renovate the old shearing shed and transform it into an art gallery and studio for local artists', and to create a venue for traditional homestead weddings.¹⁷² She has continued to work towards their fulfillment.

In April 1996, Jingle Holdings applied to the Shire of Swan for approval to build a Reception Lodge at Belvoir, and the approval was granted on 12 June 1996.¹⁷³

The homestead is in current use as a residence, with continued repair and adaptation in progress. Other buildings and structures are generally not in current use other than for storage.

13. 2 PHYSICAL EVIDENCE

Belvoir Homestead Group is a Victorian Regency style¹⁷⁴ and Victorian Georgian style¹⁷⁵ residence, and a collection of domestic and farm related

¹⁶⁴ *ibid.*

¹⁶⁵ *ibid.*

¹⁶⁶ Notice of intention to resume, *Government Gazette* 31 October 1980, and 30 October 1981; and Certificate of Title portion of Swan Location 4 and being Lot 6 the subject of Diagram 19162, Vol. 623 Fol. 89A, 1 March 1988.

¹⁶⁷ Margaret Gorey, site visit with Robin Chinnery and Philip Griffiths, 17 September 1998.

¹⁶⁸ *ibid.*

¹⁶⁹ *ibid.*

¹⁷⁰ *ibid.*

¹⁷¹ *Hills Gazette*, Eastern Edition 2 February 1996, p. 1.

¹⁷² *Eastern Echo*, 28 January 1996.

¹⁷³ Letter to Jingle Holdings from Shire of Swan, 14 June 1996. Shire of Swan Belvoir Lot P4 Great Northern Highway File P153220 Part 2.

structures in a cultural landscape, together with remnant riverine vegetation. It includes cleared paddocks, a river plain, remnant trees, cultivated native and exotic trees, historic and recent fencing, a homestead, quarters, dairy, implement shed, calf shed, barns and stables, outhouses, wells, stone paved yards, and archaeological remains of earlier structures and sites. A new function centre has been located between the main farm group and the former quarters, high on the bank above the river plain.

Belvoir Homestead Group is located eight miles (12 kms) along the Great Northern Highway to the north of Midland on the western side of the highway. The remainder of what was once the Belvoir Estate lies to the eastern side of the highway.

The land between the highway and the farm group of structures is cleared pastures. The farm group is located some 300 yards from the road and is approached along an avenue of Monterey pines (*Pinus radiata*).

Belvoir homestead lies to the north of the drive and is set in a fenced garden, which is comprised mainly of lawns with perimeter trees, and garden beds near the verandahs. Plantings include a Deodar Cedar (*Cedrus deodar*), Lilly pilly (*Acmena smithii*) trees, grape vines and Olive trees (*Olea europaea*). The homestead is built in a 'u' shaped plan form with a small courtyard in the hollow of the 'u'. The house uses several distinct planning principles and appears to be the product of several construction campaigns. It has two cellars made of solid brickwork, which are subject to inundation. These are located on the north-west and south-east corners of the plan and have external access stairs.

The eastern section of the plan is organized around a central corridor and thereafter the rooms are accessed by means of interconnection or the verandahs. The building has a hipped roof and is covered with short length sheets of corrugated iron which in many instances is laid over shingles. The verandah roof is separately pitched from its own pitching plate below the eaves of the main roof. The older sections of verandah roof towards the front of the house are supported on pit sawn timber, and the later sections of the verandah roof are framed with circular sawn timbers.

The brickwork is laid in Flemish bond pattern with cut and struck joints. The interior of the house contains fabric that represents the history of the house through several eras of improvements. The kitchen has its original walls, windows, and door arrangements, except to the east where the door to the dining room has been replaced. The ceiling to the kitchen has been replaced with fibrous plaster and has a plaster cove cornice. Other rooms retain their original floors, skirtings, joinery, and the like. Many of the ceilings have been replaced with gyprock following the removal of lath and plaster. There are also some replacement plasterboard ceilings. The remaining original fabric indicates that the house was originally an ample but simply treated country house, unlike W.T.Loton's house in Perth, 'Dilhorn'(1906), which was elaborately decorative and used fine materials and finishes throughout.

174 Apperly, et. al, op. cit., pp. 46-49.

175 ibid., pp. 42-45.

Several rooms in the homestead have had more elaborate details added in the recent works and elements such as ceiling roses and cornices have been used to change the rooms' simple treatments into more richly decorative ones. A former bedroom on the north side of the house has been divided and refitted as a bathroom. The house retains its essential original features and the adaptations are mainly associated with changes of finishes, new fittings and upgraded service rooms.

Between the house and dairy there is a paved area part of which is covered with a frame and grape vines. The poles were ties beams from another shed, the killing shed, located to the west of the dairy which has since collapsed. The garden beds in this area are built up with bricks, which are said to have come from the demolished worker's cottage off to the south.

To the north west of the house, there is an external water closet of masonry construction. This element is little altered and remains in reasonable condition.

To the west of the house there is the store and dairy, a three room building. This element is made of English bond brickwork with an iron roof, and peculiarly detailed sliding sash windows. Water for scalding the pigs was boiled here and milk separation and butter making carried out. The eastern-most room in this building was used as quarters, and for tool storage. One of the Loton's tool boxes remains in the north west corner of this room. It would appear that this room was interconnected with the adjacent room to the west at some time, and a lintol located at door height is built into the middle of this wall. This small building is little changed, and retains many of its original details and features.

Further west again is the calf pen, which is a simply made circular plan element of bush poles, sawn timber roof structure, and corrugated iron roof. Adjacent to this are elements of the pig pens, the ruins of the killing shed, and a stack of flag stones. The calf shed is in good condition and retains its details.

Further west again and over the bank leading to the river plain, there is a 40'0" (13m) deep, hand dug well lined with white gum. The well is said by the present owner to be in poor condition, but has historically yielded good quality water with a slightly blue tint, according to Harold Loton.

To the south of the calf pen, there is an implement shed made of random rubble field rock, with a timber framed roof with pit sawn lintels, timber roof frame, and a corrugated iron roof. The lintel to the eastern section is modified to accommodate the clearance of the family's Napier sedan, E.T. Loton's car. Garage doors opening have been removed. The building also contains cart shafts which are stored in the roof framing. This structure is little changed, and retains many of its original details and features.

Further to the south, there is a hay store and stables made in English bond brickwork with an iron roof. This element comprises stables, loose boxes, tack rooms, and timber framed hay store together with a brick construction cistern. The brick construction hay store was used for threshing and chaff cutting, but the chaff cutter has since been removed. The hay store has an original loft and a later loft. The eastern double size door is a later addition. The timber floors remain at both levels. The name Jack King,

1926, is carved into the render in the saddle room. He was the plasterer who rendered much of the brickwork in various locations around the complex; this rendering work has contributed to the deterioration of much of the brickwork in external walls in several of the buildings.

Part of the open hay shed has been demolished. The remaining roofs to the open hay shed area are in need of propping and other works. On the north west corner of this complex, there is a brick constructed cistern which provided water from the roofs for the stock's consumption.

Adjacent to this structure and immediately to its south, there is a stone paved yard, which is covered with a light covering of earth; paving in the yard is made from rocks from a variety of sources, and is laid in mixed sizes. The yard had a pit to take the run off, but no trace of this feature was located during the inspection.

There are further stables and silage storage to the west of the stone paved yard, which are made of random rubble granite with an iron roof. This structure retains its timber barrier rails and fences. The yard was built for dairying. Other outbuildings to the south of the stone paved yard were removed and replaced with a metal framed shed. These elements are little changed, and retain many of their original details and features.

Further south, there is a function centre constructed of brick and custom orb roofing. This element is arranged around a core of services with identical function rooms set on both sides of the core. The function rooms can be joined to make a large space to seat about 400 people. Along with the function rooms, there are supporting ancillary spaces and services, together with administration offices. This building uses modern materials and planning techniques, and employs historic decorative references. The building is set on the lip of the rise above the river plain. It is a dominant feature in the landscape.

Finally, to the south east of the function centre, there is a simple Victorian Georgian¹⁷⁶ cottage with Flemish and English garden wall bond brickwork walls and a replacement zincalume roof. It has casement windows. Some of the floors have been replaced with concrete. The room to the west, W.T. Loton's room, has been reconstructed, but the remainder of the house retains its original plan, and some of its original details. The place is in good condition. There are no skirtings, but there were once quads. Architraves are missing. The reconstructed room is also made of Flemish bond brickwork, but the headers are snapped and the ends painted to achieve a polychromatic look. There is no trace of the fig trees which stood near the cottage.

A further workman's cottage to the south has been demolished, but there may still be archaeological remains of this structure. The bricks from this building have been used for various flower beds near the house.

13.3 REFERENCES

National Trust Assessment Exposition 1973

Australian Heritage Commission Data Sheet

¹⁷⁶ *ibid.*

13.4 FURTHER RESEARCH

Opportunities for archaeological research may afford further information about the place.

Further research may uncover details of designer(s) and builders of the homestead and perhaps other elements.

W. T. Loton employed ticket of leave men, but research is required to establish whether or not they were engaged for work at *Belvoir*.