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## HO17 - Melton Park



Melton Park



Melton Park

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### Location

691-801 Bulmans Road TOOLERN VALE, Melton Shire

### Municipality

MELTON CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO17

### Heritage Listing

Melton City

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### Statement of Significance

Last updated on -

*Melton Park* at 691-801 Bulmans Road, Toolern Vale, is a predominantly intact example of the Victorian Picturesque style. It is associated with the development of the Melton Park Estate by Harvey Patterson in 1889. It also has broader associations with the pastoral and early horse racing industries in Melton Shire, and with the break-up of the large estates in the early twentieth century. The significance of the 1889 house and timber stable is enhanced by its setting of mature cypress, peppercorn and other exotic trees and underground tanks, and tankstands.

The main house at *Melton Park* at 691-801 Bulmans Road, is architecturally significant at a LOCAL level (AHC D.2). Although altered, it still demonstrates original and unusual design qualities of a Victorian Picturesque style. These qualities include the two steeply pitched gable roof forms, two rendered brick chimneys with projecting tops, decorative timber bargeboards and the decorative gable infill (herringbone pattern timber panelling and the timber finials/pendants). Other intact or appropriate qualities include the horizontal timber weatherboard wall cladding, single storey height and the green painted galvanised corrugated steel roof cladding. The timber/iron stables and the garden setting (mature cypresses, peppercorns and other exotics) also contribute to the significance of the place.

*Melton Park* at 691-801 Bulmans Road, is historically significant at a LOCAL level (AHC A4, B2, H1). It is a major property in the history of the Shire, significant for its associations with the historic *Green Hills* pastoral estate, with the thoroughbred horse industry, and later with the movement to 'break-up' the large pastoral estates at the turn of the century, and the Closer and Soldier Settlement Acts of the early twentieth century. It is also significant for its direct association with Harvey Patterson, pastoralist and chairman of directors of BHP during his ownership of *Melton Park*, who built this dwelling in 1889. Through introducing mining bores into the district, Patterson was indirectly responsible for the discovery of bore water, which was developed by the Melton community into a most important resource in the very dry district.

*Melton Park* was the first major racehorse stud and training estate established in the district, an activity which since became prominent to the extent that in recent years the Melton Shire has adopted 'thoroughbred country' as the emblem of the municipality. The distinctive and substantial weatherboard/iron stable building, once thought to have been a goldrush-era Cobb & Co changing station, is consequently of considerable historical, as well as structural, significance within the Shire. It is also of significance for its association with James Greig, Melton Shire President 1922-23, and his family, who were notable in Melton Shire history.

*Melton Park* at 691-801 Bulmans Road is of social and aesthetic significance at a LOCAL level (AHC E1). Since its establishment it has been a prominent part of the landscape and consciousness of the residents of the Shire, and was identified as being a place valued by the community at a heritage study forum. The continuation of horse breeding and horse training at *Melton Park* adds to its significance.

Overall, *Melton Park* at 691-801 Bulmans Road is of LOCAL significance.

Heritage Study/Consultant	Melton - Shire of Melton Heritage Study phase 2, David Maloney, David Rowe, Pamela Jellie, Sera Jane Peters, 2007;
Construction dates	1889,
Other Names	691-801 Bulmans Road, Toolern Vale,
Hermes Number	29957
Property Number	

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## Physical Description 1

### Physical Description -

*Melton Park* at 691-801 Bulmans Road, Toolern Vale, has a rural setting, with wide views to the north across low pasture valley (perhaps retaining an original swamp, or lake) to treed hills. It consists of a timber house and nearby timber/iron stables within the homestead yard that has mature cypresses, peppercorns and other exotic trees and plantings that is surrounded by an open timber fence.

The symmetrical, single storey, horizontal timber weatherboard, Victorian Picturesque styled house is characterised by two steeply pitched gable roof forms clad in green painted galvanised corrugated steel. There is a skillion verandah along the front that has been introduced, as has a discrete brick extension to the west. Two

rendered brick chimneys with projecting tops adorn the roofline.

Other early features of the design include the timber framed double hung windows, timber framed door, decorative timber bargeboards and the decorative gable infill (herringbone pattern timber panelling and timber finials/pendants).

The weatherboard and iron stable built by Patterson is a significant part of the site. It has a large central round iron roof, with skillion sides that housed loose boxes and other rooms. Internally that stable retains some of its original eight loose boxes, although the internal arrangement has been altered to accommodate shearing, extra storage and tack rooms. The current owner has retained some of the unusual manger and hay frames, which used to be in each box. The current owners have altered the stable to include external doors along the skillions so horses can have an external fenced exercise yard. They have also introduced two new rooms flanking the front entrance to provide tack and feed storage. New glazed windows have replaced the original timber windows near the roof.

The garden setting (mature cypresses, peppercorns and other exotics), underground tanks, and tankstands also contributes to the significance of the place.

## **Historical Australian Themes**

*Shire of Melton Historical Themes: 'Pastoralism'; 'Farming'; 'Horses, Hounds & Hares' (Stud); 'Water and Fire'.*

## **Integrity**

Integrity - Substantially intact

## **Physical Conditions**

Physical Condition - Fair/Good

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*