



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in September, 1991 have been used to determine the cultural heritage significance of the place.

11.1 AESTHETIC VALUE

Moondah Homestead is important for its aesthetic qualities imparted by the mature exotic trees and the texture and colour of the elements of the building fabric. (Criterion 1.1)

11.2. HISTORIC VALUE

The place has importance in its relation to the taking up of land and the development of farming in the Gingin district. (Criterion 2.1)

The place is important for its association with the Brockman family and the Cheriton Estate. (Criterion 2.3)

11.3. SCIENTIFIC VALUE

11.4. SOCIAL VALUE

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

12. 2 REPRESENTATIVENESS

The place is representative of nineteenth century homesteads in Western Australia with its separate kitchen block, its plan form consisting of a central core of interconnected rooms in series surrounded by verandahs, its Flemish and English bonded walls and its garden of introduced trees. (Criterion 6.2)

12. 3 CONDITION

The condition of the building fabric is sound though the condition of the brickwork is poor. The brickwork near floor level is fretting. A dado of cement has been plastered onto the walls in an effort to combat rising damp, but this has exacerbated the problem.

12. 4 INTEGRITY

The building has a moderate degree of integrity. The current owners are keen to maintain the fabric but, as they do not use the building, there is a limit to their incentive to expend large sums.

12. 5 AUTHENTICITY

The place has a high degree of authenticity. Most of the original fabric is intact, though many of the bricks need replacing. The intrusive fibre reinforced cement sheeting clad additions on the verandahs are easily removable.

13. SUPPORTING EVIDENCE

The documentary and physical evidence has been compiled by David Kelsall, Architect. Further research and referencing of sources in the documentary evidence has been carried out by Natasha Georgiou BA.

13.1 DOCUMENTARY EVIDENCE

Moondah Homestead, consists of the original single-storey brick house, kitchen block and garden, built for William Locke Brockman somewhere between 1852 and 1860.

William Locke Brockman (b. 1802), his wife Anne Frances, and their one year old son, were amongst the first settlers to arrive in the Swan River Colony. During this time, wealthy pioneering families, such as the Barrett-Lennards and the Moores, had been assigned large tracts of land around the Swan River. The Brockmans arrived in Fremantle on the ship *Minstrel* in January 1830. They had come from Romney Marsh, Kent, and arrived in Western Australia with a large amount of provisions, livestock, furniture, servants, and a prefabricated house. They were both children of clergymen, Rev. Julius Drake-Brockman and Rev. Hugh Hamersley, who came from old and respected English families.¹ W.L. Brockman and Anne were to have six sons and three daughters and eventually he was to oversee an empire of some twenty thousand acres.² He was known to entertain lavishly and was considered a 'lion' of the new colony's social class structure.³

In 1832, Brockman took up Swan Location 9 ('Herne Hill'), which was to be the family's main residence.⁴ The region of Gingin attracted W.L. Brockman, amongst other big landowners, because of its running streams and its fertility. Brockman was a well known breeder of blood horses for the Indian Army and pedigree sheep.⁵ The earliest block surveyed (643 acres) near Gingin was Swan Location 96, which was applied for by Brockman and surveyed by A.C. Gregory on 29 November 1841.⁶ Brockman also purchased Swan Locations 101 in 1843 and 104 in 1844.⁷ He was the first person to lease grazing land and establish flocks in the Gingin region. He also had land holdings at Moore River, Yatheroo, Dandaragan and Perth. Brockman was also responsible in providing the first Church Of England, St. Lukes, for the small community that developed in the vicinity of the 'Police Paddock' (named after the U turn in the Gingin Brook that was used by the Police as a natural fence for their horses) in 1859.⁸

On Swan Location 96, Brockman established the large 'Ginginup Station'. This name was later changed to 'Cheriton' after a family holding in Kent, England. He advertised for a rough carpenter and two sawyers in 1852, so it

1 Alan Jackson, *Brockman and Drake-Brockman Family Tree; The Australian Branch* Menora, 1994, p.20.

2 'Focus On Gingin', *Birthmark Bulletin*, 1/1 November 1993.

3 *ibid.*

4 *Memorial*, 1/13.

5 Ted Joll, 'The Brockmans', *Weekend Magazine*, 11 February 1967, p.2.

6 *Government Gazettes*, 29 November 1841.

7 *Government Gazettes*. 1841, 1843, 1844.

8 *Colonial Secretary's Office Index*. Settler's Letters Received.

may have been at this time that a start was made to construct a more comfortable house and permanent sheds and fences on the property, and buildings may even have been planned for 'Moondah'.⁹ On 14 October 1854, Mr. David Gray and his wife Rebecca arrived in the colony on the *Esmeralda*.¹⁰ Gray family tradition suggests that David Gray was engaged to build a house at 'Ginginup Station'. As no other reference to the building of the homesteads of 'Cheriton' and 'Moondah' have been found, it is possible that Mr. Gray was the builder.¹¹

It is known that *Moondah Homestead* (named after the brook running through Swan Locations 127 & 181), located on the southern end of 'Ginginup Station', was built before 1860 since it was then inherited by W.L. Brockman's second son William (b.1834-d.1898). William was managing the property as early as the summer of 1852-53 when he was only nineteen years of age.¹² He married Flora Elizabeth Molloy (b.1840-d.1868), of 'Fairlawn', Busselton, in 1859. They had three daughters, but only one, Margaret Elizabeth, (nicknamed 'the fair maid of Perth'), survived past her teens.¹³ *Moondah* was used by the Brockman's for the breeding of horses and cattle during the nineteenth century. However, William supplemented his income by working as a contractor in 1857, and running a coach service, between Perth and Gingin, during the 1870s.¹⁴ After his wife's death, William hired Mr and Mrs John S. McWilliams, who lived in *Moondah Homestead*, working as a housekeeper and general farmhand. They stayed with William until his death in 1898, from tetanus.¹⁵ North of the old detached kitchen block, looking towards the brook, were log stables and a mud bat blacksmith's shop, which were built in the 1880s. Further to the east was the paper-bark roof dairy, the iron for which came from the *Orizaba*, wrecked near Fremantle in 1905. Nothing remains of these buildings now.¹⁶

Moondah was transferred, in 1887, to William Brockman's sons, Edmund and Henry, then to Henry alone.¹⁷ In 1904, the property was transferred to William's daughter, Margaret Elizabeth Hare, wife of Frederick Arthur Hare, Commissioner of Police.¹⁸ They leased the property to Clarence Eugene Logue for a period of seven years, but were forced to take him to court in 1906, after he refused to pay his rent.¹⁹ In early 1906, Mrs Hare and her four children came to live at *Moondah Homestead*, after her husband became the target of an assassination attempt.²⁰

In 1907, Walter McKenzie Grant, grazier and landowner, purchased the property. However, it was not officially transferred to him until February

9 *Inquirer*, 4 October 1852.

10 Arrivals Index - Batty Library.

11 Hazel V. Udell, *A History of Gingin. 1830-1960*, West Perth, 1980, p. 28.

12 *Colonial Secretary's Office Miscellaneous*. July -December 1853.

13 Rica Erickson, *Dictionary of Western Australians*, UWA Press: Nedlands, 1972.

14 Hazel V. Udell, *A History of Gingin.*, p. 76.

15 *ibid.*

16 Shire of Gingin, *National Estate Study*, May 1978, p. 37.

17 *Certificate of Title*, Vol. 23, Folio 144.

18 *ibid.*

19 Hare vs Logue, Supreme Court of W.A., 1906.

20 Hazel V. Udell, *A History of Gingin*, p.190.

1910, when Mrs Hare moved out.²¹ William Turner was Grant's manager at *Moondah*. In January 1916, Grant sold *Moondah* to John Musk, who owned neighbouring properties in Gingin.²² Musk was renowned for his quick temper and long standing resentments. It was rumoured that Grant, wishing to dispose of his holdings at Gingin, persuaded his manager to pick a quarrel with Musk, the outcome being that John Musk chose to buy Grant's property for the simple pleasure of sacking Turner. The Turner family moved to Grant's station, 'Wogarno', near Mt. Magnet.²³ When Musk died in July 1921, his estate was transferred to his widow Catherine.²⁴

In 1924, contractor Richard Rennie purchased the property.²⁵ It was during this time that an attached kitchen was added to the house.²⁶ Rennie died in 1936, and his estate was transferred to The Western Australian Trustee Executor and Agency Company Limited.²⁷ In 1951, John Russell Clarke, pastoralist, purchased the property. However, he immediately transferred it to Raymond Rigg, John Patton, Allan Patton, and Angus Paterson in equal shares.²⁸ In 1954, Gordon Lindsay Jones, who was already a grazier at *Moondah*, purchased a fifth share in the property. Seven years later, the place was transferred in equal shares to Raymond Rigg, Allan Patton, Angus Paterson and Gordon Lindsay Jones, the latter still resident on the property.²⁹

In 1968, the entire property was sold to the Western Australian Winegrowers Association Pty. Ltd.³⁰ Valencia Vineyards successfully established vines on the property, which was transferred to Abbotsford Holdings Pty Ltd in 1984.³¹

The original house, which has not been lived in for some time, has fallen into disrepair. George Gifford, who bought the property in 1991,³² established a new homestead several hundred metres to the south east and generally out of sight of the old homestead, which remains unoccupied.

13. 2 PHYSICAL EVIDENCE

Moondah Homestead is set on ground falling gently to the stream several hundred metres to the south. A number of mature trees surround the house group. A large stable building lies to the west, and a flat cleared area with a dam beyond lies between the south of the house and the stream in the valley floor.

An inventory of the mature trees on the site include several varieties of olives, lilli pilli, an enormous conifer (probably a Stone Pine), willows, poplars,

21 *Certificate of Title*, Vol. 281, Folio 69.

22 *ibid.*

23 Hazel V. Udell, *A History of Gingin*, p.192.

24 *Certificate of Title*, Vol. 281, Folio 69.

25 *ibid.*

26 Hazel V. Udell, *A History of Gingin*, p. 190.

27 *Certificate of Title*, Vol. 281, Folio 69.

28 *Certificate of Title*, Vol. 1139, Folio 333.

29 *ibid.*

30 *ibid.*

31 *Certificate of Title*, Vol. 1658, Folio 136.

32 *Certificate of Title*, Vol. 1898, Folio 61.

kurrajong, Queensland Box, Juniper, Firewheel, almond, pomegranate, figs, apricots, honey locust, and several species of palms.

The living quarters of the house consist of a central core of three rooms arranged in series on an east-west axis interconnected with single doors. One of the internal walls contains fireplaces into the two eastern rooms. The central core is surmounted by a steeply pitched hip roof clad with corrugated iron over timber shingles. The central core is surrounded by a 3 metre wide lean-to roof of a flatter pitch to that of the central core and pitched at a lower level leaving a band of fair face brickwork showing between the upper roof of the central core and the lean-to roof. The lean-to is enclosed along the north side of the building with brick walls to form four rooms with ceilings raking with the roof slope and on the other three sides of the central core the lean-to is expressed as a verandah.

The verandah is partially enclosed with fibro clad ablution additions at the south-west corner and at the east end. The walls are Flemish bonded brick work painted white below the verandah roof. A cement dado, in places 1 metre in height, has been applied to the lower parts of the wall in an attempt to hide the affects of rising damp. French doors open out from the rooms onto the verandah. The ceilings throughout are of a uniform pattern of pressed iron and the floors are of wide butt jointed boarding secured with hand made nails.

The separate kitchen block is a single room measuring 6 x 4 metres surrounded by a 2 metre wide verandah with a 5 metre long covered way, all constructed on a north-south axis intersecting the living quarters axis at its centre. Over the kitchen is a steeply pitched, corrugated iron hip roof. The surrounding verandah roof is continuous with the hip roof but at a lesser pitch. On the north side of the kitchen the verandah is enclosed with brick work comprising the lower parts of the chimney housing the wood burning stove. The upper parts of the chimney have collapsed while the lower parts are badly fretted away. The walls are of English bond. There is one door-way facing the east while another, now bricked up faces south and is opposite the covered way. In the north-west corner of the room alongside the stove is a copper with a separate brick flue constructed against the corner. There is no ceiling. The rafters and the sarking boards are black with smoke stain.

13.3 REFERENCES

No key references.