



## 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.

#### PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 2.5 Promoting settlement
- 3.5 Developing Primary Production
- 8.1.3 Developing public parks and gardens

#### HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation and subdivision.
- 301 Grazing, pastoralism and dairying.
- 701 Developing the landscape

#### 11.1 AESTHETIC VALUE\*

*Golden Valley* has aesthetic value as a setting of exotic and native trees, meadows, a creek, homestead, and two-room cottage. This significance relates to the combination of the elements as a whole. (Criterion 1.1)

Notwithstanding the quality of the works that were carried out on the homestead at the end of the twentieth century, the c 1880s homestead retains a picturesque quality. (Criterion 1.1)

*Golden Valley*, with its natural topography, creek, the homestead and early cottage form a significant cultural landscape. The inter war tree plantings and subsequent arboretum plantings have significant landscape value. (Criterion 1.4)

#### 11.2. HISTORIC VALUE

*Golden Valley* is a homestead constructed in the Balingup district as part of the development of a rural property in the late nineteenth century and represents the expansion of European settlement in the area. (Criterion 2.2)

The place was constructed for F. C. Roberts in the 1880s to accommodate his son, W. C. F. Roberts and his family. It continued to serve as the homestead for those working the property for almost a century, for his family and later families well known in the district and in the State, including those of Mountray Frederick Richardson Bunbury, Francis Craig, Edmund Peter

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\* 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.

Blakeney, and the Goyder family. General Birdwood visited his daughter and son-in-law, Colin Craig, at the place in the inter-war period, and planted the first tree at the Memorial Park, which subsequently was known as Birdwood Park. (Criterion 2.3)

It is a well-known example of a purpose built rural homestead of the late nineteenth century. It was regarded as distinctive due to the addition of the organ room. (Criterion 2.4)

### **11. 3. SCIENTIFIC VALUE**

*Golden Valley* has developed as a resource for the study of native and exotic trees and provides a reference for many plant types, while at the same time forming a setting of some importance. (Criterion 3.1)

### **11. 4. SOCIAL VALUE**

The place is highly valued by the community for its associations with the European settlers of the South-West, in particular the Roberts family for whom the place was built, and with the later owners who contributed to the development of Balingup and to the life of the community. (Criterion 4.1)

*Golden Valley* contributes to the community's sense of place for its important role in the development of Balingup, and its integral association with the arboretum, *Golden Valley Tree Park*, which has been inter-linked with the place since 1980s. (Criterion 4.2)

## **12. DEGREE OF SIGNIFICANCE**

### **12. 1. RARITY**

*Golden Valley* is a rare example of an arboretum that has a wide range of exotic and native trees for comparative study. (Criterion 5.1)

### **12. 2 REPRESENTATIVENESS**

*Golden Valley* demonstrates the principal stylistic characteristics of a Victorian Georgian homestead. (Criterion 6.1)

The place demonstrates the principal characteristics of an agricultural way of life, changing land functions over the latter part of the nineteenth century and the twentieth century, and design and building techniques of the south-west. (Criterion 6.2)

In its inter and post war period, it is representative of aboreta. (Criterion 6.2)

The place exhibits characteristics of an 1880s, purpose built homestead and workers' accommodation. (Criterion 6.2)

### **12. 3 CONDITION**

*Golden Valley* homestead has received maintenance works, some of which have damaged the significant fabric. The general appearance of the homestead is good. The timber-framed corrugated iron clad cottage has received only basic maintenance and is in poor condition. More recent buildings are in good condition, while landscape elements are in fair to good condition. Overall the place is in fair condition.

#### 12.4 INTEGRITY

*Golden Valley* remains in use as a homestead, as it has been since the 1880s, although vacant for the time being. This is compatible with the heritage values of the place. The integrity of the homestead is high.

The arboretum has been in continuous use as such from the inter-war period. This use is compatible with the heritage values of the place and is capable of sustaining them. The integrity of the arboretum is high.

#### 12.5 AUTHENTICITY

*Golden Valley* has undergone much change. The timber framed corrugated iron clad cottage has only suffered from neglect and has maintained its authenticity.

The homestead has been changed internally, with the replacement of lath and plaster ceilings as well as some timber lined ceilings with pine boarding. More importantly, the organ room has been completely remodeled in a crude fashion, taking away its original aesthetic qualities. Finally, most of the brickwork has been rendered over and the dine mud bricks have been covered. The entire dais area which had an apse plan format was removed and replaced with the present covered area, Room K. Overall the homestead retains a low degree of authenticity.

There is insufficient detail on the history of the plantings to ascertain the authenticity of the landscape, notwithstanding that some of the inter war plantings are documented. The background and framework of the early plantings has been maintained, although by nature an arboretum is in constant evolution. The arboretum appears to have a 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.

It is recommended that the curtilage be adjusted to include all elements of the homestead land and both areas of the arboretum.

#### 13.1 DOCUMENTARY EVIDENCE

*Golden Valley* is a homestead (c. 1880s) and workers' accommodation (1880s) set in former farmland and an arboretum. It comprises a single storey rendered mud brick domestic house with a corrugated Colorbond steel roof, constructed for W. C. F. Roberts in the 1880s, with the addition of an organ room c. 1900. The latter was reconstructed c. 1991. The workers' accommodation is a two roomed dwelling which is timber-framed with exterior walls of corrugated iron, and interior walls of pressed metal and lathe and plaster, with a corrugated iron roof.

In January 1840, Assistant Surveyor H. M. Ommanney went with Vernon and Charles Bussell, and an Aborigine named Eragargoot from Eundilup (later Busselton) via a circuitous route to Elap (later Bunbury- Picton area) in order to inspect the area where Capel and Preston Rivers leave the hills.<sup>1</sup> Ommanney noted " a tract of very fine country well adapted for grazing and

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<sup>1</sup> Frost, A. C. *Baylya-Balinga A History of Balingup*, W. A. (Donnybrook-Balingup Shire Council, 1979) p. 3.

in places, agriculture.”<sup>2</sup> Major Irwin, J. C. Singleton and R. H. Bland and Warburton made a short excursion from the Blackwood River to Balingup Brook when they traveled from King George Sound to Vasse in January 1842. Bland noted the vegetation was “very dense and the hills very steep.”<sup>3</sup> Surveyor-General J. S. Roe further explored the area in January 1849.<sup>4</sup>

In 1859, Walter Padbury was the first European settler to take up land in the Balingup district, taking up Location 3 in Nelson Location.<sup>5</sup> Padbury established his brothers, Mark and Edwin, at *Ferndale* and *Brooklands*, from where they managed his considerable holdings in the district.<sup>6</sup> The homesteads built at both were similar in style, with the rooms opening to verandahs on either side.<sup>7</sup> The name Padbury is commemorated in Padbury Road.

In the 1860s, land use in the district was mixed farming, mainly for cattle grazing until the introduction of large flocks of sheep in the late 1860s, and with some land under tillage.<sup>8</sup>

On 20 July 1885, Charles Fox Roberts, Farmer, of Bunbury, was granted Nelson Location 165, 197 acres in area, in return for an annual peppercorn rent.<sup>9</sup> On 3 August, a Certificate of Title was issued to him as sole proprietor.<sup>10</sup> Charles Fox Roberts (b. 1844) was the youngest child of William Jenkin and Isabella Roberts, who had arrived per *Diadem* in April 1842.<sup>11</sup> In September 1864, at Bunbury, he married Hannah Hurst (b. 1845, arr. 1849 per *Hamilla Mitchell*), who had 12 children (1865-88), William Charles Fox being the eldest surviving child and the one most closely associated with *Golden Valley*.<sup>12</sup> From 1867 to 1876, Roberts was a farmer and grazier at Capel Farm, and took over his father's tenancy of Governor Stirling's Estate at Minnipup until c. 1887, when he owned Greenfields at Stratham.<sup>13</sup>

In 1886, William Charles Fox Roberts married Mary L. Longbottom (b. 1864, d. 1907).<sup>14</sup> Although on source recorded William Charles Fox Roberts as the first owner of the place<sup>15</sup>, the historic Title search for this Assessment reveals that his father continued in ownership. Thus it seems likely that William Charles Fox Roberts worked the property for his father. In addition to the freehold at Nelson Location 165, it appears that Roberts had taken up leases

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2 Ommanney, H. M. “Exploration Diaries, Vol. 1, 1827-1832” quoted in Frost, A. C. *Bayly-Balinga A History of Balingup*, W. A. (Donnybrook-Balingup Shire Council, 1979) p. 5.

3 Frost, A. C. op. cit., p. 5.

4 *ibid.*

5 *ibid.*, p. 13.

6 *Ibid.*, p. 22.

7 Nairn, J. op. cit., p. 192.

8 Nairn, J. op. cit., pp. 169-170.

9 Grant under Land Regulations of 14 September 1878, 6C/23. Note: Frost (1979, p. 88) states Roberts' son, W. C. F. Roberts, 'settled on Golden Valley in 1880'. Further research is necessary to determine if C. F. Roberts had taken up pastoral leases in the locality at this period, and if his 15 year old son was working there.

10 Certificate of Title Vol. XV Fol. 151.

11 Erickson, Rica (Ed.) *The Bicentennial Dictionary of Western Australians pre-1829-1888* (University of Western Australia Press, Nedlands, 1987-88) p. 2642.

12 *ibid.*, p. 2636.

13 *ibid.*

14 Erickson, Rica (Ed.) op. cit., 1897. Note: In 1895 per p. 2642.

15 Frost, op. cit.

and/or additional freehold land, as the total holding was c. 1,200 acres, which was first used to run cattle.<sup>16</sup>

Primary research will be required to ascertain whether any permanent buildings and/or other structures were erected in this early period, and to ascertain the dates of construction of the extant buildings at the place, i.e. the homestead and the workers' accommodation. Previous assessments by the National Trust of Australia (W. A.) and the Australian Heritage Commission noted that the two room corrugated iron building was believed to be the original homestead constructed in the 1880s.<sup>17</sup> Both buildings were built next to the Balingup Brook, a short distance apart.

The two-room building (1880s) was constructed with a timber frame, corrugated iron external walls on three sides and timber weatherboards on the fourth, and a corrugated iron roof. The external walls extant in 2001 bear the Redcliffe Trademark. The interior walls were clad with pressed metal in a decorative pattern to dado height, and lathe and plaster above. There was a brick fireplace and chimney in the centre of the building.<sup>18</sup> The use of pressed metal as a decorative finish suggests that it may well have been the original homestead as this finish was unlikely to be found in a building constructed as workers' accommodation.

Agricultural progress in the Balingup district was slow through the 1880s and 1890s, when the predominant land use continued to be for pastoral purposes.

The present homestead was also built at the place in the late nineteenth century. The dates of construction given in various sources vary from 1800s to 1895.<sup>19</sup> Previous assessments have recorded the place was built for and occupied by Charles Fox Roberts; however, as noted above, it is more likely that the place was built for his son, William Charles Fox Roberts, who occupied it with his family.<sup>20</sup> The single storey homestead was built in the Victorian Georgian style, of soft burnt bricks in mud mortar, with timber joinery mostly of jarrah, and a corrugated iron roof.<sup>21</sup> The central core of the building was pit sawn jarrah, with butt jointed boards.<sup>22</sup> The construction materials and the simple vernacular design, with verandahs at the front and rear, are similar to other homesteads built in the South-West in the latter half of the nineteenth century. Thenceforward the two-room building was probably used as workers' accommodation.

In 1898, Balingup was declared a township; and, on 1 November, the railway line between Donnybrook and Bridgetown, was opened to traffic as a Government line, passing through Balingup.<sup>23</sup>

In the early 1900s, a large room extending the width of the homestead was added to the place, with one end of the room built up to accommodate the pipe organ, and the room became known as the organ room.<sup>24</sup> The precise details of the addition have not been established, and it is not certain whether

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<sup>16</sup> Frost, A. C. op. cit., p. 39.

<sup>17</sup> National Trust of Australia (W. A.) Assessment, 9 September 1979.

<sup>18</sup> *ibid.*

<sup>19</sup> HCWA Data Base 0707 and National Trust of Australia (W. A.) Assessment and File.

<sup>20</sup> *Wise's Post Office Directory* 1895, in Frost, A. C. op. cit., p.37.

<sup>21</sup> National Trust of Australia (W. A.) Assessment, 9 September 1979.

<sup>22</sup> HCWA Data Base 0707 op. cit.

<sup>23</sup> Frost, A. C. op. cit., p. 41.

<sup>24</sup> Frost, A. C. op. cit.

the room was added during the ownership of Roberts, or one of the subsequent owners in the pre World War One period.

On 18 March 1904, the place was transferred by endorsement to Mountray Frederick Richardson Bunbury, Farmer, of Picton near Bunbury.<sup>25</sup>

In June 1905, the Balingup Progress Association was formed.<sup>26</sup>

On 29 December 1906, the place was transferred by endorsement to Francis Craig, Gentleman, of Perth.<sup>27</sup> His sons, Leslie and Colin, both served with the Light Horse Troop, and Colin met and later married the daughter of General Birdwood, Commander in Chief of the Australian Military Forces.<sup>28</sup> They returned to *Golden Valley* after the war, and General Birdwood visited them at the place.<sup>29</sup> He was persuaded to open the Memorial Park and to plant the first tree, and thereafter the park became known as Birdwood Park.<sup>30</sup>

On 26 March 1920, the place was transferred to Edmund Peter Blakeney, Farmer, of Balingup.<sup>31</sup> Peter Blakeney owned the place for 25 years; and for part of this period, a golf course was located on the property.<sup>32</sup>

On 18 January 1921, a portion of Nelson Location 165 was transferred to George Gull; and a new Certificate of Title was issued for the balance, being 190 acres 15 perches in area, on 15 March.<sup>33</sup>

In the 1930s, the introduction of subterranean clover into the district substantially improved the stock-carrying capacity of the land, and together with mechanisation of milking (initially with petrol driven machines) enabled the expansion of dairy herds. By this date, Balingup township had become 'a thriving little community', as the local farming community had been considerably increased by the division into smaller farms of a number of the larger estates, some as part of the government's Soldier Settlement Scheme.<sup>34</sup>

In 1945, the place was transferred from Blakeney to David Bruce Goyder, of View Street, Peppermint Grove, less a portion resumed for South Western Highway.<sup>35</sup> The Goyder family took up residence at the place, and worked the farm with some assistance from a prisoner of war.<sup>36</sup> At this period, the homestead gardens were well established and well maintained, with a post and rail fence enclosing the grounds. The front hedge was mature, and was valued by the family as it screened the homestead and absorbed dust from traffic along the road. The extant outbuildings included a closet to the north-east of the homestead, wood shed at the east, early stables and later hay-shed to the south-east, and dairy to the east, by the road.<sup>37</sup> A new shed was built opposite the homestead on the south-west side of Padbury Road, which is

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25 Certificate of Title Vol. XV Fol. 151. Note: previous documentation per HCWA Data Base No. 0707, National Trust of Australia (W. A.), and Register of the National Estate recorded Mountray and Bunbury as two separate owners of the place.

26 Frost, A. C. op. cit., p. 45.

27 Certificate of Title Vol. XV Fol. 151.

28 Frost, A. C. op. cit., p. 53.

29 *ibid.*

30 *ibid.* Note: The park became a popular picnic place, with a swimming pool in Balingup Brook.

31 Certificate of Title Vol. XV Fol. 151.

32 Frost, A. C. op. cit., p. 49.

33 Certificate of Title Vol. 800 Fol. 88.

34 *ibid.*, p. 48.

35 Certificate of Title Vol. 800 Fol. 88.

36 Pat Somerset (nee Goyder), conversation with Robin Chinnery, 5 June 2001.

37 *ibid.*

extant in 2001. None of the other outbuildings are extant in 2001, other than the two room cottage; however, there are remnants of the dairy.

During the occupation of the place by the Goyder family, rooms B, E, G, and F were used as bedrooms; room I was converted from kitchen to smoking room for Mr. Goyder; room H was converted to a kitchen with a wood combustion stove installed; room A was referred to as 'the big room, and served as the living room; room C was a passage leading to room A; and room J, in which the bellows for the organ had been housed during the Craig family's occupation, was 'always unfinished' and was used as a store room for groceries etc. During this period, a new w. c. was built beside the existing bathroom. The timber dais was extant in room A. Wedding receptions and other gatherings were held in 'the big room.'<sup>38</sup>

On 10 July 1946, the place was transferred to Jean Barbara Goyder, Married Woman, and David John Barr Goyder, Farmer, both resident at the place, as tenants in common, with two thirds shares held by Mrs Goyder, and the remaining one third share by her husband.<sup>39</sup>

In the 1950s, the Forests Department expanded its pine planting program in the South-West, and had purchased 6,794 hectares of land for pine planting mainly in the Blackwood Valley by June 1959.<sup>40</sup>

On 15 February 1963, *Golden Valley*, 190 acres and three perches in area, was transferred to John Tomlinson, Farmer, of Como.<sup>41</sup>

Despite objections by local people who feared that the continuation of this program would see the Blackwood Valley taken over by pine plantations, there was a steady increase and consolidation of the program through the 1960s, and after 1963, the annual rate of planting of *Pinus radiata* was in excess of 1,250 hectares.<sup>42</sup>

On 16 December 1977, the place was transferred to The Conservator of Forests.<sup>43</sup> On 10 July 1981, Certificate of Title Vol. 1269 Fol. 387 was totally cancelled, and a new Certificate was issued for portion of Nelson Location 165.<sup>44</sup>

In 1979, the place was assessed by the National Trust of Australia (W. A.), and subsequently classified on 3 December.<sup>45</sup> The assessment drew attention to the organ room as a distinctive feature of the place, and noted that this room was 'in a dangerous state'.<sup>46</sup>

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38     ibid.

39     Certificate of Title Vol. 800 Fol. 88.

40     Frost, A. C. op. cit., pp. 109-111.

41     Certificates of Title Vol. 800 Fol. 88 and Vol. 1269 Fol. 387.

42     Frost, A. C. op. cit., p. 109.

43     Certificate of Title Vol. 1269 Fol. 387.

44     Certificates of Title Vol. 1269 Fol. 387 and Vol. 1596 Fol. 977.

45     National Trust of Australia (W. A.) Assessment, 3 December 1979.

46     ibid. Note: the Assessment reported that the organ had been removed to the North Perth Congregational Church; and a note was added that the organ's whereabouts were unknown since the formation of the Uniting Church. On the other hand, Frost (1979, p. 53) reported that according information given to him, the organ was in St. Mary's Church of England in West Perth in 1979.

In 1981, it was reported that the homestead “is currently being renovated to maintain historical and architectural values.”<sup>47</sup> Details of the work undertaken at this period have not been ascertained.

Under the Balingup Progress Association, a Committee was formed to raise money for the works required at the place, and to manage the project to develop an arboretum as a joint project with CALM.<sup>48</sup> 60 hectares was set aside for the park, divided into two sections at the west and east sides of Padbury Road.<sup>49</sup>

On 30 July 1984, a new Certificate of Title was issued for portions of Nelson Location 165 and the adjoining Nelson Location 102 as per Diagram 66191.<sup>50</sup> On the same day, that Certificate was cancelled, and new Certificates were issued for Lots 10 and 11, Lot 11 being the site of the homestead, with an area of 9.9128 hectares.<sup>51</sup>

Under the Balingup Progress Association, a Committee was formed to raise money for the works required at the place, and to manage the project to develop an arboretum on land which had been part of *Golden Valley* and *Yungerup*, which would include many of the mature trees planted by former owners of the places.<sup>52</sup> The park has been established as 'a unique collection of beautiful and interesting trees from all over the world, grown in a landscaped setting', with the aim of creating 'an inspirational place for all who enjoy the beauty of nature.'<sup>53</sup> The area to the west of the road was established as the Australian collection, and the area to the east as the exotic collection, with plaques engraved with details of the individual plantings, and with walk trails through the park. A membership and sponsorship scheme was established to support the park.<sup>54</sup>

The place was entered in the Register of the National Estate. The Statement of Significance described it as 'an important example of a modest rural homestead complex', which was valued along with its grounds 'as part of the Golden Valley Tree Park.'<sup>55</sup>

In July 1990, the Acting District Manager of CALM at Kirup wrote to the National Trust of Australia (W. A.) regarding a proposal to restore the place, and its possible future use as a public information centre and conservation project base.<sup>56</sup> In November 1990, a schedule of proposed works to be implemented at the place was drawn up, with the assistance of the National Trust of Australia (W. A.) and Architect John Pidgeon.<sup>57</sup> Proposed works

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47 Christensen, P., Pentony, K. and Schmidt, W. *Special Focus No. 2 The Blackwood: A Valley in Transition* (B. J. Beggs, Conservator of Forests, Forests Department of Western Australia, Perth, W. A., 1981) p. 26.

48 National Trust of Australia (W. A.) File; and Wendy Trow, conversation with Robin Chinnery and Philip Griffiths on site visit, 21 May 2001.

49 Pamphlet 'Golden Valley Tree Park Balingup'.

50 Certificates of Title Vol. 1596 Fol. 977 and CT 1672 Fol. 140.

51 Certificates of Title CT 1672 Fol. 140, and for Lot 11, CT 1672 Fol. 142.

52 National Trust of Australia (W. A.) File; and 'Golden Valley Tree Park Balingup' op. cit. Note: a large orchard was established at *Yungerup* by Frank Cleveland, about three km south of Balingup on the old Balingup-Greenbushes Road.

53 'Golden Valley Tree Park Balingup' *ibid.*

54 *ibid.* Note: many of the plaques are missing in 2001, mostly as a result of damage by sheep which are grazed in the park. (Site visit and Wendy Trow op. cit.)

55 HCWA Data Base 0707.

56 B. C. Foster in National Trust of Australia (W. A.) File, 6 July 1990.

57 National Trust of Australia (W. A.) File.



included replacement of a number of doors and architraves, re-glazing of windows, electrical works, plumbing, refurbishment including rendering and cement bagging of walls where required, painting walls, doors, windows etc., at an estimated cost of \$27,850; with an additional allowance of \$2,150 for maintenance on the grounds including fences and pathways, bringing the total to \$30,000.<sup>58</sup> At this period, the original timber ceilings in the five front rooms of the place were extant, but had been damaged by termites.<sup>59</sup>

In March 1991, the National Trust of Australia (W. A.) urged that timber ceilings should be used to replace and reinstate the ceilings where necessary, advised that the use of gyprock cornices would be inappropriate, and also saw 'no reason why the existing cornices can not be replaced or renewed if timber ceilings cannot be afforded.' The Trust also noted references in the proposed works to the rendering of internal walls, and advised that the original mud rendering or soft burnt bricks in mud mortar was of historic interest and repairs should be carried out 'in the same manner'.<sup>60</sup>

Photographs in the National Trust of Australia (W. A.) Collection show the place prior to the implementation of the above works, with the 'original chapel' (i. e. the organ room) prior to repairs, the damaged walls of this room 'about to be demolished', and the room with those walls removed.<sup>61</sup>

By 1991, a considerable number of trees had been planted at the arboretum, and the group were continuing to plan for future development.<sup>62</sup> In August, *The West Australian* reported that *Golden Valley Tree Park* had been 'earmarked as a major tourist attraction at Balingup.' The Balingup Progress Association was 'excited about the recognition given to it by the WA Tourism Commission', and an Association member said the 'badly run-down' homestead 'may be turned into an information centre and tea rooms.' It was reported 'it is now difficult to see where the blacksmith and tennis court once were.'<sup>63</sup> In 2001, these sites are no longer visible, and further research will be necessary to determine their locations.

In 1991, most of the proposed works were carried out, including the replacement of ceilings with pine boards; and subsequently the National Trust of Australia (W. A.) recorded that the organ room had been removed and replaced in 'an unsympathetic manner'.<sup>64</sup> It was noted that the verandahs were still intact and the 'splendid iron work of distinctive style' on the front verandah remained extant.<sup>65</sup>

On 9 September 1992, the place was entered on a Interim basis on the Register of Heritage Places. On 24 January 1994, a Memorial was registered on the place under the Heritage of Western Australia Act 1990.<sup>66</sup>

In August 1995, the place was included in the Shire of Donnybrook-Balingup Municipal Heritage Inventory.

The place has continued to be leased to tenants until the third week in May 2001, when the existing tenants were vacating the homestead. The organ

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58 National Trust of Australia (W. A.) File.

59 CEO National Trust of Australia (W. A.) to District Manager, CALM, in *ibid*, 7 March 1991.

60 *ibid*.

61 National Trust of Australia (W. A.) Photographic Collection.

62 National Trust of Australia (W. A.) File..

63 *The West Australian* 6 August 1991, p. 47.

64 National Trust of Australia (W. A.) File, 1991.

65 *ibid*.

66 Certificate of Title CT 1672 Fol. 142.

room continues to be used as a meeting room for the Balingup Progress Association and its off shoot, the Golden Valley Tree Park Committee. The Association's proposal to use the homestead as an information centre has not yet come to fruition. However, the Committee is hopeful that future use of the place may provide opportunities for this use, especially with plans in progress for the re-alignment of the nearby section of the Bibbulmun Track to pass through the site. Future plans for the arboretum include surfacing of Padbury Road to provide improved access, and both proposals will bring increased numbers of visitors to the place.<sup>67</sup>

### 13.2 PHYSICAL EVIDENCE

*Golden Valley* is a homestead (c. 1880s) and workers' accommodation (1880s). It comprises a single storey rendered mud brick domestic house with a corrugated Colorbond steel roof, constructed for W. C. F. Roberts in the 1880s, with the addition of an organ room c. 1900. The latter was reconstructed c. 1991. The workers' accommodation is a two roomed dwelling which is timber-framed with exterior walls of corrugated iron, and interior walls of pressed metal and lathe and plaster, with a corrugated iron roof. It is set in former farmland and an arboretum. The remainder of the place comprises unmade road, tracks, a creek, man made ponds, and support features such as lavatories and an interpretation kiosk.

*Golden Valley* is situated about 2 kilometres south of the Balingup townsite, just off Southampton Road. The rendered mud brick homestead is located nearest to the Southampton Road in a fenced off garden, surrounded by a trimmed cypress hedge along the south-western boundary, and split rail fences along the other boundaries. The house is set back from the road in a garden that includes plantings of Oak (*Quercus robur*), Kurrajong (*Brachychiton populneus*), Peppermint Trees (*Agonis flexuosa*), a Date Palm (*Phoenix canariensis*), Cotton Palm (*Washingtonia filifera*), Prunus, and a variety of Poplars. The house is approached via a short path of brick paving leading from the front gate, under the arched hedge, to the verandah.

Some distance away to the south-east there is a two-room timber framed and corrugated iron clad dwelling, with a corrugated iron roof, and an attached timber construction earth closet. There are plantings of Fig (*Ficus caracus*), Poplar, Mulberry (*Morus nigra*), and Bamboo in the vicinity of this cottage. The bamboo is planted around man-made ponds. Alongside the roadway, midway between the house and the cottage, there is a retained slab, with evidence of wall studs at the perimeter, together with a series of chutes along the retained edge. This is all that remains of the dairy.

Still further to the south-east, on the same side of the gravel access road, there is an arboretum of exotic trees, with a path system, interpretation signage, a shelter with interpretation material, and a set of toilets.

On the opposite or western side of the access road, there is a picnic area, parking area, and a native tree collection.

There was no evidence located of the stables, hay shed, or earth closet that was suggested in oral evidence, but the general locations were indicated by the informant and have been noted on the site plan.

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<sup>67</sup> Wendy Trow op. cit.

### ***The Homestead***

The homestead, which is designed in the Victorian Georgian style<sup>68</sup>, is constructed mostly of rendered mud brickwork, with the render ruled out with ashlar lines. The main homestead and later organ room are constructed in the same manner. There is a weatherboard-clad bathroom to the rear of the house, and asbestos cement clad timber-framed laundry space alongside the bathroom.

The whole of this complex is roofed with custom orb profile green Colorbond roofing, with plain Colorbond flashings and barge cappings. The gutters are zincalume straightline profile. The main house roof is gabled with a lean-to roof over the rear rooms. The organ room roof was originally gabled, with the gables at the north and south ends. The roof was removed and the walls halved in height, then the gables reconstructed to the east and west.

There is a verandah across the front of the house, with a granolithic floor, square chamfered timber posts, and heavily patterned cast iron post brackets and friezes, screwed to the timberwork with modern fixings. The windows to the front and sides of the house are eight-pane double hung sashes, and side hung casement windows to the principal rooms at the rear of the house. The front door is four paned and two panelled. There are tall face brickwork chimneys extending through the roof and these are the only areas of brickwork left exposed. The additions to the rear of the house include a concrete floor verandah, a timber framed and weatherboard clad bathroom and a timber framed asbestos clad laundry. The latter is only walled on three sides.

Physical evidence indicates that the homestead developed in stages, with a central door at both sides of the house connected by a corridor (Room D). There are two rooms to the north-west of the corridor (Rooms C and D) and one to the south-east (Room E) that appear earlier than the other rooms. There are two further rooms to the south-east (Rooms F and G) which are very similar to the rest of the house, but not identical. Room A is a later addition and is known as the organ room, which is used by local groups as a meeting room. Rooms I and H (Kitchen) appear to have been a single room enclosed by masonry walls, and the division between them is a pine clad partition. Room J would appear to be a further addition, with rooms L, M, and N providing a laundry, bathroom and outside toilet respectively. Rooms A through to I have timber floors with boards ranging from 4" (100mm) to 6" (150mm) wide, with moulded timber skirtings and plastered or rendered walls. All original ceilings have been removed and replaced with tongue and grooved 'v' jointed pine boarding. Room J is similar to the other rooms but the timber floors have been removed and replaced with concrete. There is a simple fireplace and surround in Room E, a very large fireplace in Room I, and a fireplace in Room A with an elaborate surround that may have been brought from elsewhere. The bathroom has plasterboard walls and ceilings, part wall and full floor tiling. All of the fittings appear to have been installed in the last quarter of the twentieth century. The laundry has a concrete floor and concrete laundry troughs. The organ room has deep pine clad roof beams, a pine lined soffit. The room retains its original plan form, and windows, but is otherwise quite different from the photographs that are held by the National Trust and taken prior the 1990s changes. The apse to the organ room has been demolished and the area that is once occupied is now a roofed open sided verandah.

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<sup>68</sup> Apperly et al, op. cit. pp. 42-45.

There is extensive cracking in the homestead, most likely due to the reactive soils upon which it is founded, and evidence of damp penetration. The homestead is in fair condition and has been used for residential accommodation until May 2001.

### **Two Room Cottage**

The cottage is a simple vernacular style building constructed in timber framing, with a gable roof. Walls and roof are covered with painted corrugated iron with the brand Redcliffe stamped on the iron. The south-eastern wall is clad with vertical sawn boards, and there is an earth closet at the south-eastern end. There are two window openings on the south-western elevation, and two doors on the north-eastern elevation, and the latter are simply mesh clad grilles. A rendered chimney is located in the centre of the roof. The cottage has a timber floor, plastered fireplace and a partition wall between the two rooms. There is extensive rot in some timbers and corrugated iron fixings are working loose. The interior soffit is unlined, the upper walls lined with plasterboard, and the lower walls lined with pressed metal sheeting up to a timber dado rail. The cottage is used for storage.

The exotic tree section of the arboretum has gravel paths and parking areas, a shelter made in pole construction, and a timber framed and clad toilet block, and a selection of exotic trees planted in groups. These trees were once labelled, but many labels are now missing. Plantings include Australian Cedar (*Toona australis*), Cape Lilac, Common Alder (*Alnus gutmosa*), Evergreen Alder (*Alnus juralensis*), *Paulownia australis*, *Paulownia fortunei*, *Paulownia fargesii*, Indian Bean Tree (*Catalpa bignonioides*), various ash trees such as Golden Ash and Claret Ash, Golden Poplar (*Populus serotina*), Quince (*Cydona oblonga*), Camphor (*Cinamomun camphora*), Deodor Cedar (*Cedrus deodora*), Simon Poplar (*Populus simoni*), Liquidambar (*Liquidambar styraciflua*), Paper Bark Birch (*Betula papyra*), Oaks, Blue Atlas Cedar (*Cedrus atlantica glauca*), Colorado blue spruce (*Picea pungens*), Cutleaf Birch (*Betula pendula tristis*), an avenue of Cedar of Lebanon (*Cedrus libani*), and many others.

The Australian collection is very low key in its presentation, and there are few facilities and almost no interpretation on the site. Plantings include Yellow Stringy Bark, Silky Oak, Tuart, Juniper Myrtle, Blue Gum, River Gum, Jarrah, and Silky Oak

### **13.3 COMPARATIVE INFORMATION**

Ferndale and Southampton were built along similar lines to *Golden Valley*. *Southampton* remains little altered since the time of its construction. *Ferndale* was substantially altered and added to. Both of these places were built earlier than *Golden Valley*, but share some common planning characteristics with respect to the core of the plan, and basic construction materials. Each has been modified to a greater or lesser extent, in plan form and finish. *Golden Valley* has been modified to a similar extent to Ferndale and to a far greater extent than Southampton.

### **13.4 KEY REFERENCES**

National Trust of Australia (W. A.) Assessment, 9 September 1979, and File

### **13.5 FURTHER RESEARCH**

Further research may establish date of construction of the homestead and organ room with more certainty, the site of the blacksmith shop and the tennis court. The hay shed and stables were located to the south-east of the house, according to Pat Somerset (nee Goyder) and further research may establish the locations.

Further comparative work could be done on the basic homestead form for comparative purposes. A further area of study may be to ascertain how many homesteads had chapels, or organ rooms.

Finally, an investigation of arboreta for comparative purposes would be useful.