



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*

Southampton Homestead is picturesque in its natural and culturally modified landscape setting by the Blackwood River. The remnant garden, mature trees, in particular the oaks to the east and north east of the homestead, and the individual components of the two buildings have a simple elegant vernacular beauty and are fine examples of Victorian Georgian architecture as applied to a farm group. The soft Flemish Bond brickwork, steeply pitched roofs, generous verandahs, elegantly proportioned elevations and the weathered patina of all these contribute positively to its aesthetic value. There is little to detract from these values other than the deteriorating condition for the southern end of the kitchen/bakery and other matters requiring basic maintenance or conservation. (Criterion 1.1)

Southampton Homestead is a competently executed house in the Victorian Georgian style and in creative terms is unexceptional. Its beauty lies in its siting, competent execution and the materials chosen for its expression, together with its relatively authentic and patinated appearance. (Criterion 1.2)

Southampton Homestead sits within its landscape in a picturesque manner with its gently sloping landform, decaying fences, open landscape and mature trees. The siting looks as if it were chosen to maximize this effect. Buildings and setting combine to form a culturally modified landscape of considerable aesthetic value. There are many locations around the site where views back to the house or over the house into the river valley make picturesque compositions. (Criterion 1.3)

Southampton Homestead is one of the few farmhouses visible from Southampton Road south of the Hay Road intersection and provides visual interest to the route. The diversion of the road away from the

* 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.

house has made the house a less significant landmark than it had been before the road diversion. (Criterion 1.4)

11. 2. HISTORIC VALUE

Southampton Homestead illustrates the development of farming in the Balingup district, and through the historic evidence, its growth; and then through Government policy, its gradual shift to tree plantations. Much of the area around Balingup along the Nannup-Balingup Road was similarly affected. (Criterion 2.1)

Southampton Homestead, Brooklands (1859) and *Ferndale* (1859) were the first homesteads constructed in the Balingup district. *Southampton Homestead* is important because of its degree of intactness in representing historic evidence of planning and construction of homesteads in this and other districts in the region. (Criterion 2.2)

Southampton Homestead is significant for its part in the Forests Department/CALM programme of land acquisition and pine planting in the Blackwood Valley. (Criterion 2.2)

Southampton Homestead was constructed in 1862 on Richard Thomas Jones' initial selection of land at Nelson Location 4 by he and his brother, William, and their father, Richard, to accommodate them and their sister, Mary McHard, and her four children. They were among the first European settlers in the Balingup district. The family have importance to the opening up of the district. (Criterion 2.3)

Southampton Homestead is a competently conceived place for its time, well sited on the land and very well constructed. Its values are more related to aesthetic values rather than technical excellence. (Criterion 2.4)

11. 3. SCIENTIFIC VALUE

Due to the intact and original nature of much of its fabric, *Southampton Homestead* has the potential to contribute to an understanding of the design and construction of mid nineteenth century homesteads and construction techniques employed in the south-west of Western Australia more generally. The remnants of earlier plantings, especially the oaks, and archaeological sites have the potential to contribute to the understanding of farming practices from the mid nineteenth and early twentieth centuries. The archaeological sites include the orchard sites to the west of the house, the wattle and daub site to the south east of the kitchen bakery, the dairy buildings and sheds north of Wauchope Road, buildings to the west of the house which are indicated in the documentary evidence. (Criterion 3.1)

Southampton Homestead has the potential to contribute to an understanding of the arboreal history of Western Australia through the remnant plantings, the use of exotic species, in particular the oaks, and the much later role of the place in the development of pine plantations in the south-west of the State. There is also scientific value in the fact that the bricks for the place were produced on the site. (Criterion 3.1)

11. 4. SOCIAL VALUE

Southampton Homestead is significant as a demonstration of the standard of accommodation for farmers and an extended family in the mid nineteenth century. The place is highly valued by the local community and some members of the wider community for its associations with the early European settlers of the south-west. The strength of this value is further underlined by the inclusion of the place in the Municipal Inventory for Donnybrook-Balingup (1995). *Southampton Homestead* contributes to the community's sense of place for its focal part in the development of Balingup, including the provision of milling facilities at the Jones' water mill (1862), giving its name to the surrounding area, and the names of various people associated with the place to roads in the locality, including Southampton, Armstrong and Allum roads. (Criterion 4.1)

The significance of the place to the wider community of Western Australia is further reinforced by the classification of the place by the National Trust of Australia (WA) (1973), and its interim registration on the Register of Heritage Places (1992). (Criterion 4.1)

Southampton Homestead is held in such regard that it is one of a small number of places in the district which contributes to a sense of place at a local and regional level. Its present derelict appearance is of concern to the community. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Southampton Homestead is a comparatively rare phenomena for the combination of factors that have left a picturesque mid nineteenth century farmhouse in such an authentic condition. Other homesteads of its type are commonly in ruin or have been restored or even over-restored. *Southampton Homestead* retains a much unspoiled historic fabric and the degree of authenticity compared to other such places that are not actually in ruin is quite rare. (Criterion 5.1)

Southampton Homestead demonstrates mid nineteenth century rural existence in the group of structures and archaeological sites. The evidence provided in the landscape is less significant because of successive reworking of the land for different purposes and also due to the effects of neglect. Such demonstrations exist elsewhere in the State, but the quality of the evidence on this site is very high. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Southampton Homestead demonstrates the principal characteristics of a Victorian Georgian homestead, with separate kitchen/bakery facilities. The place also demonstrates the principal characteristics of an agricultural way of life, and the design and building techniques of the south-west of Western Australia. (Criteria 6.1 & 6.2)

12. 3 CONDITION

Southampton Homestead is in sufficiently good condition to represent all its values in a legible way. Maintenance has been very poor in respect of the kitchen/bakery and many of the ancillary structures have been lost altogether. The homestead has been maintained in a very low key manner such that the place is remarkably sound and at the same time has been able to retain its patina.

12. 4 INTEGRITY

Southampton Homestead is no longer used as a farm and has been used as a weekender since the 1970s. The outbuildings have all but disappeared and the kitchen/bakery is not safe to occupy at present. The homestead is still used as a residence so that although the integrity of the farm as a whole is not high, the integrity of the house has been retained at a high level.

12. 5 AUTHENTICITY

Southampton Homestead has suffered the loss of a number of its outbuildings and the original wattle and daub cottage, but these losses do not impinge on overall authenticity. The oaks and some of the pear trees may be early twentieth century plantings. The remainder of the plantings would all seem to relate to the inter and post World War Two period. Although they all contribute to the setting, they are of moderate authenticity in that they do not represent the original construction or

establishment period, but rather are part of the story of the development of the place. Notwithstanding the replacement of some doors, windows and roof sheeting, the remaining built elements of *Southampton Homestead* retain a high degree of authenticity. The planning and the majority of the fabric is original.

13. SUPPORTING EVIDENCE

Attached are key sections of the supporting evidence prepared by Considine and Griffiths Architects with Robin Chinnery, Historian: 'Southampton Conservation Plan' (prepared for the Department of Contract and Management Services on behalf of the Department of Conservation and Land Management, August 1998).

13.1 DOCUMENTARY EVIDENCE

For a discussion of the documentary evidence refer to Considine and Griffiths Architects with Robin Chinnery, Historian: 'Southampton Conservation Plan' (prepared for the Department of Contract and Management Services on behalf of the Department of Conservation and Land Management, August 1998).

13.2 PHYSICAL EVIDENCE

For a discussion of the physical evidence refer to Considine and Griffiths Architects with Robin Chinnery, Historian: 'Southampton Conservation Plan' (prepared for the Department of Contract and Management Services on behalf of the Department of Conservation and Land Management, August 1998).

13.3 COMPARATIVE INFORMATION

Southampton Homestead is similar to many farmhouses of the period which were built in the south-west of Western Australia. The plan form recurs with minor variations throughout the south-west of the State, persisting as a form from the mid to late nineteenth century. *Ferndale* nearby has a core which is very similar and which commenced construction three years previous to *Southampton*, in 1859. Variations include a three room core and narrow verandahs on the long side of the plan, without any rooms abutting the core rooms on the long sides. The capturing end rooms such as those at *Southampton Homestead* in rooms 1 and 2 and rooms 6 and 7 are almost universal in the plan type. External kitchens are a recurrent theme and the construction carried out according to available materials.

One of the distinguishing features of *Southampton Homestead* is the fact that it is still in a reasonably good state of repair and has had so few changes to it. The relatively few changes are either obvious or have been documented.

The landscape has not been touched for almost fifty years and the house and kitchen/bakery are comprised of largely authentic fabric. The place has also escaped being 'restored' at a time when restoration meant complying with an image rather than being conservation based on evidence. This approach tended to homogenize the view of history and history fabric, obscuring layers of history, meaning and fabric.

The remaining evidence at *Southampton Homestead* is of a high degree of authenticity and, in this respect, the place also has some rarity value. Many other authentic places of this period are neglected ruins.

13.4 REFERENCES

Considine and Griffiths Architects with Robin Chinnery, Historian: 'Southampton Conservation Plan' (prepared for the Department of Contract and Management Services on behalf of the Department of Conservation and Land Management, August 1998).

13.5 FURTHER RESEARCH

The Comparative Information suggests that the history of development of the place is well understood, that there is a small amount of information to be revealed by further research, that there are archaeological sites which are of interest, and that the place is an authentic representation of its class. Most of the archaeological sites are not readily identifiable physically and can only be imprecisely identified in the documentary evidence.