



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

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)

- 3.4 Developing sheep and cattle industries
- 5.5 Working in the home
- 8.5.1 Associating to preserve traditions and group memories

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 301 Grazing, pastoralism and dairying
- 407 Cultural activities
- 602 Early settlers
- 107 Settlements
- 104 Land allocation and subdivision

11.1 AESTHETIC VALUE*

Azelia Ley Homestead, comprising the homestead residence, the freestanding lavatories, the single roomed limestone building and the stables, has aesthetic value as competently designed and built examples in the Victorian Regency style. (Criterion 1.1)

Azelia Ley Homestead contributes to the aesthetic qualities of the Paradise Oasis style gardens of Manning Park. The homestead residence has landmark qualities for its location on gently sloping ground overlooking Manning Lake and as the most substantial building located within Manning Park. (Criterion 1.3)

The ruins of Davilak Homestead, a large complex of stone buildings in a ruinous state set in natural bushland and remnant landscaping, is important for its contribution to the aesthetic values of the setting of Manning Park and the Azelia Ley Homestead, and has landmark value as an impressive set of stone ruins in view of the Paradise Oasis style gardens of Manning Park (Criterion 1.3).

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

For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

Manning Estate, Hamilton Hill is set within aesthetically pleasing Paradise Oasis style gardens and bushland, which links the individual sites together in a pleasing and interesting landscape (Criterion 1.4).

11. 2. HISTORIC VALUE

Manning Estate, Hamilton Hill is representative of the early settlement and development of the Cockburn district as a farming area. (Criterion 2.1)

Manning Estate, Hamilton Hill is important for the density and diversity of cultural features illustrating the evolution of the Manning Estate, a major colonial estate from the 1850s to 1954 (Criterion 2.1).

The archaeological sites, comprising the Davilak Homestead Complex and original Manning Homestead, are part of the original estate first established by Charles Manning in the 1850s and 1860s, and later managed by his son Lucius Alexander Manning and kept within the Manning family until 1954. (Criterion 2.2)

Manning Estate, Hamilton Hill is associated with the Manning family, prominent Fremantle merchants who operated many businesses in the State, and who owned the estate in Cockburn from the 1850s until the 1950s. The place has particular associations with Azelia Ley (nee Manning), Charles Manning's granddaughter, for whom the Azelia Ley homestead residence was built. (Criterion 2.3)

Manning Estate, Hamilton Hill is an example of the use of locally available materials, such as limestone and timber, to construct farm buildings. (Criterion 2.4)

11. 3. SCIENTIFIC VALUE

The conversion of Azelia Ley Homestead, *Manning Estate, Hamilton Hill*, into a museum provides the opportunity for local residents and other visitors to learn about the history of the Manning family and the Cockburn area. (Criterion 3.1)

Manning Estate, Hamilton Hill has demonstrable potential to contribute to a wider understanding of cultural history by virtue of its use as a research site, teaching site, type locality, reference or benchmark site due to the lack of disturbance, high potential for stratified archaeological deposits and length of time represented by the three homestead complexes contained within the place (Criterion 3.1).

The ruins of Davilak Homestead, and the archaeological remains of the first Manning homestead have the potential to reveal information about the lives of the Manning family and the farming occupations associated with the estate due to the lack of disturbance, high potential for stratified archaeological deposits and length of time represented by the three homestead complexes contained within the place. (Criterion 3.2 & 3.3)

11. 4. SOCIAL VALUE

Manning Estate, Hamilton Hill is highly valued by the community indicated by its inclusion on the Register of Heritage Places, the National Trust's List of

Classified Places and the City of Cockburn's Municipal Heritage Inventory.
(Criterion 4.2)

Manning Estate, Hamilton Hill is located within a recreational reserve that is well utilised by the local community. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

Manning Estate, Hamilton Hill comprising the homestead residences, the freestanding lavatories, the single roomed limestone building and the stables, is an uncommon and intact example of a precinct of farm buildings in the Cockburn area and in the Perth metropolitan area. (Criterion 5.1)

Manning Estate, Hamilton Hill has rarity value for its association with a farming land use, large landholdings used for market gardening and pastoralism, no longer practised in the Cockburn area. (Criterion 5.2)

12.2 REPRESENTATIVENESS

Azelia Ley Homestead is characteristic of limestone buildings constructed in the Victorian Regency style. (Criterion 6.1)

Manning Estate, Hamilton Hill is representative of the use of the area as a family farm, market garden, and pastoral enterprise from the 1850s to the 1950s. (Criterion 6.2)

12.3 CONDITION

The ruins of Davilak Homestead are in poor condition with most walls reduced to 40-60 cm in height and no structural timbers left in situ. However, the archaeological evidence associated with the ruins of Davilak Homestead is undisturbed with a high potential to contain stratified archaeological deposits.

The 1850s Manning homestead complex and several outbuildings and field systems which exist as archaeological sites within *Manning Estate, Hamilton Hill* appear undisturbed with a high potential to contain undisturbed stratified archaeological deposits.

Azelia Ley Homestead is in good condition.

12.4 INTEGRITY

Azelia Ley Homestead has moderate integrity. The residence and outbuildings now serve a compatible use as a museum

Davilak Homestead is in a ruinous state but retains a high level of integrity as an archaeological site.

The original Manning homestead, including outbuildings and field systems which exist as archaeological sites within *Manning Estate, Hamilton Hill*, appear undisturbed with a high potential to contain undisturbed stratified archaeological deposits.

12.5 AUTHENTICITY

Azelia Ley Homestead has a moderate degree of authenticity. The main elements of the residence are intact. There is, however, some uncertainty regarding the extent of the changes made to the finishes and details during the restoration works.

Davilak Homestead is in a ruinous state but retains a high level of authenticity. There have been few inappropriate conservation interventions resulting in the original fabric being retained.

The archaeological sites, which comprise the first Manning homestead, retain a high level of authenticity. Extant undisturbed stratified deposits are probable due to their having been limited site disturbance.

13. SUPPORTING EVIDENCE

The original documentation for this place was compiled by Lucy Williams, Historian and Heritage Consultant; and Alan Kelsall, Kelsall Binet Architects in 2001. The documentation has been updated by Gaye Nayton, Historical Archaeologist, in May 2009 with amendments and/or additions by Office of Heritage staff and the Register Committee, for the purpose of expanding the curtilage to include the Davilak Homestead ruins.

13.1 DOCUMENTARY EVIDENCE

Manning Estate, Hamilton Hill, comprises the main homestead residence Azelia Ley (c.1900), and associated outbuildings; the ruins of another former Manning homestead, Davilak (1866); and archaeological evidence of the first Manning homestead constructed on the site (c.1850s). The precinct is located in the Manning Park recreation reserve. The Azelia Ley homestead residence is a single storey building of limestone construction with stylistic features from the Victorian Regency period. Outbuildings include a single roomed limestone building, stables, 'Old Wagon House', two freestanding toilets and a water tank.

The Manning family owned a successful shipping company based in London that had offices in many locations, including South Africa and Peru. Henry Manning was the first member of the family to acquire land in the Fremantle district in the 1840s. In 1854, Henry's younger brother, Charles, relocated from Peru to Fremantle to continue the company's interest in the new colony. Charles' first two wives had died in Peru and with nine children under the age of sixteen to look after and a business to establish, Charles married within a year of arriving at Fremantle.¹

The business prospered and Charles looked to buy land in the Fremantle area. He purchased several land parcels surrounding Davilak Lake (now known as Manning Lake) in the 1850s and 1860s.² The word 'Davilak' is believed to be a combination of 'Devil's Lake' and 'Davies Lake'. Devil's Lake refers to the local Aboriginal people's belief that devils haunted the lake after

¹ Michael Berson, *Cockburn: The Making of a Community*, Town of Cockburn, Cockburn, 1978, p. 36.

² *ibid*, p. 37.

dark, and Davies was a hermit who frequented the area around the lake.³ Within ten years, Charles Manning acquired a considerable number of land grants in the vicinity of the lake that grew to several thousand acres.⁴

The introduction of convicts to the Swan River Colony, and the essential labour they supplied for the construction of roads and bridges, was a catalyst for growth in the Cockburn area. Some were quick to recognise the increased demand for fresh produce, and market gardens supplying fruit, honey, vegetables and dairy products in the area expanded. However, most land use in the Cockburn region between 1850-1870 was for pastoral purposes i.e. the grazing of sheep and cattle. ⁵

A ten-room house was constructed for Manning on the north side of Davilak Lake and the surrounding area was farmed to supply meat, fruit, honey and vegetables to his house on the corner of Pakenham and Short Streets, Fremantle.⁶ Manning's house was referred to as 'The Old Farm' by his family. It is believed to have been leased to the government c.1860s for use as a camp for convicts working on the Rockingham Road. The building burned down around the time it was used by convicts.⁷

In 1866, Lucius Alexander Manning, Charles' fifth son, married Florence Bickley. Charles Manning had a house built for the newlyweds on the south side of the lake. The house was known as 'Davilak' and was constructed from limestone, shingles and timber flooring that were all products of the Manning Estate. It was built in sections to accommodate the growing family. In addition to the homestead, there were numerous outbuildings associated with the many farming activities.⁸

Charles Manning died in 1869 and it is believed that the majority of his landholdings in the Cockburn district passed to his son, Lucius Alexander.⁹ Lucius Alexander's stepmother, Matilda, may have resided with Lucius Alexander and Florence after Charles died.¹⁰

Development in Cockburn between 1870-1889 was steady and the growth of market gardens and small industries paved the way for the future of the area.¹¹ In the late 1880s, the Government introduced regulations to promote settlement of undeveloped areas. External political decisions leading to

3 'Notes on the name of 'Davilak', compiled by Mr L.C. Manning, 1965', Fremantle Local History Collection and Battye Library Research Notes 838. The origin of the word 'Davilak' is not provided in the DOLA Geonoma database, accessed February 2001.

4 Charles Manning acquired George Robb's 2000 acres and much of Henry Hall's and James Davey's land grants. Charles' son, Lucius, was to be unsuccessful in his claim to Robb's land in 1887 when the Supreme Court and then the Privy Council ruled against him. Berson, op. cit., pp. 22-24, 36-37, 64.

5 City of Cockburn Municipal Inventory, Thematic Framework (1997) p. 4

6 Charles Manning's Fremantle residence was colloquially referred to as 'Manning's Folly'. Berson, op. cit., p. 37.

7 'Lucius Manning, Interviewed by John Slee, January 1975', Battye Library OH 1005 transcript.

8 Berson, op. cit., p. 38. 8 ibid.,

9 Certificate of Title, vol. 156, fol. 90 shows ownership of Davilak and surrounds at 1898 was Lucius Alexander's wife, Florence Hall, and Elias Solomon, both trustees of Lucius Alexander's estate.

10 Berson, op. cit., pp. 35-36. Certificate of Title, vol. 156, fol. 90 suggests that Matilda was given a yearly living allowance from Lucius Alexander's estate, c.1903.

11 City of Cockburn Municipal Inventory, Thematic Framework (1997) p. 12.

increased land regulations encouraged small farmers and prevented the continuation of large scale grazing in the Cockburn region during the 1870s. Small selections of land were made possible and large pastoral leases were cancelled.¹² Conditional leases were offered with the prospect of obtaining a crown lease after meeting the conditions on settling, improving and fencing properties.¹³ The resulting effects of these and other measures, was a growing population and an expansion of land under production in the Cockburn region.¹⁴

Lucius Alexander died in 1888 and Florence married Charles Strode-Hall in 1893.¹⁵ Lucius Alexander and Florence's first son, Alfred, maintained Davilak. Alfred's siblings, Azelia, Olivia (Olive), Florence, Lucius Charles, Victor and Dottie all resided at Davilak.¹⁶ Florence Hall remained the owner of the land and in 1903 entered into a joint ownership arrangement with her son, Alfred.¹⁷

A 'to let' notice was placed in the *West Australian* in 1891 by Alfred Manning. This provides a detailed description of the extent of Davilak, which consisted of:

..large paddocks, 700 acres; 2 orchards, a vineyard, walled in; grass meadows, all well watered; dwelling house of 14 rooms; numerous and substantial stone outhouses, consisting of stables, coach-houses, dairy, poultry-houses, laundry, servants lodge (14 rooms); deep well of pure water with windmill, with piping laid on to house, laundry and private garden; carpenter shop; small forge; a good road running through the estate; valuable lime kilns. Paddocks suitable for butchers or grazing horses. The house would be let separate or with the whole. It is a pleasant country residence. The farm has every advantage for dairy, market garden and poultry-breeding.¹⁸

Despite the intention to let out parts of the estate, it appears that Alfred and the family continued to work and reside at the farm.¹⁹

The discovery of gold in Western Australia in the 1890s had significant impacts on the development of the state and for market garden area such as Cockburn the increased demand for fresh produce to supply the thousands of miners who flocked to the goldfields was beneficial. This in turn created pressure on land prices and government policies continued to influence settlement in the Cockburn area. In 1899 in Hamilton Hill the trend of subdividing large tracts of land persisted.²⁰ Market gardening continued, as did the grazing of stock, albeit in fewer numbers. The rising population in the Cockburn district led to the increasing need for services and amenities resulting in the opening of a school in Hamilton Hill in 1903.²¹

Azelia Helena Manning was born in 1872, the second child and first daughter to Lucius Alexander and Florence. In 1900 she married John Morgan Ley, a

12 City of Cockburn Municipal Inventory, Thematic Framework (1997) p. 8.

13 *ibid.*, op. cit., p. 65.

14 City of Cockburn Municipal Inventory, Thematic Framework (1997) p. 8.

15 Manning family tree, located in the Azelia Ley Homestead Museum. Note: Berson suggests that Lucius Alexander died in 1892. Berson, op. cit., p. 97.

16 *ibid.*, p. 97.

17 Certificates of Title, vol. 159, fol. 90 and vol. 399, fol. 106.

18 *West Australian*, 1 April 1891.

19 Berson, op. cit., p. 98.

20 City of Cockburn Municipal Inventory, Thematic Framework (1997) p. 13.

21 City of Cockburn Municipal Inventory, Thematic Framework (1997) p. 15.

Customs Official originally from China.²² A homestead was built for the newly married couple on the west side of the lake, possibly around 1900. It appears that the marriage may not have been a happy one and, although the house was built especially for the newly weds, it is believed that Johnny Ley never lived in the homestead.²³ The couple had no children and Johnny died in 1927.²⁴

The house intended for Azelia and Johnny was constructed of limestone, possibly from the same quarry on the Manning Estate from which stone was used to construct Davilak Homestead.²⁵ Although little information has yet been found with regard to the construction of the homestead complex, there are two distinct wings. The main residence and kitchen wing were built on the same level and were connected by means of a verandah. Associated outbuildings, such as the stables and single roomed limestone building, were also constructed in the early 1900s.²⁶

Accounts of Azelia portray her as reclusive. One account of her is as follows: [a] tall, gaunt woman who rode around her farm on horseback, followed by her Irish terriers. She wore a black, full-length frock, black veil and hat. Anyone straying too close to the boundaries of the homestead risked getting shot by Azelia, who would stand on the balcony with her rifle at the ready.²⁷

A small strip of the estate, roughly twenty acres, south of Davilak was resumed for railway purposes in 1904.²⁸ In January 1915, an area of 152 acres of Lucius Alexander's estate was transferred to Azelia Ley.²⁹ At the same time, Florence divided the estate into other portions and each of her children was granted title to several lots.³⁰

The trend of subdividing large estates continued into the early twentieth century in Hamilton Hill as the population further increased and the subdivision of parts of the Manning Estate into residential lots occurred in 1924.³¹ In July 1954, Azelia Ley died and probate of her will was granted to The West Australian Trustees Executor and Agency Company Limited. As Azelia and Johnny had no children it is possible that other family members laid claim to her house and land.³² In 1959, Azelia's portion of land was transferred to Peter, Tony, Eva and Dorothy Musulin, farmers from Manjimup.

22 WA Pioneers Index 1841-1905, Reg. Number 759. Refer also to clippings in the 'Manning' file at Fremantle Local Studies Collection. Many sources suggest that the marriage occurred in 1905 but this is not believed to be correct.

23 In February 2001, the LISWA catalogue suggests that papers belonging to Azelia Ley are in the process of being catalogued. This information, once publicly available, may reveal further information about Azelia.

'Azelia Ley Homestead Museum, Manning Reserve', pamphlet from the museum, n.d; West Advertiser, 13 June 1984, from National Trust file and Fremantle Herald, 18 April 1998.

25 ibid.

26 Site Inspection, 30 January 2001. No detailed information has yet been located about the construction of the homestead complex. This is an area of further research.

27 Fremantle Herald, 18 April 1998.

28 Certificate of Title, vol. 156, fol. 90

29 Certificates of Title, vol. 608, fol. 21 and vol. 608, fol. 30.

30 Certificate of Title, vol. 608, vol. 21.

31 City of Cockburn Municipal Inventory, Thematic Framework (1997) p. 13 & 27.

32 Certificate of Title, vol. 608, fol. 30 includes listings of several caveats over the property. Further research into these caveats would reveal if family members made a claim over Azelia's property.

In September 1963, the property was transferred to the Metropolitan Region Planning Authority for the purpose of 'parks and recreation'.³³

It appears that Azelia Ley Homestead was mostly unused from the 1960s and quickly fell into disrepair. A fire around 1958 gutted the unused Davilak Homestead. Since this time, the Davilak homestead has deteriorated and only footings currently remain.³⁴

In 1976, Azelia Ley Homestead was leased to the City of Cockburn for a twenty-five year period.³⁵ The City of Cockburn commenced a project of turning the homestead into a museum. A Museum Committee was formed circa 1981.³⁶

In 1980, a caretaker's cottage and toilet facilities were constructed within the reserve at a cost of \$45,000 for the City of Cockburn.³⁷ By the end of 1982, the City of Cockburn had expended a further \$32,000 on restoration of Azelia Ley Homestead and had budgeted an additional \$5,000 for 1983. Exact details of the works were not located but are believed to have included general repairs and ground improvements. Work was also carried out to the limestone, single roomed building and the stables.³⁸ Local groups and organisations donated some of the materials for the project as well as contributions of labour.³⁹ The Cockburn Historical Society, which had been formed in 1976, was appointed the custodian of the museum.⁴⁰

The Azelia Ley Homestead Museum, operating from Azelia Ley Homestead, was opened on 12 November 1983 by the Mayor of Cockburn, Donald F. Miguel.⁴¹ The aim of the museum was to present a history of the Cockburn area.

Under the National Estate Program 1982/83, the City of Cockburn received \$20,000 over two years for conservation works. The National Estate Program was a Commonwealth funded program administered by the Western Australian Heritage Committee. Despite some clarification over the conditions of the grant, the funds were expended by 1986.⁴² Half the funds were used towards restoration of the stables. A report on the works carried out suggests that many materials had to be replaced as they were beyond repair. In

33 Certificate of Title, vol. 1224, fol. 230.

34 O'Brien Planning Consultants, 'Municipal Heritage Inventory for the City of Cockburn', September 1997, p. 34. Dates of the fire vary slightly. Photos dated December 1960 in the Battye Library Pictorial Collection (3061B/618-619) show the charred remains of the Davilak Homestead.

35 Heritage Council Place File #0533, letter from Department of Planning and Urban Development dated 29 January 1993.

36 *The Sound Advertiser*, 18 March 1981, p. 8.

37 National Trust of Australia (WA) file, Cockburn 6/4, letter from the City of Cockburn dated 9 June 1981.

38 Heritage Council file, NEP 82/83/9 - 'Azelia Ley Homestead (Cockburn)'. The City of Cockburn was unable to locate files relating to the restoration works. The National Trust files contain similar information to that found in the Heritage Council files. The Cockburn Historical Society did not appear to have any detailed information relating to the restoration works in the early 1980s.

39 Heritage Council file, NEP 82/83/9, correspondence in this file suggests that around \$6,000 was donated in materials and labour. A plaque in the entrance foyer of the museum lists 44 businesses that 'unselfishly contributed to the restoration of this building'.

40 *West Australian*, Fremantle Supplement 17 November 1983, from National Trust file.

41 Plaque in the entrance foyer of Azelia Ley Homestead Museum.

42 Heritage Council file, NEP 82/83/9 - 'Azelia Ley Homestead (Cockburn)'.

addition, the ruins of the limestone, single roomed building were removed (leaving a portion of the structure), paths were constructed and the surrounding area was cleared, grass planted and reticulated as part of this project. The other \$10,000 was used towards restoring the homestead, including repointing stonework and repairing steps, paths, joinery, verandah posts and the water tank.⁴³

Photographs of the homestead residence prior to the 1982 restoration shows that the work carried out during this period also included the removal of an enclosed verandah at the rear of the building and the construction of a concrete verandah floor.⁴⁴

Construction of the 'Old Wagon House' was completed in 1985 with funds from the Commonwealth Employment Program.⁴⁵

Azelia Ley Homestead was entered to the Register of Heritage Places on an interim basis on 5 June 1992, and on a permanent basis on 22 June 2001.

In 2009 the Homestead Museum continues to operate from Azelia Ley Homestead and the surrounding area, Manning Park, is used for public recreation.

13.2 PHYSICAL EVIDENCE

Azelia Ley Homestead

Azelia Ley Homestead is situated in a landscaped area of Manning Park on gently sloping ground facing eastwards towards the lake now known as Manning Lake.

Within the immediate vicinity of the residence are four masonry outbuildings and a large corrugated iron shed. To the east of the residence there is a picnic area containing a number of adapted railway carriages. A bitumenised carpark is set approximately mid way between the residence and the lake. The landscaping of the area is mainly of mown grass with some large eucalypts and a concentration of exotic tree species, including a Norfolk Island Pine and palm trees, in the vicinity of the residence.

A path leads from the carpark area through a grassed area containing two circular rose beds, up to a terraced area in front of the east verandah of the residence. The terracing is formed by a low limestone wall and, due to the fall of the land across the site, the verandah to the east side of the residence is approximately 1500 mm above ground level. The ground levels to the rear of the residence have been adjusted so that they match that of the rear verandah.

Buildings on Site

The homestead residence is set almost centrally within the landscaped area. A freestanding lavatory with brick and limestone walls and a corrugated iron gable roof is located approximately 20 metres to the south of the residence. Approximately 50 metres to the south of the residence is a shed measuring

⁴³ Frank Rennie, 'Azelia Ley Homestead Restoration: Report on Completion of Works', June 1986 in National Trust file.

⁴⁴ Photographs held at Azelia Ley Museum, Site Inspection, 30 January 2001.

⁴⁵ *ibid.* The 'Old Wagon House' is used to display items of historical machinery.

about 15 x 30 metres, made of steel and clad in corrugated iron. This building is of recent construction and has been given the name 'The Old Wagon House'. Slightly to the east of the 'The Old Wagon House' is a freestanding single roomed limestone building with a corrugated iron skillion roof. It appears that the building may have been larger and that some demolition may have taken place on the south side.

Approximately 150 metres to the southeast of the residence is a limestone and brick building, which were stables. The stables are stepped along its length, dividing it into three parts. The walls at the east end of the building are of uncoursed limestone with brick quoining. There is a large double door in the east wall. The west end of the building is of similar construction apart from the north wall, which is of weatherboard and contains two stable doors. Above these doors is set an area of fixed timber louvres.

A freestanding brick lavatory is located just to the north west of the residence. To the west of the residence is a timber stand and corrugated water tank.

Exterior

The homestead residence is a substantial single storey residence in a similar style to a large number of limestone houses built in and around Fremantle during the nineteenth century. With its simple forms and sparse use of classical details the building demonstrates some of the stylistic characteristics of Victorian Regency c. 1840 - c. 1890.⁴⁶ This is particularly the case in the way the main facades of the building are composed using a combination of projecting and recessive bays.

The residence consists of two parts - the main body of the residence, which is almost square in plan, and a small kitchen wing attached to the south side of the building. The main body of the residence has a broken-back verandah against the east, north and west faces. It has a Marseilles profile terracotta tiled gambrel roof. The half gables of this roof contain fixed timber vents. Apart from a small area of the north side of the building, where the walls are of uncoursed rubble with brick quoins, the external walls have a rendered finish that has been decorated with ashlar lining.

The main facade of the building faces north and is approached via a central set of masonry steps. The facade is composed around a centrally located recessed bay with slightly projecting bays placed on either side. The central bay contains the front door and glazed sidelights. The front door has glazed panels that are, presumably, an adaptation of the original. Each of the projecting bays contains three timber framed double hung sash windows.

The east face of the building has a slightly projecting bay set almost central within the facade. The wall to the north of the projecting bay is longer than the other wall by approximately 1500 mm and this gives the building its slight asymmetry. The masonry stair leading from the terrace to the verandah aligns with a pair of French doors set centrally within the north wall. The front edge of the verandah is supported on masonry piers to make a form of sub-basement area under the verandah and this part of the residence.

⁴⁶ Apperly, et. al., op. cit.

The west face of the building has no projecting bays. The floor of the verandah is a concrete slab at ground level. A room has been built at the south end of the verandah using weatherboarding.

A kitchen wing is attached to the rear (south) of the residence by means of an enclosed verandah. This wing has a Marseilles profile terracotta tiled, hipped roof of with a lean-to extension on the back wall. The wall within the enclosed verandah has a rendered finish decorated with ashlar lining. The other walls are of uncoursed limestone rubble with brick dressings to the window and door openings and the quoins.

Interior

The internal layout of the homestead residence is arranged around a central corridor running through the building from the front door. However, only one room is entered off the corridor. This is the drawing room, which leads off the entrance hall/corridor. Mid way along the central corridor there is a subsidiary corridor. The room that occupies the northwest corner of the residence (Azelia Ley's bedroom), the bathroom and the former library (display kitchen) are all entered from this subsidiary corridor. The central corridor terminates at a general purpose room. Two small rooms and the dining room are entered from this general purpose room. There is an opening in the south wall of the dining room that connects it to the drawing room. The general purpose room also connects to the enclosed verandah that links the main part of the residence to the kitchen wing. The kitchen wing contains three rooms that open onto the verandah and a fourth, which has an external door on the south side of the building.

The larger rooms (Azelia Ley's bedroom, the drawing room and the dining room) have the same level of finish comprising 150 mm wide jarrah floor boards, plastered walls, plaster ceilings and moulded cornices, and moulded architraves and skirtings. The fireplaces have elaborate timber surrounds and tiled hearths. Doors have been removed.

The outer wall of the general purpose room is timber and glazed screen of sliding windows and weatherboard spandrel. There is a series of fixed timber louvres above the transom of the glazed section at door head height.

The walls of the enclosed verandah are finished with an ashlar-lined render. The floor has a sheet vinyl covering and the roof is lined on the rake.

The former library is now a display kitchen and has a 'Mettlers new improved Stove no. 1' set in the fireplace, as well as exhibition display cabinets fixed to several of the walls.

Archaeology - Wider Site Area [including proposed location of original homestead]

Using aerial photography crop marks across the wider site area were identified as these have the potential to indicate the location of sub-surface remains. The site was then subjected to a physical inspection to assess whether these were natural or man made features. This physical inspection, carried out at the end of a hot dry summer, also revealed other crop marks not

identified in the aerial photograph. Crop marks, that were not man made, were excluded.

Outbuildings

Area 1 (proposed location of original homestead)

Area 1 is an extensive area of brown crop marks to the north of Manning Lake approximately 80 metres long by 26 metres wide. The crop mark evidence indicates a number of structures and yards were located within this area. Area 1 could be the site of the original Manning homestead. Locals believe the homestead was north of the lake, and the assessment documentation for the Azelia Ley Homestead is in agreement. However, the historian involved in authoring this documentation suggested this was not based on primary source material and that the source was unclear. The location may therefore be based on the family's oral history.

Area 2

Area 2 was caused by a patch of garden plants located within the bush to the north of the Azelia Ley Homestead's caretaker's house.

Area 3

Area 3 comprised large brown areas in otherwise green lawn to the northeast of the Azelia Ley Homestead. The square shape of these areas of stress indicates the presence of foundations. Given the location close to the homestead they are likely to be from former outbuildings.

Area 4

Area four also comprised large square brown patches in the green lawn arranged in a line to the east and south of the homestead and to the west of the extant shed. One crop mark was different being a square sunken green feature with the higher outside edge of the feature brown. This indicates foundation walls around a sunken earth floor which now act to trap water within the feature. Area 4 represents the location of outbuildings. The museum staff confirmed that there is local knowledge of former outbuildings within that general area.

Area 5

Area 5 is an extensive pattern of squared crop marks indicating foundations in part of the clearing now used for the music shell. This area is either the first homestead site or the site of some extensive outbuildings associated with the Azelia Ley Homestead.

Area 6

Area 6 is a set of crop marks indicating a line of buildings close to Manning Lake. The western half of the line is formed by two square sunken green areas bordered by higher brown areas. The aerial analysis indicates the feature extends further towards the lake but the area of crop marks to the east of the lake path is not visible on site. The function of these buildings is unknown but they may be outbuildings or the 1850s homestead site.

Area 7

Area 7 is located south of Manning Lake in the bush to the east of the Davilak Homestead ruins. There are a few scattered crop marks that, on physical

inspection, appear as squared bare areas within the vegetation. These may be the site of huts but given that they are few in number and not really clustered they are more likely to be associated with livestock rather than the site of the first homestead.

Field Systems

Field Area 1

From the aerial photograph this crop mark appears to be a large field or enclosure. Most of the crop mark was not visible on the ground, however two corners of the feature were and comprised a large brown patch and the other more faintly as a right-angled brown area.

Field Area 2

There are two crop marks in this area. The large rectangular crop mark was only faintly visible on the ground as a browned area. The smaller crop mark was well defined as a brown area of plant stress. This combination may represent a field with an associated animal shelter.

Field Area 3

This is a large area of faintly visible field systems with accompanying smaller, well-defined areas indicating animal shelters may have run down the length of Manning Lake.

Field Area 4

This is a large area of faintly visible field systems with accompanying smaller, well-defined areas indicating animal shelters to the south of Manning Lake. The area also contains a ditch running diagonally through it to halt at a brown crop mark indicating foundations. The ditch is visible on site as a slightly sunken green linear feature.

Field Area 5

This is an area of similar field like features to the east of Manning Lake. They are confined to the southern part of the lake and were not inspected during the field inspection.

Davilak Homestead Complex Ruin (1866-1900)

The Davilak Homestead Complex Ruin is a set of large stone built buildings and structures forming the homestead, outbuildings, gardens, paddocks and stock pool. The complex also contains exotic trees and plants including an olive tree, Cape Lilac, apricot tree and numerous fir trees, which appear to be of an age to be original homestead stock. The other exotic plants are likely to be the wild descendants of homestead plants. They include Cape Lilacs, Japanese Parrot trees, a young olive tree, Angelica, Cottage Gladioli, Agaves, Geraniums, Narrow Leaved Swan Plant and Plumbago.

The homestead is oriented to three degrees north as are the accompanying main outbuildings. All buildings are constructed using undressed limestone boulders in a random rubble configuration to form the inner and outer faces of the walls with no rubble infill between the faces. The boulders are bound together by a soft reddish mortar, which is also used as a render on the face of some walls and as capping for finished outside walls. Various inside walls

were also finished with a thin plaster painted white for most rooms. However, shards of blue plaster were associated with one bedroom.

The homestead walls are 40 cm thick with those for the outbuildings being 30 to 35 cm thick except for where the wall is also a retaining wall, where it is 40 cm. Remaining wall height varies across the site with walls from 40 cm to over 2 metres high for the homestead with average wall height at 40 to 60 cm. Walls in the smokehouse and wash house complex average 0.5 to 1.50 metres high, the northern set of outbuildings vary between 0.5 to 2 metres while the southern set of outbuildings have walls of 2 to 4 metres high. Few walls retain their original height and there are no structural timber elements remaining.

Evidence of the tennis court and croquet lawn to the north of the verandah has been removed by road works and stabilisation efforts along the northern edge of the ruins.

An aerial photograph was used as an in-field site plan, and to aid in mapping features and their relationship to one other. Historical plans of the complex were used in the interpretation of the remains.

The homestead was surveyed and a measured drawing created. Room function corresponds to those shown on a historical plan provided by Azelia Ley Museum staff. Where more than one room has the same function lettering is also used e.g. bedroom A, bedroom B. Wall heights given are of the exposed height above rubble or current ground surface rather than height above original floor surface.

North Verandah

The North Verandah is discernable on site as a rectangular area to the north of the homestead walls, which is raised about 80 cm along most of its length although walls are not visible. The area is 3.60 metres wide and extends for the length of the structure. At the western end, part of the feature is sunken forming a square feature, which could denote the location of an enclosed room at the western end of the verandah.

Drawing Room

The Drawing Room is located on the northeast side of the homestead. Its external measurements are 7.5 metres east/west and 6.30 metres north/south. Visible wall height on the east and west sides is 80 cm, the north and south sides are lower. The room is rubble filled and the floor is not visible. A back to back chimney breast shared with bedroom A is located in the west wall. This feature is more discernable in the bedroom.

Bedroom A

This is located to the west of the drawing room. This room measures 5.80 metres east/west and is the same depth as the drawing room north/south. The walls are approximately 50 cm high except for the area of shared chimney breast on the east wall which is higher. There are some areas of thin white plaster still extant on the walls. The room is rubble filled and it appears as if most of the shared chimney breast collapsed into the bedroom. There is a scattering of soft red bricks with a finger length frog within the rubble.

Bedrooms B & C

It is no longer possible to see the division of the western end of the building into two small bedrooms and the space appears as a single rubble filled room three metres wide, and the same depth as bedroom A and the drawing room. There is evidence of a thin white plaster over a thick reddish render on the inside walls of the rooms. The outside face of the western wall, which faced a sunken garden, is smoothed with a thick red coloured render which has not been plastered.

Library

The inside dimensions of the library appear to be 4.60 metres north/south by 3.70 metres east/west. The exact location of the eastern wall could not be determined as it has been reduced to a rubble mound. However, the location of the eastern wall of both the library and dining room appear to be set approximately half a metre further west than the eastern wall of the drawing room. This is not noted in the historic plan of the house. The eastern verandah adjacent to these two rooms is not discernible. It appears that the eastern wall has been cleaned up by heavy machinery and pushed up onto the rubble of the two rooms.

The western wall is approximately one metre high and contains the remains of a back to back chimney breast. The accompanying fireplace is the most intact remaining within the homestead. Some shards of white plaster remain on the west wall near the chimney breast. The room was filled with rubble and the floor could not be viewed.

Dining Room

The inside dimensions of the dining room appear to be 4.60 metres north/south by 3.70 metres east/west. The exact location of the eastern wall could not be determined as it has been reduced to a rubble mound. The northern wall was also less defined as it was partly covered with rubble. The western wall showed some indications of a fireplace, including a partial brick lining, but much of the chimney breast is missing. The southwest corner of the western wall, and the adjoining part of the south wall, was over 2 metres high with evidence of burning on the inside of both the southern and western walls. The room is filled with rubble and it appears the shared chimney breast has fallen largely within this space.

Bedroom D

The inside dimensions of bedroom D appear to be 4.60 metres north/south by 5 metres east/west. The western wall was 50 cm high with the shared eastern wall higher. However, the remains of the chimney breast and fireplace were not visible as they were covered with rubble. The room was filled with rubble and it appears the shared chimney breast has fallen largely within this space.

Bedroom E

The inside dimensions of bedroom E appear to be 4.60 metres north/south by 5 metres east/west. The western wall is 80 cm high with sections of the southern and eastern wall being higher. This room is less filled with rubble and the shared high section of the eastern wall chimney breast and fireplace can be seen. The southern wall is also more intact and two 12 by 4 foot timbers can be seen embedded flush to the wall. A concrete door lintel is

located in the rubble of the western wall; it appears to have fallen in situ. An interpretation supported by the location of the door as shown in the historic plan.

Northwest Verandah

The historic plan shows a verandah wrapping around the western side of the building separated into a northwest and southwest segment by an east/west passageway. The northern end of this verandah is no longer visible on site. However, the southern end of the segment is noticeable as a raised flat area two metres wide which extends along the length of bedrooms D and E.

Eastern Verandah

The eastern verandah is mainly noticeable on site as a raised flat area which runs south from the southern end of the dining room to the end of the school room. Adjacent to the drawing room the verandah is supported on a low stone wall 45 cm high and extending three metres along the length of the building at a distance of two metres from the building wall. The area between the wall and building is filled with dirt and rubble.

East West Passageway

This feature appears to have two recognisable features. One appears to be a below floor gap 1.65 m wide in stone supporting walls located 80 cm from the southern wall of the dining room and bedroom E. The gap is visible at the junction of the courtyard and bedroom F and through below floor supports located 1.80 metres west of this junction. The passageway next to the kitchen is filled with rubble and the gap cannot be seen. However, on the western end of the feature there is a less defined gap which could be the result of the collapse of the building but could indicate the underfloor gap runs the length of the passage.

Higher walls indicate the passage was 3.65 metres wide and extended from the eastern wall of the house to at least the western wall of the kitchen. The historic plan shows it extending through a servants room to the west of the kitchen which is no longer extant. It may have been open adjacent to the courtyard as the wall foundation in this area appears to be an underfloor support.

Southwest Verandah

The southwest segment of the western verandah extends along the western side of the courtyard. It is visible as a narrow (80 cm wide) raised shelf, approximately 40 cm above the floor of the courtyard, constructed from mainly flat stone pieces including a large flat sandstone piece.

Courtyard

The courtyard is a sunken area 15 metres in length and 5.80 metres wide formerly surrounded by high stone walls or rooms. It is flanked to the north by the passageway and the front area of the house, on the eastern side by three bedrooms and partly flanked on the western side by the kitchen and storeroom. The remaining southern and south west boundaries are formed by stone retaining walls which remain largely intact at approximately 1.80 metres in height on the courtyard side. The same walls are only 60 cm in height on the outside face. Most of the walls of the former rooms surrounding the

courtyard have been reduced to 40 to 50 cm in height. The northern end of the courtyard is filled with rubble but the dirt floor is visible in the southern half of the feature.

Kitchen

The inside dimensions of the kitchen appear to be 5 metres north/south by 3.65 metres east/west. The walls currently stand on average 70 cm high and the room is rubble filled. There is evidence of a doorway in the western wall between 2.25 and 3.15 metres from the southwest corner of the room. There is evidence of a second doorway in the eastern wall at 65 cm to 2 metres from the northeast corner of the room. These openings are also shown on the historic plan. However, the kitchen fireplace in the southern wall could no longer be discerned.

Store

The inside dimensions of the store appear to be 3.10 metres north/south by 3.65 metres east/west. There is evidence of a 1.20 metre wide doorway in the northeast corner of the room but there is less certain evidence of the doorway onto the rear laneway. Walls stand 50 cm high or lower and the space is filled with rubble.

A square brick drain is located at the outside of the southwest corner of the storeroom. The drain is 54 by 50 cm wide with 60 cm of drain visible. The bricks are from the State Brickworks and date to after the house was no longer in use. The drain has a drainage pipe leading from the northern wall and this may connect to a galvanised iron pipe which has been inserted through the northern retaining wall of the sunken garden. Both the drain and pipe are later features and may represent later attempts at conservation to relieve water pressure on the retaining wall.

Bedroom F

The inside dimensions of bedroom F appear to be 2 metres north/south by 3 metres east/west. However, the dimensions of this room are difficult to make out as the wall outlines are blurred with rubble. The room is filled with rubble, and walls average only 40 cm in height. There is no visible evidence of the fireplace and single chimney breast shown in the historic plan as being located on the western wall, or of the doorways shown opening onto the eastern verandah and the east west passageway.

Bedroom G

The inside dimensions of bedroom G appear to be 2.60 metres north/south by 3 metres east/west. However, the dimensions of this room are also difficult to make out as the wall outlines are blurred with rubble. The room is filled with rubble and walls average only 40 cm in height. Part of the eastern wall was visible and was faced with a thin plaster painted a soft cobalt blue. There was evidence for a doorway in the western wall at 50 cm south of the northern wall. This would have opened onto the part of the courtyard where loose pieces of blue painted render were noted. This doorway is shown on the historic plan but there is no longer any visual evidence of the second doorway which opened onto the eastern verandah.

Schoolroom

The inside dimensions of the schoolroom are 5.20 metres north/south by 3 metres east/west. There is evidence of a doorway in the west wall at 2.60 to 3.90 metres from the north wall of the room. There is no longer any visible evidence of the two doorways onto the eastern verandah or the fireplace and single chimney breast located at the southern wall. The room is filled with rubble and walls average only 40 cm in height.

Sunken Garden

The inside dimensions of this area are 16.10 metres along the eastern side and 18.50 metres along the western side. The feature is 14.45 metres wide with a dirt floor approximately 1.60 metres deeper than the surrounding areas. It was originally bounded on three sides by high stone retaining walls and two sets of steps. Both the north and west retaining walls have collapsed into the space as have the former steps. The southern boundary wall is still in place but is leaning into the space. The eastern section of the wall averages 1.20 metres high, while the western section is 85 cm high, a difference in height caused largely by difference in ground height. A galvanised iron pipe has been inserted into the wall at approximately seven metres from the eastern end of the wall at a height of 50 cm. The eastern boundary of the area was formed by the walls of bedrooms B to E and the northwest section of the western verandah.

The set of steps to the south are now represented by a one metre wide gap in the southern retaining wall located at 10.50 metres from the eastern boundary of the space. The western set of steps must have once been imposing as they were stone steps three metres wide framed by stone side walls 40 cm wide. The side walls have partly collapsed leaving a length of 2.50 metres at the top of the slope still extant. All but the top one or two stone trends have also collapsed. One trend of 30 cm height could be identified easily on site however this was not the top trend as the side walls extended past it. The top of the steps were obscured by the branches of a young olive tree.

There is evidence of stabilisation attempts along the northern edge of the feature. Earth has been mounded up all along the northern edge of the ruins and it appears that attempts have been made to stabilise the slope caused by the collapse of the northern garden wall with bitumen and concrete.

There is no longer any living evidence of garden plants within the sunken garden.

Bathroom

This feature was only noticeable on site as a pile of rubble within the southeast corner of the sunken garden. The rubble extends 6.79 metres west from the western wall of bedroom E and extends for approximately two metres from the southern boundary wall. In the location indicated in the historic plan the stone rubble was also scattered with a sparse scatter of soft red bricks with finger length frogs.

Servants Room, Bedroom and Laneway (south of sunken garden)

The historic plan shows two rooms within the higher ground to the south of the sunken garden, west of the kitchen and store. One is marked 'bedroom' and the other 'servants', the second word is undecipherable. There is no

longer any visible evidence of either of these two rooms, which suggests they were not constructed of stone. A laneway is also indicated between the stone and the smokehouse; this feature is also no longer discernable on site.

Garden Beds (west of sunken garden)

Two low stone semi circles are located on the high ground to the west of the sunken garden near the stone steps leading up to this area. The easternmost of the two circles is 8.30 metres long (across the mouth of the semi circle) and 3 metres deep. Concrete blocks have been added to the northern end as reinforcing. The second circle is located 3.90 metres to the west and slightly to the north. It is 5.90 metres long and 1.60 metres deep.

Bakers Oven, Smokehouse and Washhouse

There is no longer any visible physical evidence of a structure attached to the southern wall of the baker's oven suggesting the structure was not built of stone. The function of the structure is indiscernible from the historic plan.

The baker's oven is located on the higher ground to the south of the homestead. It is located one metre west and 50 cm south of the southwest corner of the courtyard. The structure was constructed in the same manner as the homestead but with walls only 30 cm thick. Outside measurements were two metres east/west and 5.20 metres north/south with the remaining walls between 0.50 and 1.50 metres high. The structure was divided into two rooms by an internal wall however there was no discernable opening into the northern room. The dividing wall may therefore have always been low providing support for a bread rack in this space. A door opening into the southern space was located in the eastern wall adjacent to the dividing wall. The inner face of the southern and western walls of this space formed a distinctive curved join not the usual square join. The space south of the doorway was also filled with rubble indicating that this was the location of the actual oven.

The baker's oven, and the outside of the adjacent courtyard are the only areas on site which have been disturbed by artefact fossickers. A small hole has been dug against the outside of the courtyard wall and another around the northwest corner of the oven. An array of artefacts recovered has been left on the wall of the oven.

There were indications that there may have been a wall or structure adjacent to the western wall of the baker's oven at 1.5 metres from the northwest corner. The remnant stone walling is in ruinous state but does appear to be part of a wall extending 2.50 metres west from the oven. The historic plan indicates that the washhouse once extended further north than is currently indicated on site. This wall could therefore be part of the front section of the washhouse, which appears to have been primarily constructed from materials other than stone.

The remaining visible section of the washhouse is constructed from stone with walls 30 cm thick, 4.50 metres long north/south, and 5.30 metres long east/west. The walls are the same average height as the oven. There is a door opening 1.20 metres wide in the northern wall at 1.50 cm from the northeast corner. Comparison with the historic plan suggests this may be a middle section of a larger timber building adjacent to a large timber smoke

house located behind the baker's oven. No evidence of timber structures remains visible.

Located within the trees behind the structures is a large corrugated iron water tank, which is not marked on the historic plan. Trees to the south and west of the homestead are largely exotic with one, tentatively identified as a Japanese Parrot Tree, the most common. There is also a large Fir Tree near the historic toilets and an old Cape Lilac near the northern set of outbuildings. Angelica, Geraniums, and Narrow Leaved Swan Plant are also found in the area to the west of the ornamental garden beds. At the rear of the area of exotic trees is a large earth mound with non-native bamboo like plants growing on the household side. Beyond the mound is a spread of small Agave plants which could be descendant plants or the result of later dumping.

Paddock and Toilets

A stone wall 40 cm wide, approximately 1.20 metres high and constructed from larger limestone boulders than those used in the construction of the house encircled a large paddock. Three of the boundaries of this wall still exist with the northern boundary removed during the construction of Maddington Park and the driveway through it. The southern wall has a large entranceway 3.80 wide located approximately 24 metres from the southwest corner of the paddock. A tin watering trough was located inside the enclosure near the entranceway. Outside the entrance is a large Agave plant to the east and a more of the bamboo like grass plant found growing on the earth mound behind the household complex. There are also several crop marks which, when inspected, were either squared bare areas or areas with a scattering of stone rubble which could be natural or man made. It is likely that the area around the entrance to the paddock was an area of activity in the past and these crop marks results from that.

Trees within the enclosure are all native except for a large old apricot tree which is of a size and age to be original homestead stock. The fig and palm trees noted on the historic plan no longer exist. The only other non-native plant identified was Geraniums.

Evidence of the northern wall, orchid house, shade house and pet cemetery may still exist under the adjacent part of Maddington Park. However, this area is shaded by trees hence the sites cannot be identified through aerial photograph analysis. Evidence for the garden located along the northern wall may also still exist in pollen form.

The historic plan shows the household toilets were located back to back on either side of the stone enclosure's western wall to the rear of the house. The toilets were accompanied by a high lantana hedge and a garden located within the enclosure. The location of the toilets is now covered with an extensive plumbago bush which obscures the entire area on both sides of the stone wall accompanied by Agave and Cottage Gladioli therefore it could not be discerned if evidence of the toilets still exists.

Outbuildings – North Complex

The northern outbuilding complex consists of a stone dairy, harness room, coach house, stables for coach horse and hen house. The function of another small structure attached to the hen house could not be discerned. The

structure was 18.50 metres long and 6.89 metres wide with walls 35 cm thick and a flat work area outside the front of the building which extended for 1.60 metres. The structure was oriented at 3 degrees north with the back wall set slightly into the side of a hill. This wall was one metre high on the outside and approximately 1.50 metres high on the inside. The structure is obscured by Angelica plants which grow extensively in this area making it difficult to photograph. Geraniums and Narrow Leaved Swan Plant are also found in this area. Within the trees to the north of the site is evidence of stone work and a hollow which may represent a structure not shown on the historic plan.

Hen House

The width of the building is divided unequally between the hen house and adjacent unidentified room, with the latter being smaller. The hen house is four metres long by 2.4 metres wide. It appears to have had a doorway in the corner of both the western and northern walls. The adjacent structure is 2.90 metres long by 2.4 metres wide. It appears to have a doorway in the northern wall. Discernable wall height for both structures was 60 cm.

Stables for Coach Horses

This structure was 3.1 metres wide and divided into two sections by a north/south dividing wall. The width of the eastern space is 2.70 metres while that of the western space is 3.25 metres. There appears to be a set of doorways through the middle of the structure which extend through the back wall. Remaining wall height is 40 to 50 centimetres.

Coach House

This space was 5.70 metres deep and 3.10 metres wide. The space was either open on the eastern side or it had a timber wall on that side. Remaining wall height on the southern side is 1.50 metres.

Harness Room and Dairy

This space is divided into three areas. The northern area is 7.15 metres wide with the north wall being 5.70 metres long and the south wall being 4.60 metres long and 50 centimetres high. The western part of this space was part of the dairy with the eastern area being part of the harness room. The historic plan indicates the shorter wall was to allow entry into the dairy and the harness room. The southern side of the space is divided into two areas; a western area measuring 3 by 3 metres with no doorways or obvious entrance point which is also part of the dairy and an eastern space also 3 by 3 metres which functioned mainly as the entranceway into the dairy and harness room. The southern wall of this space remained quite high at 2 metres.

The eastern space has a doorway in the southeast corner with a short extension of eastern wall. It also has a short extension of a northern wall extending eastwards into the space and a diagonal wall across the southwest corner. The diagonal wall is also 2 metres high and has a square opening 70 by 45 cm with an iron lintel which allows access into the triangular space created by the wall. This would appear to be a cool storage area.

There is a second area which could also be a storage area on the outside of the building. A rectangular space is formed by a wall extending 1.35 metres from the building and 3.2 metres along the face of the building. This wall is 70 cm in height and has its original capping of reddish render still partly in place

showing the wall was never any higher. It is therefore unlikely to be a chimney. It could have been a water tub to hold water both to cool tubs of milk placed in it and to further cool the adjacent cool storage area.

The southern side of this space is wider by 90 cm than the northern side indicating that the harness room was constructed of timber. The historic plan does not show this change in width at the southern end of the building suggesting that the plan is slightly wrong in this detail. It is unlikely that the front portion of the whole structure was built of timber.

Aerial photograph analysis indicates that a path once curved from the entrance to the dairy east to the main path between the outbuildings and the homestead. The northern end of the main path appears to have originally been located further to the east than the current path with the current path following the same route once it is past the area of former stabling.

Outbuildings – South Complex

The southern complex consists of stables, cow shed and a complex of structures against the back wall of the southern half of the structure, one of which is a bunkhouse. This area would appear to be where the farm hands lived. The structure is fairly overgrown but is easier to photograph due to the prominence of the higher back wall.

Pig Sty

The pig sty is shown in the historic plan as being located adjacent to the northern wall of the southern complex. It is visible on site as a flat area 2 metres by 5 metres in length located between the two outbuilding complexes. A pile of large boulders is also located between the two buildings. These do not appear to have been part of the original complex but material which has been dumped at a later stage.

Stables

The horse stables measure 6.50 by 6.50 metres. The eastern wall extends for 2 metres before terminating in a doorway. The width of the opening is obscured on the southern side by rubble. The back wall of the stable slopes from 2 to 3 metres high but the remaining evidence of the eastern wall is only 40 cm high. The side walls appear to step down from 2 to 1.70 metres.

Cow Shed

The cow shed measures 6 by 6.50 metres. It is a large open space with no evidence for a front (eastern) wall, a high back wall (3 metres) and side walls which were lower than the back wall. The front of the southern wall of the cow shed was 1.30 metres high and still shows evidence of capping with reddish mortar indicating this was its complete height.

Bunkhouse and Other Structures

The area within which the bunkhouse and other structures stood, is outlined by stone boundary walls enclosing a space that is 26 metres long by 13.30 metres wide, now very overgrown. The historic plan shows the structures lined against the rear western wall of the complex which remains the same height while ground height varies widely inside the wall suggesting the structures have collapsed in place. The southern wall of the enclosure slopes down noticeably and is 1.50 metres above visible ground height at its eastern end.

The eastern wall of the complex is low, with two openings and is mainly set two metres east of the end of the southern wall. The two walls are joined by two lengths of wall forming a corner. A concrete water trough was located near the opening adjacent to this corner.

The northern wall of the complex has been reduced or obscured by rubble. It is adjacent to a rubble filled area 5 by 4.50 metres from which two stone walls protrude, one being the southern wall of the cow shed, the other appears to be the southern wall of the first structure shown on the historic plan. This is the only rubble filled area within this compound suggesting the other structures including the bunkhouse were built of timber.

Silo

To the west of the bunkhouse compound is a stone lined silo. The feature is 8 metres long by 3.80 metres wide and is built into the side of a steep hill. Wall height is approximately 4 metres and they are 40 cm thick. The silo is almost certainly built into a former quarry site where much of the stone for the Davilak complex was quarried. The southern and western walls appear fairly complete with the eastern wall being less complete and the northern wall reduced to rubble. Angelica plants abound around the silo to the north and east.

Forge

The historic plan notes a forge located next to the silo and evidence for this was found on site. A two metre section of angled stone walling joins the end of the silo to a solid rock face. This rock has been hollowed out 1.30 metres from the wall to form an open hole 2.80 metres deep and 1.50 metres wide at the mouth. The hole narrows at the rear and the narrow rear portion is not open, being roofed with the rock boulder. Rubble extends from the northern edge of the hole eastwards indicating the possible presence of a stone wall, however the rest of forge was either open or constructed of timber.

Carpenter's Shop

Between the silo and the bunkhouse compound the historic plan indicates a carpentry shop. Some evidence of this was visible with a low wall, 4 metres in length, located alongside the bunkhouse complex wall at a distance of two metres. A low northern wall between this wall and the silo with the start of a western wall could also be discerned. The on site evidence only extended for half the length of the silo while the historic plan indicates a larger structure. It is likely the structure was of timber and the low walls were supporting walls to even the ground slope.

Adjacent to the carpentry shop the wall of the bunkhouse complex is broken through creating a hole. This may be due to later factors however this is the only hole noted within the stone walls of the site. It may have had a function relating to either the carpenter's shop or the silo.

Water Channel and Stock Watering Hole

Behind the bunkhouse and silo complexes a water channel has been cut out of the hillside. It curves around from the main path to a sloped catchment area above the silo. One area of the channel is cut much deeper forming a hole which would collect rain runoff. The features are interpreted as a stock watering hole created from an area of stone quarrying for house construction materials. Across the main path from the mouth of the channel is a large

mound of earth from the quarrying operations. Close to the mouth of the channel and the main path is a large old olive tree, which is of an age that makes it likely it was part of the original homestead complex.

Rubbish Dump

To the rear of the earth mound is a rubbish dump. Visible artefacts suggest this may be the dump for the homestead complex.

13.3 COMPARATIVE INFORMATION

According to the Heritage Council database, there are 11 homesteads in the metropolitan area built between 1895 and 1905. Only one of these is on the Register of Heritage Places - P02536 *Henry Bull's Cottage*, Belhus (no date given in assessment documentation for construction of homestead) a two storey brick and shingle house that also comprises a mill race, mill pond, grape pickers' quarters and a lime kiln. The house was extensively restored in 1988 which reduced its authenticity, but overall the original purpose of the place as a working farm is evident.

There is one metropolitan homestead in the assessment program - P04108 St Winnots Homestead, Caversham (c.1898) a single storey building of homemade bricks with a corrugated iron roof. Originally part of the 'Caversham Estate' owned by Robert de Burgh, who was one of the original landowners of the Swan district, the place is thought to have been built for Henry Maxwell Lefroy.

As the remainder of homesteads have not been considered by the Heritage Council there is little information on them, but they are: P01692 Springside (1900) Glen Forrest; P03637 Bell Homestead (1895) Rockingham; P03996 Forrest Farmhouse (fmr) (1896) Victoria Park; P04682 Sherwood Cullen's Residence (1900) Armadale; P04694 Haydock's Place (1900) Forrestdale; P04718 Bangup (1904) Roleystone; P08579 Gorries-Malmalling Ruins (1904) Chidlow; P14361 Millendon House (1900) Herne Hill; and P14456 Henley Park Homestead (1900) Henley Brook. The Heritage Council database can not record dates that are "circa" so it is likely that many dates entered as 1900 are not accurate.

Azelia Ley Homestead is rare as an extant homestead in the metropolitan area, and very rare as an extant homestead in the Cockburn area.

According to the Heritage Council database there are 164 places in the metropolitan area associated with farming or pastoralism. Thirty of these are on the Register of Heritage Places (including Azelia Ley Homestead). Places in a similar area of the metropolitan region as *Manning Estate, Hamilton Hill* include P02325 *Chesterfield Inn (fmr)* (1855) Rockingham, a substantial single storey building of rubble limestone and brick masonry; P02327 *Mead Homestead* (1850) Leda, a farm property including an early homestead, outbuildings, working buildings and a remnant orchard in a setting of cleared pasture; P02329 *Bell Cottage (ruin)* (1868) Rockingham, comprising the ruins of a limestone and masonry cottage, three peppercorn trees and a barn; and P09242 *Randwick Stables* (1923) Hamilton Hill. Many of the other registered places in the metropolitan area with a farming or pastoral function are in the City of Swan and its vicinity, with others in the Armadale/Gosnells area or Wanneroo, and a few in the central areas.

There is no accurate way to search the Heritage Council for archaeological remains of former homesteads. The majority of assessments undertaken do not contain archaeological reports so it is difficult to gauge the extent of the remains at *Manning Estate, Hamilton Hill* in comparison to other similar places. However, due to the completeness of building and archaeological evidence associated with this estate, it is likely it is quite rare in Western Australia, but more specifically rare within the metropolitan area.

13.4 KEY REFERENCES

National Trust Assessment Exposition, March 1982. National Trust of Australia (WA) file, Cockburn 6 /4.

Heritage Council file, NEP 82 / 83 / 9 -'Azelia Ley Homestead (Cockburn)'.

13.5 FURTHER RESEARCH

Further research is needed to determine the stages of construction of the Azelia Ley Homestead Complex in the 1900s, and the works undertaken in the early 1980s.

A landscape assessment would determine further details about remnant plantings dating from the use of the place as a farm. It is believed that several fruit trees and other trees may date from the Manning period.

The lake is believed to be haunted by Aboriginal spirits, and trees in the vicinity of the place may have been used as sites for corroborees. The significance of the place and the surrounding area to Aboriginal peoples should be considered.

The Manning papers are currently being catalogued in the Battye Library. These papers are likely to contain references to the houses built for the Manning family.