



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

Ferndale with its natural and culturally modified landscape setting, remnant orchards and collection of farm buildings, fences and archaeological sites is picturesque and individual components of the buildings have a simple elegant vernacular beauty. (Criterion 1.1)

Viewed from the eastern approach and from the edge of the Balingup Brook, *Ferndale* is part of two significant vistas. (Criterion 1.3)

With its remnant native vegetation, brook, meadows, exotic plants, walnut grove and vernacular buildings, *Ferndale* is a significant cultural landscape. (Criterion 1.3)

11.2. HISTORIC VALUE

Ferndale was one of the first homesteads constructed in the Balingup district. It was constructed on the initial selection of land in the district. (Criterion 2.2)

The place was constructed for Walter Padbury to accommodate his brother Mark and his wife. Mark Padbury and his brother Edwin at Brooklands were the first European settlers in the Balingup district. (Criterion 2.3)

It is a noteworthy example of a purpose built rural homestead of the 1850s. (Criterion 2.4)

11.3. SCIENTIFIC VALUE

Ferndale, due to the intact and original nature of much of the fabric, has the potential to contribute to an understanding of the design of mid-nineteenth century homesteads and construction techniques in the south-west of Western Australia. The fences, plantings and archaeological sites have the potential to contribute to the understanding of farming practices from the mid nineteenth century. (Criterion 3.1)

11.4. SOCIAL VALUE

Ferndale is significant as a demonstration of the standards of accommodation for farmers and rural workers in the mid nineteenth century.

The place is highly valued by the community for its associations with the early European settlers of the south-west, and with the later owners who contributed to the development of agriculture in the south-west and to the life of the community. (Criterion 4.1)

Ferndale contributes to the community's sense of place for its focal part in the development of Balingup, giving its name to the surrounding area. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

Ferndale is a relatively uncommon survivor of mid nineteenth century farming complex in the south west of Western Australia. (Criterion 5.1)

12.2 REPRESENTATIVENESS

The place demonstrates the principal characteristics of a rural landscape modified for farming and pastoral purposes together with a typical mid nineteenth century collection of core buildings which have been modified and adapted over time to accommodate the changing needs of farming practices and rural life. (Criterion 6.1)

It demonstrates the evolution of the domestic and other structures associated with the farm and changing farming practices from its inception. (Criterion 6.2)

12.3 CONDITION

The condition of all structures is poor and they are in varying stages of disrepair. The landscape and plantings are also suffering from neglect. The place nonetheless retains significant aesthetic value and its picturesque qualities. Framed structures are stable but in need of works to ensure their survival. Masonry structures are showing signs of extensive cracking and damage arising from poor and inappropriate maintenance over time.

The place remains unoccupied and there are no programmes in place to maintain it. Vandalism and fire remain a considerable threat to its future.

12.4 INTEGRITY

The original intent remains in place and many of the cumulative changes that give the place its rich historic interest overlay the original intent. The original intent of the garden is not known. Catton Grasby, the agricultural writer with the *Western Mail*, was responsible for planting of the original eight American Walnut trees and various other fruit trees during the period in which he and Charles Harper owned the place (1906-1920). The present gardens and setting are the result of changes in planting and replacement of fences and plantings through time.

Ferndale is vacant and remains little altered since its purchase by the Forests Department in 1970. The present arrangements are not conducive to the survival of the place. Aesthetic and historic values could be sustained if there is a change in the management practice and maintenance regimes.

Ferndale is a complex place in varying degrees of completeness and condition and has the capacity to be restored and interpreted, as well as fulfilling a useful function. It requires a conservation plan for guidance to assure its future. Conservation works will need to be started in the near future to secure the property.

Ferndale is vacant but has not been adapted for any purpose other than its original one and could be said to retain a high degree of integrity.

12.5 AUTHENTICITY

Ferndale's core house, kitchen and dining room and 'humpy' have changed little in terms of their shells, openings and finishes. The place has continued to evolve through time with cumulative layers of history being eligible in the fabric. Relative to the time of origin of each of the elements, the authenticity of the *Ferndale* is high. The evidence of the plantings and landscape is more equivocal, the nature of the original extent of the farm has changed and pine plantation has replaced pasture in several locations. It is only possible to say that elements of the setting and landscape are authentic. Buildings 3-Shed and 4-Tankstand and Tank are structures put in place since the acquisition of the place by the State and are not authentic.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Robin Chinnery, Historian. The physical evidence has been compiled by Philip Griffiths, Architect, of Considine and Griffiths Architect Pty Ltd.

The curtilage considered necessary for the conservation of the place is all that land between the Balingup Nannup Road and the edge of Balingup Brook, extending to the east and west as indicated on the plan Considine and Griffiths Architects Pty Ltd 0702.

13.1 DOCUMENTARY EVIDENCE

Ferndale is a homestead (1859), a 'humpy' (1859), a milking shed (circa 1930) and a shed (circa 1975). It comprises a single-storey mud brick house with a corrugated iron (originally sheoak shingle) roof, constructed for William Padbury in 1859. (Subsequent additions are of brick, timber, and asbestos with corrugated iron roofs.) The 'humpy' is a single roomed dwelling built of mud bricks with a shingle roof, also constructed for William Padbury in 1859. The milking shed has eight stalls. Built of timber and corrugated iron, it was constructed for Charles Somerset in the 1930s. The iron and timber shed was constructed by the Forests Department (now CALM) circa 1975.

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 the Capel and Preston rivers leave the hills.¹ Ommanney noted 'a tract of very fine country well adapted for grazing and in places, agriculture.'² 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.'³ Surveyor-General J. S. Roe further explored the area in January 1849.⁴

In 1859, Walter Padbury was the first European settler to take up land in the Balingup district, taking up Location 3 in the Nelson Land District.⁵ Walter Padbury (b. 1821) had arrived in the Swan River Colony with his father in February 1830. His father died in July 1830, and subsequently the child was abandoned by the couple in whose care he had been left by his dying father. He followed various occupations in the next few years, before he went shepherding and shearing at Tipperary at York in 1837. There his initial wages were £10 per annum; this was paid in wheat, which he exchanged. Thus he began to save and to trade, laying the early foundation for his future as one of the most successful entrepreneurs in the Swan River Colony in the latter half of the nineteenth century. His

¹ Frost, A. C. *Baylya-Balinga A History of Balingup*, W. A. Donnybrook-Balingup Shire Council, 1979, p.3.

² Ommanney, H. M. 'Exploration Diaries, Vol. 1, 1827-1832' quoted in Frost, A. C. *Baylya- 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.

future activities included whaling from Bunbury, poultry farming, sheep dealing, droving and butchering. In the 1840s, his butchery in King Street, supplied from the slaughtering business he had established west of the town on his initial land purchase, became the largest butchery in Perth. From the 1840s, Padbury acquired property and leases in a number of areas of the colony, pioneering the pastoral industry in the north-west. He opened the first general merchandise store, in Guildford. In 1867, Messrs. Padbury, Loton and Co. was established; it became one of the largest businesses in the colony, buying and selling goods, and also supporting the development of agricultural industries through the provision of capital and advice. Padbury was involved in public life as a member of the Town Trust, and the later Council of Wardens. He was elected president of the Royal Agricultural Society in 1874-1876 and 1885, in recognition of his contribution to agricultural development. Padbury was Chairman of the Guildford Town Trust 1884-1887. He became the first Mayor of Guildford in 1887. In 1897, he erected the Peerless Flour Mills in order to provide the facility for local producers. Padbury was renowned for his philanthropy.⁶

Padbury established his brothers, Mark and Edwin, at Ferndale and Brooklands, from where they managed his considerable holdings in the district.⁷ It is thought that the name *Ferndale* derived from the hillsides covered with bracken fern.⁸

Ferndale was built for Walter Padbury in 1859. The builder was William May, the homestead having been set out by James Forrest, father of Sir John Forrest.⁹ The homestead was constructed of mud bricks, the floors were of jarrah and the roof was of shingles.¹⁰ The 'humpy' was a single roomed dwelling with a fireplace, of similar construction to the homestead.

At the end of 1859, Mark Padbury and his wife moved to the property and took up residence in the homestead.¹¹ The homesteads built at Ferndale and at Brooklands were similar in style, with the rooms opening to verandahs on either side. *Ferndale* was slightly larger than Brooklands, as Mark Padbury was married. When Walter Padbury's brothers, Mark and Edwin, moved to the properties it was 'with everything supplied.'¹²

In the 1860s, Ferndale and Brooklands were used for mixed farming, mainly the grazing of cattle, with some land under tillage. In the mid-1860s, Walter Padbury purchased the 350 ton barque *Bridgetown* for £3,500; it was the first vessel used to ship wool from Bunbury.¹³ In 1868-1869, large flocks of sheep were introduced to Padbury's properties at Brooklands and Ferndale, with more land leased for pastoral purposes.¹⁴

⁶ *ibid*, pp.13-22.

⁷ *ibid*, p.22.

⁸ *ibid*, p.26.

⁹ Moore, E. 'Recollections of Edmund Moore' quoted in Frost, A. C., *op. cit.*, pp.26-27.

¹⁰ Conversation by Robin Chinnery with H. C. F. (John) and Pat Somerset, former owners of *Ferndale*, Balingup. (Memo, HCWA file PD0702, 1 October 1996).

¹¹ Nairn, J. *Walter Padbury: His Life and Times* North Stirling Press, Padbury, W. A., 1985, p.192.

¹² *ibid*.

¹³ *ibid*, p.18.

¹⁴ *ibid*, pp.169-170.

Mark Padbury lived at *Ferndale* until his death in 1886. The following year, Walter Padbury sold *Ferndale* and 60 hectares of his Balingup locations to William Byers Wood of Bunbury for £400.¹⁵

In 1906, Wood sold *Ferndale* to W. Catton Grasby and Charles Harper. The former, on a visit to the place prior to exercising an option to purchase, voiced the opinion that it was 'the best property in the South-West.'¹⁶ Neither Catton Grasby nor Harper ever lived at *Ferndale*, which was occupied by the manager of the property. An agricultural writer with the *Western Mail*, Catton Grasby was responsible for the planting of the first walnut trees at *Ferndale*.¹⁷ A number of other fruit trees were planted there at his direction, including stone fruit and apples, mainly of the English varieties.¹⁸

In 1920, Catton Grasby and Harper sub-divided the *Ferndale* property into a number of smaller farms for closer settlement. *Ferndale* was purchased by Charles Somerset, who had previously owned Wallal Downs station in the Pilbara.¹⁹ George ('Scotty') Yule, the previous manager, vacated the homestead, and Somerset and his family took up residence.

In 1920, when Somerset purchased *Ferndale*, outbuildings included the 'humpy', a small mud brick building of a single room with a fireplace and a verandah; a number of sheds, of which the oldest (possibly dating from Padbury's time) faced the road and retained its original shingle roof; stables with eight stalls; the laundry, built of 10 feet slabs of jarrah with a shingle roof; a cottage, and a hay shed. Water was piped to the homestead from a nearby spring; the original well near the stream remained.²⁰

Somerset continued to use the property for grazing and dairying. He was keenly interested in the problems faced by local farmers, and was president of the Balingup Primary Producers' Association from August 1925.²¹

By 1930, the Somerset family included three sons and three daughters. An open sleepout was added to *Ferndale* to provide additional accommodation. It opened from the sitting room, and was used by the girls in summer, as it was cooler than the bedroom they occupied in the main house. Somerset had a w.c. built as an outbuilding. (Previously everyone simply went down to the orchard.) In addition to the family, three maids lived and worked in the homestead; whilst six other people employed on the property were accommodated in the cottages built for married accommodation, and the older mud brick single roomed building, known as the 'humpy', accommodated the single men.²²

¹⁵ *ibid*, p.22.

¹⁶ Hurst, J.W. 'A History of the Balingup District' Typescript thesis, n.d., Battye Library.

¹⁷ Frost, A. C., *op. cit.*, p.27.

¹⁸ Conversation by Robin Chinnery with H. C. F. (John) and Pat Somerset, former owners of *Ferndale*, Balingup. (Memo, HCWA file PD0702, 1 October 1996).

¹⁹ Frost, A. C., *op. cit.*, p.78.

²⁰ Conversation by Robin Chinnery with H. C. F. (John) and Pat Somerset, former owners of *Ferndale*, Balingup. (Memo, HCWA file PD0702, 1 October 1996).

²¹ Frost, A. C., *op. cit.*, p.78.

²² Conversation by Robin Chinnery with H. C. F. (John) and Pat Somerset, former owners of *Ferndale*, Balingup. (Memo, HCWA file PD0702, 1 October 1996)

The introduction of subterranean clover into the district substantially improved the stock carrying capacity of the land, and together with the mechanisation of milking (initially with petrol driven machines) enabled Somerset to expand his dairy herd. In the mid 1930s, this expansion necessitated the building of a new dairy, floored with jarrah sleepers and roofed with corrugated iron. The new dairy was mechanised, power being provided by a diesel generator.²³

Somerset expanded the orchards at *Ferndale*; the orchard near the house was planted with mulberries, cherries, plums and peaches; a paddock of walnuts was planted towards the road; and 10 acres were planted with apples, which were packed for market at the property.²⁴

Ferndale remained in the Somerset family after Charles Somerset died in 1941.

In 1945-1946, a new verandah of wandoo near the sitting room was built by Hans Larsen, a tradesman from Balingup.²⁵

During the war years, the orchards were not worked, due to the shortage of labour. Following the war, the apple orchard was pulled out. The walnut orchard returned to production, with the nuts packed in washed superphosphate bags to be sent to market. The orchard behind the homestead was neglected, and became very swampy as the bulls were kept in that area.²⁶

Various alterations were made to *Ferndale* in the 1950s, most of which were carried out by Hans Larsen.²⁷ Circa 1950 additions were made to the cottage accommodation for workers. The bathroom at the back of the homestead near the sleepout was inconvenient for Mrs. Somerset to supervise her young family, so a new bathroom with a cement floor was installed at the front of the homestead closer to the kitchen, whilst the old bathroom was converted to a bedroom. In the kitchen, a sink and a slow combustion stove, with hot water piping to the bathroom and the laundry, were installed. (During the course of this work, Larsen discovered an old baker's oven set in the wall, which had been closed off at sometime prior to 1920, as it was not evident when the Somerset family moved into the homestead.) The sleepout was enclosed to provide a warm room for one of the Somerset's daughters. A laundry was added to the homestead building. When the State Electricity Commission extended power to the district, it led to improved conditions at *Ferndale*. Electric lighting was installed in place of kerosene lamps, a washing machine was installed (the copper remained in use for some years to cook the hams), and the diesel generator to the dairy was replaced. Pig sties were built by the road to house large whites, which were sold at the local pig sales and to Watson's buyer, who visited the property. The verandah near the kitchen was cemented by Larsen; the old posts were sawn off, cement blocks were put underneath and new posts to the roof were installed. The yards of the

23 ibid.

24 ibid.

25 ibid.

26 ibid.

27 ibid.

dairy were cemented. Henry Gubler was employed to bulldoze a driveway around the homestead, and the flower garden was expanded.²⁸

In the 1950s, the Forests Department expanded its pine planting programme in the South-West, with the purchase of 6,794 hectares of land for pine planting in the Balingup area between 1952 and 1959.²⁹ Despite objections by local settlers who feared that the continuation of this programme would see the Blackwood Valley taken over by pine plantations, there was a steady increase and consolidation of the programme through the 1960s, and after 1963, the annual rate of planting of *pinus radiata* was in excess of 1,250 hectares.³⁰

In the 1960s, Somerset was the largest milk supplier of the Capel Dairy, as well as sending some supplies to Sunny West at Bunbury. Separation took place in the dairy at *Ferndale* before the milk was transported in 10 gallon cans to Capel and Bunbury. The dairy herd was sold in 1968, as the labourers who had been milking the herd were ready to retire, and Somerset had heavy commitments with the management of his deceased brother's property. The transition was made to beef cattle and sheep.³¹

In 1970, H. C. F. (John) Somerset sold *Ferndale* and the land owned by the Somerset family to the Forests Department; the purchase price was \$80 per acre. At the time of the sale, the property ran 800 Friesian-Hereford cross beef cattle, and 2,000 Border Leicester-Merino sheep for fat lambs and wool.³² He continued to lease the property until 1974, when the Forests Department began planting pines there.³³

In 1974, *Ferndale* was in good condition. Outbuildings were also in good condition. The well had been filled in. The remains of the original bridge of hand hewn timber (built when there was a track over the hill to the town, before the current road to Balingup was constructed) were extant. The new pile driven bridge (built to replace another long beam log bridge swept away in heavy floods circa 1950) was in situ. Twelve large old trees, called the twelve apostles, still grew on the hills. The old cedar tree, the walnut trees, the surviving trees of the orchards, the port wine magnolia and the rose garden remained of the reputedly beautiful garden.³⁴

The Forests Department retained *Ferndale* (with a caretaker in residence for some years), and a picnic area was established adjacent to it.³⁵ The Forests Department erected a sign informing visitors that the property had been purchased in 1970 'in an effort to re-forest farmland in the Blackwood Valley.' This sign also informed the public that, 'To stop the rapid deterioration of the homestead the Forests Department rent the house to a sympathetic family.' A further sign stated that the property was taken up

28 ibid.

29 Frost, A. C., op. cit., p.109.

30 ibid.

31 Conversation by Robin Chinnery with H. C. F. (John) and Pat Somerset, former owners of *Ferndale*, Balingup. (Memo, HCWA file PD0702, 1 October 1996).

32 ibid.

33 Frost, A. C., op. cit., p.78.

34 Conversation by Robin Chinnery with H. C. F. (John) and Pat Somerset, former owners of *Ferndale*, Balingup. (Memo, HCWA file PD0702, 1 October 1996); Frost, A. C., op. cit., p.27.

35 Frost, A. C., op. cit., p.27.

by 1856 [sic], and 'Mark Padbury, son [sic] of Walter Padbury, took over Ferndale Station and built the house, probably before 1859.'[sic]³⁶ A new shed of timber and iron was constructed circa 1975. The long trough hewn by Somerset from a large tree was moved into this shed for preservation. In 1981, it was reported that the homestead 'is currently being renovated to maintain historical and architectural values.'³⁷

CALM (formerly Forests Department) has been unable to retain a caretaker at *Ferndale* in recent years. The buildings are no longer in use. It has not been possible to properly secure the homestead, and there has been some vandalism. The cottages have been removed, the stables, dairy and pig sties demolished. The corrugated iron roof of the 'humpy' has been removed and it has been re-shingled. Its verandah has gone, and the dwelling is in need of repair. The eight stalled milking shed is in a state of disrepair. The fencing in the area of the homestead is in some disrepair; however, it remains of interest as there are representative examples of the various periods of the history of the place, including early split rail fencing.³⁸

Ferndale is one of the oldest surviving homesteads in the Balingup district. It has been placed on the Municipal Inventory of Donnybrook-Balingup Shire.

13. 2 PHYSICAL EVIDENCE

Ferndale is a collection of farm buildings; domestic buildings dating from as early as 1859, remnant yards, fences and plantings set in what remains of a substantial farm establishment, surrounded by State forests of *Pinus radiata*.

Ferndale is located north of the Balingup-Nannup Road near the junction of Hay Road between the road and Balingup Brook. The buildings are set on a plateau above the flood plain of the river.

Ferndale is approached through a relatively recently constructed bush pole construction portal with the names of *Somerset Grove* and *Ferndale* routed into the cross timbers. There is a brief but inaccurate history of the place on a sign to the left of the gate.

The approach road is an informal track with plantings of poplar (*Populus alba*) along the fence line. To the right or east of the entrance are the remains of the piggery in the form of remnant floors (1950s). The approach road of some 110 metres to the first group of buildings has a walnut tree (*Juglans Sp*) grove (after 1920) to the western side comprising some 21 mature trees. The east of the track is sparsely planted with various Eucalypts with little understorey growth and pasture beyond.

At the end of the grove the vista opens up into a meadow with the 'humpy'(1859) alongside a large oak to the west, the dairy to the right,

³⁶ Signs at the entrance to *Ferndale*. Site visit by Robin Chinnery and Philip Griffiths, 24 November 1996. (Memo, HCWA file no. PD0702, 24 November 1996).

³⁷ 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.

³⁸ Site visit by Robin Chinnery and Philip Griffiths, 24 November 1996. (Memo, HCWA file PD0702, 24 November 1996).

recent bush pole construction shed and yards beyond, a water tank ahead (after 1970) and the enclosing fences of the homestead and plantings in the garden beyond. The homestead is not visible from the approach until the garden fence is reached. The fencing is a mixture of types including, post and rail, star picket and wire, post and wire and plain white picket. It has an iron frame and chainlink wire entry gate. The fence types are indicative of changing farm practices. The gate is surrounded by dense planting which includes large camellia bushes and roses. There is no evidence of the vehicular entry to the circular drive indicated in the 1965 aerial photograph.

The homestead (1859+) is located on the lower slopes of the meadow above the flood plane. *Ferndale* homestead is a collection of building structures that have evolved over a considerable period of time, with the various components executed in the vernacular of the day. There are a number of plantings in the garden, some of which appear in the 1965 aerial photograph, including walnut trees (after 1906, pre-1920), apple trees, a rose bush, lemon tree and orange tree and a small number of other exotics. Refer to the site plan. There are few remaining trees from the plantings made by Somerset other than the walnut trees and the garden trees. There is no evidence of the orchard in the northern paddock. The northern edge of the homestead is near the edge of the flood plain and the land falls away from the house towards the meadow on the plain. The meadow extends to the river's edge, which is fringed by native vegetation. The views into the site from the road are picturesque, with the cottonwoods (*Populus deltoides*) just to the northeast of the site in the adjacent public picnic ground (formerly part of *Ferndale*) providing a welcome relief from the *Pinus radiata* forests that are otherwise dominant. The picturesque qualities are enhanced by the combination of natural and built elements. Views within the site and within the garden and from the river back to the house are also picturesque. There are two pylons on the south bank of the river in the public picnic area that are the remaining evidence of the second bridge across the Balingup Brook indicated in the Learmonth and Duffy & Co *Ferndale* Estate plan (1920).

The Buildings:

The piggery (Building 1-1950s) was located inside the front gate, but has been demolished leaving only concrete floors and other archaeological evidence.

The Dairy (Building group 2) comprises a brick copper hob and chimney; a timber framed and sawn weather board dairy building with masonry construction feed troughs in pairs supplied by large hoppers through the south wall. The floor is concrete and the roof is clad in corrugated galvanized iron. To the west is a concrete building base which was the location of the milk vat. To the north of the dairy are remnant post and rail stock yard fences.

The large shed to the north of the stables (Building 3) is a recently constructed building made of simple bush pole construction and low pitch roof. It is an open ended shed of two bays in width and 6 bays in length. In

the shed, there is a long feed trough hewn from a single log by John Somerset and his farm hands, which was relocated from a nearby paddock.

Immediately south of the homestead garden fence at a point around its centre is a tankstand and tank (Building 4). This is simply framed in steel with a plain cylindrical tank set horizontally on the platform. The tank appears to have been installed by CALM or its predecessors for fire control.

The 'humpy' (Building 5-1859) is a simple single room cottage in the Victorian Georgian style³⁹, made of unburnt bricks laid in pug. with timber lintols. Walls are finished externally in limewash with paints over the top. The internal walls are rendered with pug and finished with a set coat. The roof has been re-covered in shingles and there is evidence of a verandah on the southern and western sides which are evident in the 1965 aerial photograph. A large oak tree stands on the northern side of the house and shades the walls. There is a single four pane centre pivot window in the east wall, a door opening in the southern wall and a chimney and collapsing hearth in the western wall. There is evidence of a formal path approaching the place from the eastern side made with concrete kerbs and a consolidated earth footway. The internal soffit is the boards which were installed to take the shingles.

The next parts are the components of the main house. Although it is a loosely joined group of places forming the two legs of an "L" shaped plan, it is the product of cumulative change and is better discussed in component parts. It is discussed here in the sequential order in which they are revealed when moving into the site. The first section is the former kitchen and dining room (Building 6-1859+), once separated from the house, but now loosely linked to it by subsequent accretions. It is now two rooms surrounded on the east, south and west sides by a narrow timber floored verandah. It is made of unburnt brick, laid in pug with a rendered band below window level. The gable roof is partly corrugated galvanized iron and partly zincalume covering evidence of the previous shingle roof in several locations. The roof is steeply pitched over the house and a shallow pitch over the verandahs. The fitout of the kitchen is mostly the product of the 1940s and 1950s in terms of the cupboards and linoleum floor. The soffit is simply the boards of the shingle construction, walls are plastered and there is evidence of a slow combustion stove being removed from the west wall. The adjoining room to the north has a reed moulded Oregon lined soffit, plastered upper walls and jarrah wainscoating, with French doors to the eastern wall leading onto the courtyard. The next room is the larder cum office, which is completely lined with reed moulded Oregon and still retains many of the features of the larder, including a large larder cupboard.

The next building to the north is attached to the previous building and is a timber framed construction room which was known as the maids' quarters or bedroom (Building 7). It is simply framed in timber, clad with fibro externally and plasterboard internally with a verandah to the east and

³⁹ 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, pp.42-45 [Note: This style is also sometimes referred to as Georgian Survival.]

west sides of slightly greater width than Building 6. The verandah roof is made in a very shallow pitch. A frame construction w. c. has been constructed under the northern verandah to this building.

To the west of Building 7 is the laundry (Building 8-1950s), which is simply made in timber framing and asbestos cement cladding, with the remains of a copper hob in the north-west corner, concrete floors and a corrugated iron roof. It is not attached to the main house group.

The final building is the original homestead with a number of accretions (Building 9-1859+). It is also made of unburnt bricks laid in pug, but the exterior has been rendered. It has a hipped broken back iron roof, with a small gable in the front verandah roof to indicate the front door location. The house is based on two rooms with a dividing central corridor. The southern verandah has a board lined soffit and timber floor but the northern verandah has been removed by later alterations. The style of the underlying house is Victorian Georgian. The house has been continually adapted so that it is now more vernacular in appearance. The ceilings are lined with ripple iron and windows are two pane double hung sash windows. The ends of the building that capture the verandah are made of two low ceiling rooms at the eastern and western ends, with nine pane and two panel doors, pug rendered and set walls, timber floors. The rooms to the east served as bedroom and linen rooms and those to the west as bed and bathrooms. The soffits are lined with reed moulded timber. The south-western room has been adapted for a bathroom and has 1950s fittings. A living room has been added to the northern side at the eastern end of the house, constructed in masonry, rendered and finished with ashlar lines incised into the render. The interior is fitted out with plasterboard linings to walls and ceilings. The masonry walls are in very poor condition. The western end of the same elevation has been modified to make a sleepout in timber framed construction with a timber lined dado and no soffit lining (1930+, enclosed 1950s). The original purpose of the rooms remains unclear and the room at the western end of the verandah is the most unusual space which appears to have been a second kitchen

The plans accompanying this description give a general layout of the site, the immediate environs of the house and the house itself.

The entire *Ferndale* homestead is a result of an initial campaign, followed by a series of alterations and additions around an original homestead and kitchen. The remaining evidence indicates continual change and adaptation and ultimately neglect in recent years.

All structures are in need of work to ensure their survival, but none is in immediate danger of being lost other than to fire or vandalism arising from the lack of security. All parts of the remaining evidence are quite fragile and vulnerable to casual vandalism. There is no conservation or maintenance in place.

The fences are in poor condition and many of the trees including those in the walnut grove are in need of attention to ensure their healthy survival.

The place is not in use in 1996 and has been vacant for some time.

13.3 REFERENCES

No key references.