



## 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\*

The barn (c. 1870) and the single men's quarters (c. 1870), by virtue of their pleasing proportions and simple unadorned rough limestone construction, have aesthetic value. The aesthetic value of the main house is diminished by the modern verandah additions. (Criterion 1.1)

The prominent Norfolk pine has landmark quality. (Criterion 1.3)

The place, together with the Norfolk pine and numerous olive trees, contributes to the aesthetic qualities of the landscape. (Criterion 1.3)

Sutton's Farm collectively has aesthetic value, as the place forms a cultural environment that is representative of a regional nineteenth century farm. (Criterion 1.3)

#### 11.2. HISTORIC VALUE

Sutton's Farm is significant for its associations with the early European settlement of the Mandurah area. (Criterion 2.1)

Sutton's Farm operated as the dairy for the town of Mandurah and was one of the few regular places of employment in the late nineteenth century. (Criterion 2.2)

The homestead group and graveyard are associated with Eleanor and John Sutton, who arrived on the *Hindoo* in 1839 and were prominent settlers in the Mandurah area in the first decades of the colony. John and Eleanor Sutton established the farm in the 1850s and Eleanor continued to operate the farm following the sudden deaths of her husband, John, in 1857 and son, Henry, in 1861. (Criterion 2.3)

The place is also associated with Henry Sutton, Eleanor's nephew, who arrived in Western Australia to assist in running the farm in 1862. Henry, a prominent member of the local church and government, constructed the buildings comprising Sutton's Farm. (Criterion 2.3)

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\* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989.

Sutton's Farm was a regular social venue for the Mandurah community in the 1870s prior to the building of a town hall. (Criterion 2.3)

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

The place has scientific value as a collection of farm buildings dating from the 1860s with the potential to be used as a research and teaching site regarding nineteenth century building techniques. (Criterion 3.1)

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

The place is valued by the community for its social and historical associations, as evidenced by the erection of a plaque on the perimeter wall in 1997, and inclusion of its history and associations with the Sutton family in a number of documented histories of the locality. (Criterion 4.1)

The continuity of function of Sutton's Farm throughout the development of the region contributes to the community's sense of place. (Criterion 4.2)

## **12. DEGREE OF SIGNIFICANCE**

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

The place has rarity value in the Mandurah area as a collection of farm buildings dating from the 1860s built of local limestone. The patination of the outbuildings contributes to the appreciation of their age. (Criterion 5.1)

### **12. 2 REPRESENTATIVENESS**

Sutton's Farm is representative of a number of family farms established throughout Western Australia in the latter decades of the nineteenth century. The simple farm buildings, constructed of local materials, are representative of the form and style of buildings typically erected. (Criterion 6.1)

### **12. 3 CONDITION**

Sutton's Farm is in moderate to poor condition. The place has not been well maintained.

The Graveyard is in fair condition and is subject to ongoing maintenance.

### **12. 4 INTEGRITY**

The integrity of the buildings comprising the homestead group is low as they are no longer used. The homestead area will need to undergo a maintenance programme if the fabric and identified cultural heritage values are to be conserved.

The integrity of the graveyard is high, although it is now separated from the homestead buildings by a canal.

### **12. 5 AUTHENTICITY**

Over the years, the fabric of the homestead has been altered and modern materials introduced. The barn and the single men's' quarters have high authenticity, as the alterations to the fabric are of a relatively minor nature. The graveyard has high authenticity, despite its recent dislocation from the remainder of the place. Taken as a whole, *Sutton's Farm & Graveyard* has a moderate degree of authenticity.

### 13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Prue Griffin, Historian. The physical evidence has been compiled by John Loreck, Architect.

#### 13.1 DOCUMENTARY EVIDENCE

*Sutton's Farm & Graveyard*, comprising single-storey limestone single men's quarters (c. 1870), barn/stables (c. 1870) and an eleven-room homestead (1881), were the home and workplace for the Sutton family. The homestead building was built in 1881 and the associated farm buildings predate this construction. All were built by Henry Sutton, Eleanor Sutton's nephew who arrived from Ireland to assist her in farming at Mandurah in 1862. The homestead has a number of large olive trees surrounding it and a large Norfolk pine dominates the entry to the homestead. The nearby graveyard contains the graves of three of the Sutton family members: John Sutton (d. 1857), his wife Eleanor (d. 1868) and their son, Henry (d. 1861).

In 1830, Thomas Peel attempted to establish a colony on the Peel Inlet, based on sponsorship from private investors. The project was beset with problems and by 1839, the region was in decline. Nevertheless, Peel remained with some of the settlers who had come with him from England.

The gradual decline of the district was reversed by the arrival of the *Hindoo* on 22 April 1839, which carried Francis Corbet Singleton, a wealthy Anglo-Irish immigrant who purchased 10,000 acres from Peel and Messrs. Tate, Creery and Montgomery, who purchased 3,000 acres from Peel. These men set about developing the land and establishing communities more successfully than Peel. Their success was due in part to the relationships they engendered with their tenant farmers.<sup>1</sup> John Sutton, his wife Eleanor and their son Henry, also arrived in Western Australia on the *Hindoo*, as tenant farmers for John Tate.<sup>2</sup>

John Sutton remained a tenant farmer for only a short time before renting a block of land and opening an inn.<sup>3</sup> In September 1843, the Rev. J R Wollaston passed through Mandurah and stayed 'at a hut kept by a poor man of the name of Sutton'.<sup>4</sup> It is not known where this 'hut' was situated<sup>5</sup>, but in 1849, John Sutton built a 'Wayside Inn', located north of the present day Sutton's Farm at the junction of the Old Coast Road and Mary Street. It had a liquor license to serve both travellers and locals.<sup>6</sup> In addition to the inn, Sutton operated ferry service across the estuary to Mandurah townsite. The ferry service was important to the region as it was the only way to cross the estuary until the bridge was built in 1894. From c. 1870, Sutton's Farm was a

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<sup>1</sup> Ronald Richards, *Murray and Mandurah A Sequel History of the Old Murray District of Western Australia*, Shire of Murray and City of Mandurah, 1993, p. 11.

<sup>2</sup> Rica Erickson, *The Bicentennial Dictionary of Western Australians 1829-1888 Vol. 4*, UWA Press, Nedlands, 1988, p.2988.

<sup>3</sup> Ronald Richards, *The Murray District of Western Australia A History*, Shire of Murray, 1978, p. 131.

<sup>4</sup> *ibid.*, p. 182.

<sup>5</sup> According to one source, Sutton was leasing and occupying Hall's Cottage and 200 acres surrounding it on the west bank of the Mandurah Estuary from Henry Hall by the mid-1840s. See Palassis Architects, 'Heritage Conservation Report: Sutton Farm Heritage Precinct, Old Coast Road, Mandurah', prepared for Bowman, Bishaw Gorham Environmental Management Consultants on behalf of Cedar Woods Pty Ltd, January 1995, p. 8.

<sup>6</sup> Richards, *The Murray District*, *op. cit.*

dominant feature on the west side of the estuary, which was often called 'Sutton's Side'.<sup>7</sup>

The Sutton family farming business prospered through the gradual accumulation of land. This they achieved by leasing land, then purchasing small lots and leasing to others. By 1850, John Sutton was financially secure enough to apply to the Department of Lands and Surveys for a grant of 20,000 acres in the Murray District.<sup>8</sup> This application was subsequent to being granted a 'departing lease' aboard the *Hindoo* for 20,000 acres which was renewed in 1851.<sup>9</sup> By 1852, the combined fees for the 20,000 acres were £22.14.0. which Sutton wrote 'far exceeds what as a poor man I am able to pay.'<sup>10</sup> However, Sutton must have worked through his financial difficulties, as in the following year he applied to purchase a further 100 acres. While he was only required to forward a third of the cost of the land, being in total £100, he forwarded the total amount. The following years were a period of further prosperity and accumulation of wealth. In 1853, the Rev. J R Wollaston again stayed with John Sutton, and commented that Sutton '...has crept on to be a substantial monied man.'<sup>11</sup>

The contribution of Eleanor Sutton to the inn and their farming ventures was significant. Her abilities were demonstrated after John's sudden death in February 1857.<sup>12</sup> It is interesting to note that John Sutton received the Crown Grant for the land on which Sutton's Farm stands in November 1857, some months after his death.<sup>13</sup> Eleanor managed the properties with the assistance of her son, but further tragedy struck when Henry died in 1861, again leaving Eleanor to manage the farm. She sent home to Ireland for headstones for the graves and for her nephew, also named Henry, to migrate and help with the farm. These headstones arrived and are visible today in the family graveyard, in addition to the simple headstones which must have initially marked the graves.<sup>14</sup>

The graveyard was originally within the boundaries of the farm but with the residential subdivision of the land in 1977, the graveyard was separated from the farm buildings by housing and roads. In the 1990s, the creation of a canal further increased the graveyard's isolation from the farm buildings and it is now surrounded by public open space. The property developers, Cedar Woods erected a plaque acknowledging the contribution of the Suttons to the community, in May 1997. The plaque is located on the new perimeter wall which surrounds the graveyard.

Henry Sutton, the nephew of John and Eleanor, arrived in 1862 aboard the *West Australian*.<sup>15</sup> Eleanor continued to manage the property with Henry's assistance. It was Eleanor who wrote letters to Government Departments and it is interesting to note the change in demeanor as she obviously grew in confidence as a landowner. In her first letter to the Land and Surveys office,

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<sup>7</sup> *ibid.*, p. 6.

<sup>8</sup> SDUR/S4/323, Cons 5000, Battye Library, 30 December 1850.

<sup>9</sup> Departing leases, which were granted upon leaving the ship on arrival in Western Australia, entitled the immigrant to claim lands.

<sup>10</sup> SDUR/S4/338, 30 January 1852.

<sup>11</sup> Wollaston, J R, as quoted in Palassis Architects, *op. cit.*, p. 8.

<sup>12</sup> Erickson, *op. cit.*, p. 2989.

<sup>13</sup> Crown Grant 1064, Department of Land Administration. The Palassis Conservation Report, citing Richards as the reference, states that the land of which Sutton's Farm stands was purchased from Henry Hastings Hall in 1871. See Palassis Architects, *op. cit.*, p. 8.

<sup>14</sup> Richards, *The Murray District*, pp. 292-3.

<sup>15</sup> Erickson, *op. cit.*, p. 2989.

and dated 1861, she appears quite deferential in tone. However, in 1863, she asked the Surveyor General to fill in the forms for the lease of her runs and finishes with a postscript: 'Sir, please to tell Mrs. Roe that the cash [cache?] of buttons is going up by Tuckey's boat.'<sup>16</sup>

The buildings which comprise Sutton's Farm were all built by Henry Sutton.<sup>17</sup> The farm buildings were built sometime after 1862, when it was noted that Mrs. Sutton had lost by fire 'some splendid farm buildings and a quantity of corn valued at £500'.<sup>18</sup> In 1863, a new homestead, called for reasons unknown, Leighton House, was built on the property.<sup>19</sup>

The existing homestead was built by Henry Sutton circa 1881.<sup>20</sup> It is family legend that Henry Sutton built the house using plans designed by his cousin. The materials used in the construction of the house were procured locally. Violet Sutton, the daughter-in-law of Henry, stated that all the local homes were of limestone because there was a lot of limestone and good tradesmen who could work the stone.<sup>21</sup> The shingle roof was probably cut and split on site. A milking shed was built on the farm c. 1885.<sup>22</sup>

Henry and Jane Sutton married in 1866 and had 13 children, most of whom died in infancy. After Eleanor's death in 1868, Henry inherited the property and became one of the mainstays of the community. He was on the first Murray Roads Board in 1871 and donated to the building fund for the local church. The Sutton homestead was used by the community for many social gatherings. Before the building of the town hall the big dining room at the homestead was used for dances.<sup>23</sup>

The farm was a dairy and cattle farm and supplied the Mandurah townsite with milk. Sheep would not survive in the area and cattle had to be changed every year because of 'coast complaint' or 'coasty', a condition which affected cattle feeding on grasses grown on soils with insufficient trace elements. Horses apparently coped well with the grasses from the area and at one time the farm was going to be sold as a stud farm for racehorses.<sup>24</sup> Sutton's Farm was one of the few employers in Mandurah in the 1890's. However, with the introduction of readily available bottled milk the business slowly declined and the farm turned solely to cattle farming.<sup>25</sup>

Henry Sutton died in 1922 and the farm was sold to a local farmer Joseph Cooper in 1923.<sup>26</sup> The two families were related and the Suttons continued to be involved in the running of the farm during the Cooper ownership. During

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<sup>16</sup> SDUR/S5 476, 1863.

<sup>17</sup> Palassis Architects, op. cit., p. 9.

<sup>18</sup> H. Margaret Wilson, *Sarah Theodosia and the Hall Family*, (H. Margaret Wilson) Perth, 1994, p. 36.

<sup>19</sup> Erickson, op. cit., p. 2988. This suggests that the original homestead was also destroyed in the 1862 fire.

<sup>20</sup> Oral History transcript (OH 103) Battye Library, Violet Sutton interviewed by Colin Puls on 17 February 1976, p. 5. This is supported by the Palassis Conservation Report, which also dates the homestead building as c. 1881. The source for this information is another Sutton family member. See Palassis Architects, op. cit., p. 9.

<sup>21</sup> *ibid.*, p. 6.

<sup>22</sup> Palassis Architects, op. cit., p. 9.

<sup>23</sup> *ibid.*, p. 8 citing oral history transcript.

<sup>24</sup> *ibid.*, p. 3 citing oral history transcript.

<sup>25</sup> Harry Jackson, *A Pictorial and Brief History of Thomas Peel, Murray District, Manjar-Mandurah Pinjarrah-Pinjarra Swan River Colony 1830-1987*, unpublished document in Mandurah Public Library, p. 20.

<sup>26</sup> Certificate of Title, Volume 785 Folio 118, Department of Land Administration.

this period of ownership it is likely that some modifications suggested by the physical evidence took place. In 1930, Violet Sutton left Sutton's Farm to move into the shop she had built in the Mandurah town. It was noted in the local newspaper that it was the first time the farm was without a Sutton in residence for ninety years.<sup>27</sup>

The grandsons of Henry Sutton, Hal and Tony purchased Sutton's Farm in 1953.<sup>28</sup> Lois and Tony Sutton moved into the homestead, which had been unoccupied for some time. In 1956, the homestead was re-roofed with tiles and the timber verandahs were replaced with a concrete floored verandah, hemmed by a half-height wall of red brick surmounted by ornamented pre-cast concrete piers. Portions of the verandahs were bricked in and the limestone walls were rendered.<sup>29</sup> Internally some concessions to modern living must have been made at this time in regard to the kitchen and bathroom facilities. A new milking shed was also built on the property c. 1950.<sup>30</sup>

In the 1970s, the scullery and bathroom that occupied two small rooms to the south of the kitchen were amalgamated and converted to a second kitchen. At some stage, a new bathroom/toilet was constructed in the north-west corner of the homestead building.<sup>31</sup>

The Sutton family continued to live in the homestead until the sale of the property in 1977. The farm was purchased by property developers, Esplanade Developments Ltd. (Cedar Woods), who have since subdivided the land, built canals and a golf course for a residential subdivision.

The buildings comprising Sutton's Farm have been used as a teaching site for architectural students for a number of years. They have been used for measured drawing exercises, as well as the discussion of nineteenth century building techniques.

In 1999, the buildings are vacant and have suffered some vandalism. In the past six months, some fences have been removed from around Sutton's Farm and the farm buildings have been cleared of farm machinery. The local government, in conjunction with the landowners, is considering restoration of the farm buildings. The farmhouse may reveal greater aesthetic value after restoration.

## 13.2 PHYSICAL EVIDENCE

Sutton's Farm, located on the western side of the Old Coast Road between McLarty Road and Mary Street, consists of a homestead, single men's quarters, barn and graveyard. The graveyard is separated from the three buildings by a recent canal development, and is located about three hundred metres to the north-east of the homestead. No remnants of other dwellings on the site have been identified.

At the location of Sutton's Farm the Old Coast Road runs in approximately a north-east to south-west line. The homestead is rectangular in plan, with the

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<sup>27</sup> *South Western Advertiser and Murray Wellington Times*, 10 January 1930, p. 1.

<sup>28</sup> Certificate of Title, Volume 1162 Folio 160, Department of Land Administration. The Palassis Conservation Report claims that Tony Sutton purchased Sutton's Farm in 1949 and soon after formed a partnership with his brother Hal. See Palassis Architects, op. cit., p. 9.

<sup>29</sup> *Countryman*, 22 March 1956, p. 7.

<sup>30</sup> Palassis Architects, op. cit., p. 9.

<sup>31</sup> Information provided by Palassis Architects in document dated 17 September 1999 on HCWA file P3078.

long axis running approximately east-west. To the north-east of the homestead is a temporary steel framed, weatherboard and corrugated zincalume clad office constructed in recent times for the purposes of selling land in the 'Port Mandurah Canals' subdivision, which extends westwards from the Old Coast Road. About seven metres to the east of the homestead is a large Norfolk pine tree, about 40 metres in height and with a trunk diameter of about 1.5 metres, when measured one metre above the roots. Parallel to and to the north of the homestead is a row of olive trees, of which eight are mature and one is immature. Mature olive trees are also located to the west and south of the homestead. The three buildings have been vacant for some time. Patination as a result of weathering and aging is visible in the limestone rubble walls and roofs of the outbuildings and contributes to the appreciation of the age and type of construction of these buildings.

The homestead was originally built in the Victorian Georgian style<sup>32</sup>, as evidenced by the simple planning, symmetrical form and sliding sash windows with large panes. The floors of the homestead are timber, about 150mm wide, and with timber skirtings of a similar dimension. The internal wall finish is a combination of a textured render and smooth plaster, and the walls are constructed of random rubble limestone, about 300mm thick internally and about 400mm thick externally. A rough textured render has been applied to the outside of the external walls, probably as an attempt to reduce the effects of damp.<sup>33</sup>

The 1950s verandah addition has a concrete floor, which replaced the original timber floor. There is no physical evidence of the original timber floor. Low brick walls, added to the outer edges of the verandah floor slab, form a balustrade that is rendered on the inside and expressed as face brickwork on the exterior. The low brick walls are surmounted by concrete columns, each square in plan, with a base, fluted shaft and capital.

Brisbane and Wunderlich 'Marseilles' roof tiles, with a blue glaze, replaced the previous roof cladding, which were timber shingles, as stated in Documentary Evidence. The verandah roof construction consists of 200mm by 75mm verandah beams, supporting 100mm by 50mm timber rafters at 600mm centres, supporting 40mm by 20mm tile battens. The timbers are in good condition and of uniform dimension, indicating that they were machine sawn and probably date from no earlier than the 1950s. Early photographs show that the present broken back roof over the verandah is a does not follow the original roof form.<sup>34</sup>

The layout of the homestead consists of an eastern entrance leading on to a passage extending the length of the building, with typically one room to each side. About one-third along the length of the building, the passage is offset, by a distance of about two metres, and forms a short secondary passage extending to an entrance doorway in the northern wall. The offsetting of the central passage is unusual, as is the termination, at the secondary passage, of a moulded plaster picture rail that occurs on both sides of the eastern passage.

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<sup>32</sup> Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989, pp. 42-45.

<sup>33</sup> Photographic evidence shows that the original finish was similar to that of the single men's quarters - random limestone rubble with extensive areas of mortar to take up the irregularities in the stone. Battye Library Photographic Collection, BA 779/1.

<sup>34</sup> See Palassis Architects, op. cit., figures 2-6.

These two factors suggest that the place was constructed in two stages, with a small eastern section followed by a larger western section.<sup>35</sup>

The eastern section contains four generously proportioned bedrooms of approximately equal size, each with a fireplace. The western section contains a large living room located in an approximately central position on the southern side, with a large kitchen to the west. To the south of the kitchen is a room that was fitted out as a kitchen in the 1970s but were originally a scullery and bathroom. On the other side of the passage on the north side are three small bedrooms. The homestead has been modified a number of times.

These modifications include the installation of exposed electrical conduits in the eastern section; bricking in of fireplaces and the insertion of an oil heater in one of the fireplaces; the application of a fibrous cement dado (probably as an attempt to reduce the damp in the walls which is causing considerable deterioration); the construction of a large face brickwork fireplace in the living room in the 1940s or 1950s; the installation of a new kitchen in the 1970s; the enclosure of three corners of the verandah; and, the addition of a garage with a flat roof.

The barn is located to the north-west of the homestead, and has a long, narrow rectangular floor plan, with the long axis running approximately north-south. The barn is twenty metres long, six metres wide, has random rubble limestone walls about 450mm thick, a pitching height of about four metres, and is roofed in corrugated iron, pitched at about 45 degrees. Timber rafters, about 125mm by 50mm, and located at 300mm centres are built into the top of the side walls and are supported at the crest by a timber ridge beam. The rafters support timber battens which, judging by their narrow spacing, would have originally supported timber shingles. A collar tie is located at about every sixth rafter.

The barn is divided into two sections by a limestone rubble cross-wall about three metres high, forming a larger general barn area to the south and a stable with a loft to the north.

The main part of the barn originally had two entrances, each about three metres wide, located opposite each other in the east and west walls. The western entrance has been subsequently closed off with a stud wall, over which has been fixed corrugated iron.

The stable is entered by a low opening in the west, and has timber troughs extending the length of the northern and southern walls. Adjacent to the southern trough are three timber pens. An opening in the east wall, opposite the western opening, has been closed off with corrugated iron. The loft floorboards, about 125mm by 25mm, are supported by 175mm by 75mm floor joists, 200mm by 150mm bearers and four chamfered timber posts, about 150mm square. The loft floor is about two metres above ground level, and has a small penetration in the north-west corner enabling access from the stable below.

A large lean-to corrugated iron machinery shed (date of construction unknown), adjoins the eastern side of the barn. The machinery shed has a dirt floor, corrugated iron walls and a corrugated iron roof supported by steel trusses.

The single men's quarters are rectangular in plan, with the long axis running approximately north-south, and consists of two rooms, one to the north and the other to the south. A lean-to verandah with a separate roof extends along

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<sup>35</sup> However, no documentary evidence has been located to date to support this conclusion.



the length of the east elevation. The single men's quarters has limestone rubble walls, timber floor boards on joists and stumps, and a hipped corrugated iron roof over the two rooms. The building does not have ceilings, and the underside of the roof is clearly visible, displaying, on the corrugated iron, painted lettering as follows; 'Orb Galvanised Tinned Patent' The roof construction is, because of the light timber sections employed, somewhat unusual. The roof cladding is supported by pairs of timber battens (150mm wide by 20mm deep), one above the other, on 75mm by 38mm rafters at 900mm centres. Due to the lightness of the timber sections employed it is unlikely that the building ever had a ceiling.

Each room has one window, on the verandah side, which consists of a pair of casement sashes, with eight panes per sash. Unlike the north-eastern room, the south-western room has a fireplace.

The place has undergone repairs to the external masonry, judging by the use of a dark cement mortar in places. There is no evidence of any attempt at internal refurbishment.

The Sutton family graveyard contains three graves of Sutton family members. These are John Sutton (d. 1851), Henry Sutton (d. 1861) and Eleanor Sutton (d. 1868). The graveyard is located in a recently created landscaped reserve on the north-east-west corner of Picaroon Place and Finistree Island Retreat. To the north of the reserve is a canal, to the west is a large residence of recent construction and opposite Picaroon Place to the south is a vacant lot. Each grave has two headstones and all six headstones face east, in two rows of three headstones each, with both rows orientated in a north-south line. The graves are enclosed by a one metre high, limestone rubble perimeter wall, which forms a square in plan, about five metres to a side, with a central opening on the east wall about a metre wide. A number of medium sized olive trees are located within the perimeter wall. A gatepost is attached to one side of the wall but the other side of the wall has collapsed, as it has done in a number of other places. In recent times a 1.3 metre high metal balustraded security fence with limestone piers has been erected at a distance of about four to six metres around the limestone wall.

### 13.3 COMPARATIVE INFORMATION

There are a number of single homesteads and homestead groups of a similar age to Sutton's Farm in the Peel region. These include:

*Old Blythewood*, South Western Highway, Pinjarra (c. 1860) – homestead, kitchen block and outbuildings built of brick and originally with a shingle roofs (now corrugated iron). Homestead displays elements of the Georgian style.

Pinjarra Park, Dwellingup Road, Pinjarra (c. 1865) – bungalow built of local brick with a shingle roof.

*Edenvale*, Pinjarra (1888) – large brick and iron homestead of 18 rooms in the Victorian Regency style built by the McLarty family.

Liveringa, Pinjarra (c. 1865) – brick and iron (originally shingle) homestead displaying elements of the Georgian style.

There are a number of other homesteads listed in the Municipal Inventories of Heritage Places covering the Peel region built between the 1860s and 1890s. The majority of these are modest homesteads built of local brick.

The buildings that comprise Sutton's Farm therefore have rarity value in the Peel region as a collection of farm buildings dating from the 1860s built of local limestone. In addition, the single storey homestead is relatively large for a farmhouse built in the Peel region during this period.

#### **13.4 REFERENCES**

OH 103, Violet Sutton interviewed by Colin Puls, 17 February 1976, held by Battye Library.

Palassis Architects, 'Heritage Conservation Report: Sutton Farm Heritage Precinct, Old Coast Road, Mandurah', prepared for Bowman, Bishaw Gorham Environmental Management Consultants on behalf of Cedar Woods Pty Ltd, January 1995.

#### **13.5 FURTHER RESEARCH**

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