



**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.

The documentation for this place is based on the heritage assessment completed by Fiona Bush, Heritage and Conservation Consultant, in February 2003, and an archaeological report by Shane Burke, Archaeologist, in September 2004, with amendments and/or additions by HCWA staff and the Register Committee.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 2.4.2 Migrating to seek opportunity
- 3.3.4 Looking or land with agricultural potential
- 3.5.1 Grazing animals
- 3.12 Developing sources of fresh local production
- 8.12 Living in and around Australian homes

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 101 Immigration, emigration and refugees
- 104 Land allocation and subdivision
- 301 Grazing, pastoralism and dairying
- 602 Early settlers

11.1 AESTHETIC VALUE*

Clayton Farm House is an excellent example of the Victoria Georgian style, displaying fine patterning in the Flemish bond brickwork, which includes a diamond diaper pattern achieved through the use of contrasting coloured header bricks. (Criterion 1.1)

The long straight drive which leads into *Clayton Farm* artistically frames the front façade of Clayton Farm House with the scattered trees along the drive providing a soft edge to this frame. The rural atmosphere of *Clayton Farm* is enhanced by the presence of simple timber fences with white painted wrought iron gates. The grazing paddocks on either side of the drive place the buildings firmly in their rural setting. (Criterion 1.3)

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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.

11. 2. HISTORIC VALUE

Clayton Farm is a remnant of the early land grant system which operated in the first three years of colonial settlement, where narrow land parcels including a section of river frontage were granted. Helena Location 20b, of which *Clayton Farm* is a remnant portion, was granted in 1830 as one of the earliest land grants on the Helena River and represents the push into hinterland in search of better quality land. (Criterion 2.1)

Clayton Farm is associated with the establishment of European settlement of the Swan River colony and the beginnings of an agricultural industry, which would make the colony self-sufficient. The place has been associated with farming from its initial granting in 1830 until the present. It is the oldest homestead remaining on the Helena River. (Criterion 2.2)

Clayton Farm has had a long association with the Richard and Mary Smith's family who first moved onto the property during the 1840s and worked the land until after the turn of the twentieth century. Richard and Mary Smith's achievement in becoming prosperous farmers and land owners, despite arriving in the colony in 1829 as indentured servants, was to become one of the patterns of success for many low status immigrants. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

Whilst the interior of the 1861 house has been altered, the area beneath the floorboards remains untouched. As the boards in the house are not tongued and grooved, the area beneath the floor may contain archaeological deposits that relate to the various occupancy periods in the house. (Criterion 3.2)

11. 4. SOCIAL VALUE

Clayton Farm is held in high esteem by the many descendants of Richard and Mary Smith. This was evidenced by the large number of descendants that returned to visit the place during the two re-unions in 1972 and 1979. (Criterion 4.1)

Clayton Farm is well regarded by the local community as it is a remnant of the earliest days of European settlement in the Shire of Mundaring. The place contributes to the community's sense of place and this contribution has been acknowledged by its inclusion in the Shire of Mundaring's Municipal Inventory. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Clayton Farm is an unusually intact example of an 1860s residential building in Metropolitan Perth. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

The 1861 house at *Clayton Farm* displays many of the features common to the Victorian Georgian style such as the symmetrical façade and exposed Flemish bond brickwork. The single storey front verandah points to the colonists' growing awareness of designing for the warmer climate. *Clayton Farm House* is an excellent example of the Victorian Georgian style. (Criterion 6.1)

12.3 CONDITION

The various structures which comprise *Clayton Farm* are generally in good condition. While the lower brick courses of Clayton Farm House have been rendered there is no sign in the brickwork above the render of fretting mortar or bricks. There is fretting to some of the bricks on the south east side of the chimney stack but this is not extensive and may represent wind erosion.

The cellar of the small cottage displays evidence of rising damp but this appears to be under control at present.

Both the brick lined wells are in good condition. The well near the house was repaired in 1972 when a new coping and a gable roof were installed. A second well outside the curtilage near the Helena River is also in good condition with no signs of infilling.

12.4 INTEGRITY

While *Clayton Farm* has not retained a high degree of integrity in relation to a working farm, due to the demolition of the original farm buildings, the original components that currently represent *Clayton Farm* have retained a high degree of integrity.

Clayton Farm House has undergone few internal alterations, with the exception of an addition across the rear, so that it is possible to envisage how the building functioned originally as a family residence. The place continues to be used as a family residence in a rural environment. The place has retained a high degree of integrity.

The original layout of the small cottage is not known and additions have been made to the northern and southern sides. Until more is known about the function of this building integrity is considered to be moderate.

The brick lined well near the house still holds water and water could be retrieved if the iron mesh were removed. However, the manner in which water was originally removed from the well has been removed with the construction of the stone coping. The well has a moderate degree of integrity.

12.5 AUTHENTICITY

Clayton Farm House has retained a high proportion of original fabric. Although interior wall finishes have been altered, the changes made are reversible and the original plaster finish remains beneath the current plaster board sheets. All the ceilings in the four rooms of the two storey section have been replaced. Original timber joinery and floor boards remain, with some repairs made to the boards in the lounge room. The original roofing shingles still remain beneath the current iron cladding. The house has retained a high degree of authenticity.

Little is known about the small cottage, however, interior finishes, the floor and timber joinery appear to be intact. Additions have been made to the northern and southern sides of the building but these could be reversed without impairing the original fabric. The cottage has a moderate degree of authenticity.

The construction of a new stone coping to the well on the northern side of the house has meant the destruction of whatever apparatus was in situ prior to its construction. The well has retained a moderate degree of authenticity.

13. SUPPORTING EVIDENCE

The documentary and physical evidence has been compiled by Fiona Bush, Heritage Consultant. Additional archaeological information has been provided by Shane Burke, Archaeologist.

The curtilage aims to retain a sense of the original narrow land grants along the river, and to take in the original driveway approach to the 1861 house and its associated axial view.

13.1 DOCUMENTARY EVIDENCE

Clayton Farm, which comprises a two storey, Victorian Georgian house (1861), a small vernacular, cottage (c.1850s), and a brick lined well (c.1850s), in a rural setting relating to the Helena River, was constructed by Richard and Mary Smith.

The European settlement of the Swan River Colony began with the arrival of the *Parmelia* in June 1829. Aboard the *Parmelia* was Captain James Stirling together with his wife and various civil officers. A company of the 63rd Foot Regiment travelled on *HMS Sulphur*. This advance party were to prepare the way for the first settlers who began arriving as early as August.¹

To attract settlers to the Swan River, the British government was willing to provide land grants, free of rent in proportion to the amount of capital invested. Each settler bringing £3 worth of goods was entitled to 40 acres of land. Initially this generous offer was only available until the end of 1829, but it was later extended to the end of 1830 and then 1831. The land had to be improved before the end of three years or a penalty of sixpence per acre would be imposed.²

Henry Camfield was one of these early settlers, arriving at Perth on the *Caroline* on 12 October 1829.³ Camfield, was accompanied by his indentured servants, Richard and Mary Smith, Smith's son by a previous marriage, and Frederick and Frances Friend. Information obtained from Smith's indenture indicates that Smith was 29 years old and was bound to serve Camfield as a carpenter and labourer. The indenture was for a period of five years and entitled Smith to the annual wage of £10. Forfeiture of the bond by Camfield entitled Smith to £300, while if Smith left he would have to pay £100. The indenture was signed on 28 May 1829 prior to the *Caroline's* departure from England.⁴

Richard Smith came from a prosperous farming family who had lost their money in a law suit. His father apprenticed Richard as a carpenter. Richard had two children from a previous marriage and it was one of these children, Richard, who accompanied the Smiths out to Australia.⁵

Shortly after arrival, Henry Camfield was granted Swan Location 35 (1,000) on the banks of the Swan River, opposite Peninsula Farm. He named his new property 'Burrswood'⁶, after his home in England and was assisted in the location duties by Smith and Friend. In June 1830, he wrote to the Surveyor General requesting Helena Location 20b consisting of 1,186 acres on the banks of the

¹ Bourke, M. J., *On the Swan: a history of the Swan District Western Australia*, UWA Press, Nedlands, 1987, pp. 28 - 30.

² Bourke, op. cit., p. 25; Bassett, M., *The Hentys, an Australian colonial tapestry*, OUP, London, 1955, p. 38.

³ Copy of *Caroline's* passenger list held by Mrs Dick of Clayton Farm.

⁴ Copy of Indenture between Camfield and Smith held by Mrs Dick of Clayton Farm.

⁵ Information held by Mundaring & Hills Historical Society, Helena Valley file.

⁶ This form of spelling for the current suburb of Burswood appears on the early land grant maps and is used by Camfield in his letters home. It would appear that at a later stage one of the 'r's was lost.

Helena River.⁷ In a letter home to his father on 13 November 1829 he describes the Helena property as being close to Stirling's grant approximately 12 miles up river from Guildford.⁸

Camfield leased his Helena Location to another settler to undertake the location duties. Early lessees of the place have been noted as James Drummond, between 1836-37⁹ and Richard Barndon, who was another of Camfield's servants.¹⁰ In a letter home to his sister in November 1839, he notes that his 'late tenant has given up the remainder of his lease', enabling him to sell or let the property. In the same letter he complained that 'this Clayton's Farm has not yet brought me one shilling nor has it a hut or yard on it'.¹¹ He also noted that if he spent £12 on this property before July 1840 he would be able to obtain the title on the property. Camfield must have expended this extra money as he was granted title to the land on 15 March 1842.¹² It is not known where the name 'Clayton' came from.¹³

Camfield cancelled Smith's indenture in November 1830 and by December Smith had been assigned Lot 38 in Guildford.¹⁴ Smith's carpentry skills no doubt assisted him in not only in the construction his own dwelling, but also in the provision of an additional income. He apparently assisted with the erection of the Guildford bridge and the construction of Stirling's 'cottage ornee' at Woodbridge in 1831.¹⁵ However, the cash flow problem which beset the colony during the early years soon caused difficulties for Smith for in a letter to Stirling, he requested credit to purchase seed together with two months rations. In the same letter he notes that he has been busy fencing his property and preparing the ground to sow seed.¹⁶ Smith also acquired Lot 39, giving him a total acreage of 6 acres 5 roods and 24 perches. He was granted title to both lots in March 1840.¹⁷

Camfield became Postmaster General at Perth in 1842¹⁸ relinquishing the post in July 1847 when was he was appointed Resident Magistrate and sub-collector of customs at Albany. He held this post until January 1861.¹⁹ Henry Camfield and his wife Anne became prominent citizens in Albany and were involved with the Albany Native Institution.²⁰

Camfield sold the Helena property to Richard Smith in September 1853 after Smith had paid an initial sum of £300 with a further £200 payable with interest to

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- 7 Letter from Camfield to Surveyor General, copy held by Mrs Dick, Clayton Farm.
- 8 Letters sent by Camfield to relatives in England: 13/11/1829 & 5/9/1830, copies held by Mrs Dick of Clayton Farm.
- 9 Elliot, I., *Mundaring, a history of the Shire, Shire of Mundaring*, Mundaring, 1983, p. 215.
- 10 Quicke, E, *Pioneers of the Helena*, Privately published, undated (c.1990), p. 24.
- 11 Quicke, E, *Pioneers of the Helena*, Privately published, undated (c.1990), p. 24.
- 12 Country Enrolment No. 335, State Records Office.
- 13 A search through Erikson's Biographical Dictionary has not come up with any Claytons who were in the colony during its earliest years. It is possible that the name referred to a place where one of the early leasee's came from.
- 14 Copies of letters written by Smith to Colonial Secretary held by Mrs Dick of Clayton Farm.
- 15 Information obtained by Adrienne Mahoney, Mundaring & Hills Historical Society file: Helena Valley.
- 16 Letter, from Richard Smith to Governor Stirling, 16 May 1831, CSR vol. 15 no. 96
- 17 Town Enrolments Nos. 226 and 227.
- 18 Bassett, op. cit., p. 472
- 19 Bassett, op. cit., p. 476.
- 20 HCWA Assessment Documentation for *Camfield House, Albany*.

Camfield.²¹ Smith repaid the loan by September 1856 and received the title to Helena Location 20b.²²

Although Smith purchased *Clayton Farm* in 1853, it appears that the family may have leased the property prior to this date. Their presence at the farm is noted in Phillip Chauncy's survey of York Road in March 1846, where he marks a small track to 'Smith's'.²³ By 1846, Richard and Mary had five children: John, George, Alfred, Eliza and Naomi. Hester, their last child, was born a year later. It is not known where the Smiths lived when they first moved out to Clayton. Mrs Dorothy Dick of *Clayton Farm* relates that the well near the house had poor quality water, while better water was to be found in a well down near the Helena River, which she believed had since been filled in. A very old mulberry tree and a lemon tree can also be found in this area. Mrs Dick considers that it is possible that the Smiths might have lived at this site for a while before the house was built.²⁴ However, an archaeological survey of the area showed no evidence of a former residence in this area, although the well was located and found to be intact and not infilled.²⁵

The present two storey farmhouse was built of mud bricks made on the property and the pit sawn timber came from the surrounding area.²⁶ The date '1861' is carved into the upper storey brickwork together with the initials of Richard and Mary's children. Smith employed a number of ticket-of-leave-men between 1857 and 1870²⁷ and was also assisted by local Aborigines.²⁸

By the time of his death in July 1878, Smith had built a thriving property on which he grew wheat and oats. There was a five stall stable, a worker's cottage with attached coach house, barns and pigpens. In the early days Smith would deliver his flour to be ground at Cruse's Mill at Upper Swan. Smith was apparently so delighted with the quality of the grain produced at *Clayton Farm* that he sent a sample home to his father who entered it in the local show. It apparently won a merit award and the certificate was sent back to Richard and kept by one of his descendants.²⁹

David Smith (grandson of Richard Smith and son of Alfred) re-visited the property in 1963 and noted that there had once been large bins beneath the staircase which were used to store flour and sugar. Bread was baked in large baking ovens in the detached kitchen at the rear of the house. At the time of his visit these ovens were gone and the kitchen was rather dilapidated. An additional building at the rear was used for winemaking and the wine stored in the cellar beneath. A school house had also been built on the property, but had been demolished by 1963. The barn was still standing at the time of David's visit.³⁰

After Richard's death, the property passed to his widow Mary and through the provisions of his will, the property would be inherited by George and Alfred on

21 Memorial Book V No. 343, dated 5 September 1853, DOLA Memorials Room.

22 Memorial Book VI No. 51, registered 13 September 1856

23 Chauncy, P.L.S., Survey of the York Road, Field Book No. 1, copy held by Mrs Dick of Clayton Farm.

24 Conversation between F. Bush and Mrs D. Dick, 19/2/03.

25 Shane Burke, 'An Archaeological Report of Clayton Farm's Flood Plain', prepare for the Heritage Council of WA, September 2004.

26 *Western Mail*, 8/2/1951, p. 13.

27 Erickson, R. *The Bicentennial Dictionary of Western Australians pre 1829 – 1888*, VolIV, Perth, 1988, p. 2874.

28 Extract from unknown newspaper held by Mrs Dick of Clayton farm.

29 Anonymous newspaper cutting held by Mrs Dick of Clayton farm.

30 *The Countryman*, 24/1/1963, p. 4.

Mary's death or marriage.³¹ The eldest son, John, established a farming property in the Northam district³², while Alfred had initially built up a farm at Wongamine, before returning to the district and setting up a saw mill at Smith's Mill (later Glen Forrest) in 1877.³³ George, who had remained unmarried, stayed behind to help his parents on the farm and also leased land to the east of *Clayton Farm* in c. 1874.³⁴ He bred horses for the lucrative Indian Army remount trade.³⁵

Mary Smith died in August 1891 and Alfred and his second wife Amelia (nee May) moved from Glen Forrest to assist George with *Clayton Farm*. Alfred's four youngest children were born at Clayton and initially attended a school on the property that was run by Miss Lloyd before they were enrolled at the Glen Forrest School.³⁶ Photographs taken around the house during Alfred's occupancy show the front of the two storey house much as it appears today with the exception of a picket fence which appears to lie just to the west of the house.³⁷ An oil painting, formerly on display in the Guildford Museum, is a rather naïve portrayal of the whole property. It shows the picket fence with a gate leading to the house together with several outbuildings. A detached building is visible behind the house, while to the right of the house is a small cottage with a hipped roof. Further to the right is a large shed.³⁸

The brothers started to sell off portions of the land in 1902, with the bulk of the property being sold to Katharine Samson in April 1906.³⁹ Katharine Samson was the widow of William Samson, son of Lionel Samson who had become an influential merchant in Fremantle. Mrs Samson appears to have purchased the property purely for its investment purposes as she sub-divided the property in orchard blocks. The blocks did not sell particularly well until the 1920s when they were advertised as, 'the Mildura of the Swan District'.⁴⁰ *Clayton Farm* became part of Lot 27 with a total area of 26 acres and 3 perches. Lot 27, together with lots 18, 19, 24, 25, and 26 were purchased by Goldsborough Mort in April 1924.⁴¹ These lots were generally close to the river and were used by Goldsborough Mort (later Elders) for grazing stock prior to auction at the Midland sales yards. *Clayton Farm* became the manager's residence.⁴²

The names of all the various managers who occupied *Clayton Farm* are not known. Mr and Mrs William Maxwell occupied the place in 1924-1925 and Mr and Mrs A.V. Radford occupied the place from 1935 (or possibly before this) until c.1955/56.⁴³ It is not known who occupied the house when Mrs Samson owned the property.

31 Will of Richard Smith, dated 28/2/1877, State Records Office, Cons. 3435.

32 Erickson, op. cit., p. 2874.

33 Elliot, ibid, p. 157.

34 Map supplied to Mrs D. Dick by Ian Elliot.

35 Elliot, op. cit., p. 217.

36 Erickson, p. 2847; Glen Forrest School Register 1891 1969, copy held by Mundaring & Hills Historical Society.

37 Copy held by Mrs D. Dick of Clayton Farm.

38 Copy held by Mrs D. Dick of Clayton Farm.

39 Certificate of Title Vol. 137 Fol. 93, 29/8/1906, DOLA.

40 Elliot, op. cit., p. 218.

41 Certificate of Title Vol. 757 Fol. 82, 8/4/1925, DOLA.

42 Conversation between F. Bush and Mrs D. Dick of Clayton Farm.

43 This information has come from a hand written copy of an article in the *Swan Express* about Naomi Mann (nee Smith). A note at the bottom of the copy, by the copyist, Marguerite Whitfield notes that the Radfords were living at Clayton at the time the article was written and that her parents lived there in 1924/25. A later cutting from the *Swan Express* (c.1955/56) contains information about the Radfords leaving the place. The articles are held by Mrs D. Dick of Clayton Farm.

Clayton Farm was put up for auction on 28 September 1968.⁴⁴ The property was purchased by Innes Pty Ltd. Prior to the auction, the various outbuildings which had remained on the property were demolished by Elders, with the exception of the detached kitchen and the small cottage at the rear of the house.⁴⁵ Innes Pty Ltd was a company held by David and Dorothy Dick. At the time of the Dick's purchase, the house had been vacant for a while. Mrs Dick recorded her impressions of the house after the purchase. She noted that the house was structurally sound, but neglected. Damp areas on the lower brick courses had been repaired with cement render. The bathroom and laundry occupied the northern back room, which had a copper in the north east corner. The kitchen occupied the southern back room fireplace with a Mettars stove in the fireplace. The ceilings in the front and upstairs rooms were fine ripple iron, while those downstairs in the single storey section were the underside of the roof shingles, which were very black and dirty. The original plaster finish on the walls was in good condition. The Dicks decided to renovate the house before they moved in and a caretaker was employed to look after the property while the house was renovated.⁴⁶

The caretaker lived in an asbestos cement house that had been moved to *Clayton Farm* by the Dicks in 1971. It was re-erected in the north east corner of the lot.⁴⁷ In October of that year, the Dicks sought approval to add a sunroom onto the rear of the 1861 house and received advice from conservation architect John Pidgeon.⁴⁸ The sunroom was constructed from recycled bricks and incorporated the old, detached kitchen into the main house. The old kitchen became the new laundry and bathroom. New windows (recycled) were inserted on the southern and northern sides of the two rear rooms and the sunroom was finished with recycled French doors, side lights and casement windows. The verandah on the southern side of the house was extended to match the one on the northern side.⁴⁹

Clayton Farm was placed on the National Trust of Australia's (W.A.) Recorded list in August 1971.⁵⁰

The Dicks arranged a family re-union for the descendants of Richard and Mary Smith on 22 October 1972. Two hundred and fifty descendants turned up to this re-union and the well near the house was 'restored' to mark the event.⁵¹ A further re-union to mark the 150th anniversary of the Smith's arrival in Western Australia was held on 21st October 1979.⁵²

Over time (1972, 1974, 1976, 1985),⁵³ the Dicks added a variety of sheds and stables to the eastern side of the house. A below ground pool was placed

44 Copy of auction pamphlet held by Mrs D. Dick of Clayton Farm.

45 Conversation between F. Bush and Mrs D. Dick, 19/2/03.

46 Short history written by Mrs D. Dick of Clayton Farm.

47 Building Licence no. 792, 8/6/1971, Shire of Mundaring.

48 Building Licence no. 1033, 26/10/1971, Shire of Mundaring; Conversation between F. Bush and Mrs D. Dick, 19/2/03.

49 Building Licence no. 1033.

50 National Trust List of Recorded Places.

51 *West Australian* 23 October 1972, p. 1; plaque on the well noting event.

52 Booklet printed for this event held by Mrs D. Dick of Clayton Farm.

53 Building Licences nos. 1724, 17/11/1972; 1355, 26/6/1974; 1615, 8/10/1974; 3213, 10/5/1976; A12440, 22/2/1985, Shire of Mundaring.

between the small cottage and the house in 1972.⁵⁴ Shelters for agisted horses were placed to the north west of the house in 1983 and 1984.⁵⁵

David and Dorothy Dick moved out of Clayton Farm House to the former 1971 manager's house in the early 1990s. Clayton Farm House is now occupied by their son Graeme and his wife and children. Sometime during the 1990s, the small cottage was fitted out as a guest house.⁵⁶ The property is currently used for agisting horses.

Clayton Farm was placed on the Shire of Mundaring's Municipal Inventory in April 1997 with a recommendation that it be considered for the Register of Heritage Places.⁵⁷ In 2003, *Clayton Farm* was classified by the National Trust.

13.2 PHYSICAL EVIDENCE

Clayton Farm, which comprises a two storey Victorian Georgian⁵⁸ brick and iron house (1861), a single storey vernacular brick and iron cottage (c.1850s), and a brick lined well (c.1850s), was constructed by Richard and Mary Smith.

The place is located on the northern bank of the Helena Valley in a rural setting. The northern side of Clayton Road is residential in character with the houses sitting on large quarter acre blocks. The group of buildings that comprise *Clayton Farm* sit on an elevated site above the floodplain of the Helena River. Modern sheds erected during the 1970s/80s are located to the east of the historic buildings, while an asbestos cement house is located in the north east corner of the block. This house has its own access drive on Clayton Road. *Clayton Farm* has been divided into paddocks and small timber framed shelters for horses are located along the south western line of the property.

Clayton Farm is accessed by a long, brown bitumen drive entered off Samson Street. The access drive runs between horse paddocks fenced with timber rails and posts. Mature gum trees are scattered along the driveway. The drive divides approximately 50 metres in front of the house, with one branch leading off to the right to a carport and the left branch leading to sheds and stables at the rear of the property. The 1861 house is located directly opposite the drive-way.

An extensive lawn lies in front of the house into which has been set a circular flower bed planted with roses. This is not an original feature. The lawn extends around to the sides and rear of the house. The rear area behind the house is partially defined by a vertical timber fence which extends to the north east side of the house and around the rear where it joins a timber extension to the small brick cottage. The eastern wall of the small cottage and the carport form the 'back wall' of the garden. A gate, between the fence and the cottage permits access to the sheds on the eastern side of the house. A below ground pool is located on the south east side of the house.

1861 House

The 1861 house is constructed of soft-fired bricks laid in Flemish bond. The front section of the building, which is only one room deep, is two storey while the rear portion of the building is single storey. The two storey section is covered with a hipped roof, while a steeply pitched skillion roof extends down to the single storey section. A single storey, skillion roofed verandah protects the front and sides of

54 Building Licence no. 1209, 4/2/1972, Shire of Mundaring.

55 Building Licences nos. A10833,28/10/1983; 11643, 7/8/1984, Shire of Mundaring.

56 Information obtained from Graeme Dick 10/2/2003.

57 Bruce Callow & Associates, Shire of Mundaring Municipal Inventory, 1996, place number 79.

58 Apperly, Irving, and Reynolds, pp 42 - 45.

the house. The verandahs have concrete floors with stop chamfered posts set into metal stirrups. The lower sections of the walls have been covered with cement render to a height of approximately 80 cm above the verandah floor. The floor and verandah supports are not original.

A single storey addition at the rear of the house has been constructed with soft fired bricks, laid in Flemish bond. The addition is covered with a flat roof. This section has incorporated the original, detached kitchen wing into the main house. The wing, which has a gable roof is constructed from soft fired bricks, in Flemish bond. The lower sections of the southern and northern walls have been covered with cement render in the same fashion as the main house. The whole of the eastern wall has also been rendered with cement.

The front façade has three casement windows, evenly spaced across the upper floor while the lower floor has casement windows set on either side of the main door. The individual window frames are fitted with six panes of glass, the inner panes are half the size of the outer panes. The windows in the original rear section have rendered reveals. The southern window is a double hung sash, while the northern is a casement which matches the rest of the house. These windows are not original. The front façade has a solid, six panel front door, with original rim lock and a three paned fanlight. A brick chimney stack rises from the eastern edge of the hipped roof, towards the southern side of the house.

The upper storey brickwork features four open diamond patterns, evenly spaced across the façade between the windows. These patterns have been formed by utilising header bricks which vary in colour to those bricks used in the remainder of the house. The two outer diamonds feature dark coloured header bricks, while the two inner diamonds are light coloured header bricks. The brickwork within these diamonds has been marked with the initials of Richard and Mary Smith's children and the date that the house was constructed (1861).

The front door opens onto a wide entry hall with a staircase on the northern side and single rooms on either side of the hall. The timber staircase leads up to single rooms on either side of the stair lobby. The walls and ceilings are clad with gyprock sheeting and plaster cornices. These are not original. The floors are fitted with six inch boards. The front bedroom on the southern side has a timber mantle piece with a cast iron firebox. The firebox is not original.

On the ground floor, the central hall opens out onto a lounge room with a kitchen on the northern side. The ceiling in this section of the house is open leaving the original shingles (which are now covered with CGI) visible. Some of the original floorboards have been replaced in the lounge room, the boards in the kitchen are covered with vinyl. The fireplace features an elaborate Federation style timber mantle piece and metal firebox. These features are not original. The kitchen has modern fittings and fixtures. The floorboards, timber joinery and staircase are all original.

To the east of these two rooms is a large sunroom which stretches across the width of the house. The original eastern wall of the lounge room has had a large opening cut into it to provide additional light to lounge room and access to the sunroom. Timber struts support the wall above. The new room was constructed in 1971 and features recycled timber boards, French doors on the eastern and northern sides, a set of three casement windows on the southern side, plaster walls and ceiling. The formerly detached kitchen wing has been renovated to function as a laundry and bathroom. It has new fittings and fixtures.

Structurally the building appears to be in good condition. There is no evidence of brick or mortar fretting above the render. There is some minimal brick fretting on

the southern and south eastern faces of the chimney. This could be due to wind erosion.

c.1850s Cottage

The brick cottage to the east of the house is constructed with soft fired bricks, laid using Flemish bond with the lower section of the walls covered with cement render. On the western side is a skillion roofed verandah supported by treated pine posts. The roof is covered with new shingles. Access to the building is via a ledged, braced and sheeted door on the western side of the building which is accessed via two steps. The door leads into a single room with casement windows on the western and eastern sides. The floor is tongued and grooved boards, with a coved, tongued and grooved ceiling. A modern laundry and bathroom annex (constructed with vertical boarding), has been built on the northern side. Due to the extensive use of recycled materials in the 1861 house, it is difficult to tell what original features remain in the small cottage.

A cellar is located beneath the main room and is accessed via steps on the southern side. The walls are rendered to approximately 80 cm above a concrete floor. A small opening, with bars, is located on the western side. The room floods regularly in winter and has been fitted with a pump to prevent this. The cottage is in good condition and appears structurally sound.

Northern Well

A brick lined well is located on the north side of the house. Renovations were made to this well in 1972 and included the construction of a new stone coping, approximately 80 cm in height, surmounted by an open gable roof, clad with shingles and supported by treated pine logs. A plaque records that the well was 'restored' to mark the reunion of the descendants of Richard and Mary Smith on 22 October 1972. A metal mesh covers the opening at ground level. At the time of the assessment the brick lining, that was visible from the top of the well, appeared to be in good condition.

Flood Plain

No structural remains were identified in the portion of the flood plain that is included in the curtilage, aside from some modern bricks.⁵⁹

An undated brick-lined well and remnants of an orchard, approximately 500 metres to the south west of the house, and about 10 metres north of the Helena River, are not included in the curtilage of the place.

13.3 COMPARATIVE INFORMATION

Some of the earliest land grants in Western Australia were located along the Swan River. The early residences established on these grants have largely disappeared, although some do remain, for example *Haddrill's House* at Henley Brook (c.1835), *Tranby House* at Maylands (c.1838), *Henry Bull's* cottage at Belhus (1830s) and *Richard Edwards' House* at West Swan (1850s), all of which are on the State Register of Heritage Places. While *Tranby House* remains largely intact, it has undergone extensive conservation works and is no longer used as a residence. Both *Haddrill's House* and *Henry Bull's* cottages have also undergone extensive conservation works and have retained only a moderate degree of authenticity.

As the Helena River has a much shorter flood plain in comparison to that of the Swan River, fewer grants were made along its length. *Clayton Farm* is the only

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Burke, op. Cit., p13

early colonial building remaining on the Helena River. Although built slightly later than those mentioned above, it has retained a higher degree of authenticity and integrity.

One of the earliest surviving colonial homesteads in the Perth Metropolitan area is *Maddington Homestead* which was constructed in c.1838. This building retained a high degree of integrity and authenticity until 2004 when it was damaged by fire.⁶⁰

Bridge House, York, (P2893) is of similar design to the 1861 house. It is a two-storey Victorian Georgian style brick building with iron roof and a stone cellar, constructed in 1860, and is permanently entered into the State Register.

The well and archaeological scatters on the floodplain at *Clayton Farm* are not rare. Other nineteenth century wells are known to be extant at *Oakover*, *Haddrill's House* and Millendon, all of which are associated with proximate buildings. The archaeological scatters are not particularly extensive or unique. On the basis of this comparative information, the well and archaeological scatters have not been included in the curtilage of *Clayton Farm*.

13. 4 KEY REFERENCES

No key references.

13. 5 FURTHER RESEARCH

Further archaeological excavation in the area of the old orchard may determine if there is any evidence of European occupation which pre dates the 1860s. It is also possible that the small brick cottage may have been the first house constructed on Helena Location 20b.

⁶⁰ Information obtained from HCWA database and files.