



**HERITAGE  
COUNCIL**  
OF WESTERN AUSTRALIA

## **REGISTER OF HERITAGE PLACES – ASSESSMENT DOCUMENTATION**

### **11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE**

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

#### **PRINCIPAL AUSTRALIAN HISTORIC THEME(S)**

- 3.5 Developing primary production
- 3.16 Struggling with remoteness, hardship and failure
- 5.8 Working on the land
- 8.14 Living in the country and rural settlements

#### **HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)**

- 301 Grazing, pastoralism and dairying
- 602 Early settlers

#### **11.1 AESTHETIC VALUE\***

*Lynburn Homestead and Shearing Shed (fmr)* is a simple example of a stone homestead and shearing shed in a vernacular interpretation of the Victorian Georgian style. (Criterion 1.1)

The stone buildings of *Lynburn Homestead and Shearing Shed (fmr)* are aesthetically linked in their similar building style and construction materials, and collectively form a cultural environment that is evidence of the history of early European settlement and occupation of the Esperance area. (Criterion 1.4)

#### **11.2. HISTORIC VALUE**

*Lynburn Homestead and Shearing Shed (fmr)* was constructed as a two-room cottage in 1872 to serve the landholding of Campbell Taylor, which in 1870 was the second station to be established in Esperance and the first and most easterly sheep station on the south-east coast of Western Australia. (Criterion 2.2)

*Lynburn Homestead and Shearing Shed (fmr)* provides evidence of the importance of the sheep industry to the occupation and development of the

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

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Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

Esperance region, a marginal agricultural area that has consistently proved a difficult region in which to maintain an agricultural livelihood. (Criterion 2.2)

*Lynburn Homestead and Shearing Shed (fmr)* was constructed by Campbell Taylor, who owned and occupied the property from 1871 to his death in 1900, and was among the earliest European settlers in the Esperance region. (Criterion 2.3)

*Lynburn Homestead and Shearing Shed (fmr)* is associated with Geoffrey Royden Grewar who has played an important role in the development of farming techniques in Esperance. He is also played an active role in the development of the region as a member of community groups and as a local and state government representative.

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

*Lynburn Homestead and Shearing Shed (fmr)* is utilised by local schools as a teaching site for history, social studies, art and literature. (Criterion 3.1)

*Lynburn Homestead and Shearing Shed (fmr)* represents the extreme limits of the south-west agricultural frontier. The archaeological record associated with it has the potential to inform on social, farming and cultural system adaptations forced by the dispersal of European settlement to the extreme margins of the cultural system. (Criterion 3.2)

The study area has the potential to inform on the process of acculturation of Aboriginal people into the European cultural system, as a station property known to have used an Aboriginal workforce in the nineteenth century. (Criterion 3.2)

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

*Lynburn Homestead and Shearing Shed (fmr)* is held in high esteem by the local community as evidenced by the commemorative plaque donated by the Esperance Historical Society, the memorialisation of Dennis Dunn's infant grave, the attempt to recognise the heritage value of place and early conservation works in the 1970s and the homestead's restoration in 1986. (Criterion 4.1)

## **12. DEGREE OF SIGNIFICANCE**

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

*Lynburn Homestead and Shearing Shed (fmr)* is the second oldest homestead in the Esperance region, and the remnants of the buildings and other structures reflect the needs and requirement of early station life. (Criterion 5.2)

### **12. 2 REPRESENTATIVENESS**

The shearing shed is a representative example of a stone shearing shed from the late nineteenth century. (Criterion 6.1)

*Lynburn Homestead and Shearing Shed (fmr)* is representative of the type of vernacular architecture that reflects a way of life in the early days of European settlement in rural areas of Western Australia. (Criterion 6.2)

### **12. 3 CONDITION**

Prior to conservation works in 1986, *Lynburn Homestead and Shearing Shed (fmr)* was deteriorating to a ruin, with both buildings having lost their roofs.

In 2000, when the conservation plan was completed, the buildings were vacant, with corrugated iron roofs in place. The homestead was a ruin, with timberwork charred by fire, unprotected walls in a state of collapse, floors and ceilings missing, stonework severely fretted in places, much timber joinery no longer extant, and blown sand and vegetation covering the interior.

Conservation works for the shearing shed began in the late 1970s, well before conservation work began on the homestead. In 2000, when the conservation plan was completed, the shearing shed was in poor condition, with small chute openings in the wall in partial collapse and stonework severely fretted in parts. Subsidence had caused cracks in the gable wall, the stone in the southwest corner was deteriorating rapidly due to water overflowing from a gutter outlet, and much of the joinery was missing.

Conservation works including re-roofing and stabilisation were completed in early 2004.

#### **12. 4 INTEGRITY**

The structures that comprise *Lynburn Homestead and Shearing Shed (fmr)* have a low degree of integrity as they are in a state of dilapidation, and the loss of fabric means only a portion of the structures are discernible with any degree of accuracy. No interior finishes, fittings or fixtures remain that would indicate how the interiors of the buildings originally functioned. However, as the place continued to be used for its original purpose, that of a pastoral property, overall, *Lynburn Homestead and Shearing Shed (fmr)* retains a low to moderate degree of integrity.

#### **12. 5 AUTHENTICITY**

Alterations to the original buildings that comprise *Lynburn Homestead and Shearing Shed (fmr)* have been carried out, including the rebuilding of the roof to both structures, partial rendering of interior walls, re-pointing stonework using a stronger mortar to that of the original, and partial rebuilding of perimeter walls (all carried out in a manner not authentic to the original) and the replacing of timberwork and reconstruction of a verandah to the homestead. Other than a large proportion of the stone walls, the exterior fabric has been lost and all interior finishes (internal linings – ceiling and floor), fittings and fixtures are missing.

The site has a high level of authenticity, being little varied from its fundamental form as a homestead complex. Overall, *Lynburn Homestead and Shearing Shed (fmr)* retains a low to moderate degree of authenticity.

### 13. SUPPORTING EVIDENCE

The wording of this document has been adapted from “Thomas River Station East Esperance Conservation Plan” prepared by Kelly Aris, Conservation Architect, with Helen Burgess, Historian and Research Consultant, and Gaye Nayton, Historical Archaeologist, for G.R. & P.E. Grewar in September 2000, with amendments and/or additions by HCWA staff and the Register Committee.

Key sections used: Documentary Evidence pp.1-20; Physical Evidence pp. 38-76; Analysis of Documentary and Physical Evidence pp.77-80.

#### 13.1 DOCUMENTARY EVIDENCE

For a discussion of the documentary evidence, refer to “Thomas River Station East Esperance Conservation Plan” prepared by Kelly Aris, Conservation Architect, with Helen Burgess, Historian and Research Consultant, and Gaye Nayton, Historical Archaeologist, for G.R. & P.E. Grewar in September 2000.

The date of construction for the shearing shed is uncertain. The present owners have sighted historical reports that would variously place it at 1884 or the 1870s, and the Esperance Municipal Inventory notes it as an 1889 construction.<sup>1</sup>

In early 2004, conservation works to the homestead were completed with assistance from a Heritage Council WA grant. The architect was John Pigeon and the contractor was Ian Smart, with Geoff Grewar carrying out some site works and providing some materials. The works involved constructing a verandah to the west side, and providing a roof for the lean-to additions to the east.<sup>2</sup>

#### 13.2 PHYSICAL EVIDENCE

For a discussion of the physical evidence, refer to “Thomas River Station East Esperance Conservation Plan” prepared by Kelly Aris, Conservation Architect, with Helen Burgess, Historian and Research Consultant, and Gaye Nayton, Historical Archaeologist, for G.R. & P.E. Grewar in September 2000.

#### 13.3 COMPARATIVE INFORMATION

For a discussion of the comparative information, refer to “Thomas River Station East Esperance Conservation Plan” prepared by Kelly Aris, Conservation Architect, with Helen Burgess, Historian and Research Consultant, and Gaye Nayton, Historical Archaeologist, for G.R. & P.E. Grewar in September 2000.

*Off-Shears: the Story of Shearing Sheds in Western Australia*<sup>3</sup>, which provides a thematic overview but does not claim to be a comprehensive listing of all shearing shed in the State, includes 14 stone shearing sheds.

The Heritage Council database includes a number of homestead complexes dating from before 1890 that are identified as including a shearing shed constructed of stone.<sup>4</sup>

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1 Correspondence between G.R. & P.E. Grewar (owners) and HCWA, April & May 2005, on HCWA file P4612.

2 John Pigeon, ‘Heritage Grants Program 2001/2002: Lynburn Homestead, Thomas River – Conservation Works: Report Upon Works Completed’, 22 April 2004.

3 Lacy, J. *Off-Shears: the Story of Shearing Sheds in Western Australia*, Black Swan Press, Curtin University of Technology, 2002.

- P1217 *Old East End, Dongara* (1868-1891, Registered Place)
- P3268 *Walebing* (1850 -1880, Registered Place)
- P3271 *Oakabella* (c1860s, Registered Place)
- P3726 *Glengarry Station Complex* (1850s, Registered Place)
- P3943 *Summer Hill Group* (1870, Registered Place)

The shearing shed at *Lynburn Homestead and Shearing Shed (fmr)* is a representative example of a stone shearing shed from the late nineteenth century.

#### 13.4 KEY REFERENCES

“Thomas River Station East Esperance Conservation Plan” prepared by Kelly Aris, Conservation Architect, with Helen Burgess, Historian and Research Consultant, and Gaye Nayton, Historical Archaeologist, for G.R. & P.E. Grewar in September 2000.

#### 13.5 FURTHER RESEARCH

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<sup>4</sup> As details of outbuildings and sheds at homestead complexes are not always included in the HCWA database record for a place, a conclusive number could not be ascertained, but there at least five places were identified.