

## 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 wording of this document has been adapted from 'Buckingham's Cottage, Araluen' Conservation Plan with amendments and/or additions by HCWA staff and the Register Committee.

### PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 2.5 Promoting Settlement
- 3.5 Developing primary production
- 3.13 Developing an Australian manufacturing capacity

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

- 104 Land allocation and subdivision
- 301 Grazing, pastoralism and dairying
- 302 Rural industry and market gardening
- 304 Timber industry
- 602 Early settlers

#### 11.1 AESTHETIC VALUE\*

With its structural mud-brick walls, steep pitched roofs and minimal ornamentation, *William Buckingham's Homestead* is a fine example of Western Australian vernacular architecture of the 1880s, demonstrating the 19<sup>th</sup> century colonial approach to the design of domestic housing. (Criterion 1.1)

The remnant trees and accruements of *William Buckingham's Homestead*, on the slope rising west from the Canning River, contribute to the natural and cultural landscape of the setting within which it is situated. (Criterion 1.3)

#### 11.2. HISTORIC VALUE

*William Buckingham's Homestead* is associated with the European settlement of south-western Australia, and the development of the Roleystone and Kelmscott districts. Constructed as the main residence on an extensive property in c1880, *William Buckingham's Homestead* is associated with the growth of the district as an extensive agricultural region. (Criterion. 2.1)

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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.

*William Buckingham's Homestead* demonstrates the way of life of farmers and tenant farmers in the southern region of Perth from the 1880s onwards. The size of the cottage, and its subsequent developments, reflect the rural economics and hardships of the pioneering Buckingham family and the future occupiers of the place. (Criterion 2.2 & 2.3)

*William Buckingham's Homestead* is associated with the Buckingham family, the first family to settle in the Roleystone district, and who played an important and active role in the agricultural development of Perth, with farms, a vineyard and saw mill established in the Roleystone/Kelmscott area. The Buckingham family also maintained agricultural and civic interests in Wanneroo, and contributed to the development of the Wanneroo district. The Buckingham's expanded development in Roleystone and though their agricultural aims were not met, their efforts in the timber industry were prodigious, especially in the mechanisation of many processes. Thomas Buckingham Jnr constructed a church in 1871 (St Mary-in-the-Valley) which until 1888 functioned as both school and church. (Criterion 2.3)

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

The sheep dip at *William Buckingham's Homestead*, constructed of rammed earth and stucco is an unusual piece of construction, with its 'U' shaped plan form. It provides evidence of a process and form of construction that is no longer used. (Criterion 3.1)

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

*William Buckingham's Homestead* is highly valued by the community, as is demonstrated by the community effort to lobby and raise funding for the restoration of the building, from 1994 until the present, when further neglect would have resulted in its loss. *William Buckingham's Homestead's* social value is also evidenced by its inclusion in the City of Armadale's Municipal Inventory. (Criterion 4.1)

*Buckingham House* is of social value for its association with the European settlement of the Roleystone/Kelmscott district and contributes to the community's sense of place as one of a few pioneer buildings remaining in the district. (Criteria 4.1 and 4.2)

*William Buckingham's Homestead* contributes to the community's sense of place, and demonstrates evidence of continuity and of rural and subsistence activities since its construction, in c1880. (Criterion 4.2)

## **12. DEGREE OF SIGNIFICANCE**

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

*William Buckingham's Homestead* is one of the oldest extant building in the Roleystone area, and is the only place of its type and period in the Roleystone district. (Criterion 5.1)

The sheep dip at *William Buckingham's Homestead* provides evidence of a process and form of construction that is no longer used and is a rare structure in the Perth Metropolitan area. (Criterion 5.1 & 5.2)

### **12. 2 REPRESENTATIVENESS**

*William Buckingham's Homestead* is representative of the type of vernacular farm building constructed during the early settlement phase of the

Roleystone district, and the Swan River Colony, when building materials were difficult to obtain and development and growth was tenuous. As such, the homestead reflects the way of life in the early days of settlement in the area. (Criterion 6.2)

### **12.3 CONDITION**

The condition of *William Buckingham's Homestead* is good, due to the undertaking of recent works.

There are no rainwater goods, or services. The remains of the irrigation system on the site are in very good condition.

The sheep dip is in good condition, except for a section of the western retaining wall that is bowed inward.

### **12.4 INTEGRITY**

The integrity of *William Buckingham's Homestead* is low to moderate. The use of the place as a farmhouse is still obvious although it is no longer in use for this purpose.

The purpose of the sheep dip is clear and retains a high degree of integrity.

### **12.5 AUTHENTICITY**

*William Buckingham's Homestead* is of low authenticity as a result of extensive reconstruction and reproduction works. However, a central core of original fabric remains. The place is currently in the process of being restored to its c1940s level of development, minus a few elements removed during the 1960s development, such as the fireplace and chimney in the mudbrick section of the place. Areas of mudbrick were replaced with cement bricks during this time.

The reconstruction and reproduction is currently in the second stage of works, dealing with the timber framed section of the place. The mudbrick section has been redeveloped, with areas of mudbricks replaced, harled, and limewashed. Areas of original fabric have been left extant for interpretation purposes, and original materials have been used where possible.

The verandah section of *William Buckingham's Homestead* has been allocated as stage three of works, and has yet to be undertaken.

The fabric of the sheep dip is mostly original with a small amount of additional fabric thus retaining a high degree of authenticity.

## **13. SUPPORTING EVIDENCE**

Key sections of the supporting evidence has been taken from 'Buckingham's Cottage Araluen Conservation Plan', prepared by Considine & Griffiths Architects Pty Ltd for the City of Armadale in May 1995.

Key sections are: Documentary Evidence (pp1-12), Physical Evidence (pp13-30), 3.0 Analysis of Documentary and Physical Evidence (pp31-35).

### **13.1 DOCUMENTARY EVIDENCE**

For a discussion of the Documentary Analysis, refer to 'Buckingham's Cottage Araluen Conservation Plan', prepared by Considine & Griffiths Architects Pty Ltd for the City of Armadale in May 1995.

### 13.2 PHYSICAL EVIDENCE

For a discussion of the Physical Analysis, refer to 'Buckingham's Cottage Araluen Conservation Plan', prepared by Considine & Griffiths Architects Pty Ltd for the City of Armadale in May 1995.

#### Additional evidence

The sheep dip lies to the west of the house, set in the rising hill. It comprises a steep entry ramp at the western end, a trough that heads in the southerly direction before taking a turn via a gentle curve to the south where the ascending ramp commences. The ramp terminates with a short concrete floored run and a concrete slab that is all that is left of a holding pen. The descending ramp and trough is about 41'4" (13 metres long) and up to 6'0" (1.8 metres) deep and the ascending ramp 20'0" (6.4 metres) long. The trough is generally around 2'2" (650mm) wide. The sides of the trough are constructed in rammed earth incorporating pea gravel and completed with a stucco finish. The means of draining the trough is not apparent and there are no fences associated with the runs or the trough. Two eucalypts are located close to the dip. There is an area of bowing to the northern side of the western leg of the dip.

A Cockscomb Coral Tree (*Erythrina crista-galli*) close to the Homestead is likely to be in the order of 50-60 years old, as these trees were fashionable in the later Inter-War and Post-War period. It is a large specimen and is suckering.

### 13.3 COMPARATIVE INFORMATION

For a Comparative Analysis, refer to 'Buckingham's Cottage Araluen Conservation Plan', prepared by Considine & Griffiths Architects Pty Ltd for the City of Armadale in May 1995.

### 13.4 KEY REFERENCES

'Buckingham's Cottage Araluen Conservation Plan', prepared by Considine & Griffiths Architects Pty Ltd for the City of Armadale in May 1995.

'Buckingham House, 10 Neville Drive, Wanneroo, Conservation Plan', prepared by Palassis Architects for the City of Wanneroo in June 2001, was also utilised for documentary evidence.

### 13.5 FURTHER RESEARCH

It is unsubstantiated as to whether the land on which *William Buckingham's Homestead* is built on is a portion of the freehold property taken up by Thomas Buckingham in 1860.

Local history documentation refers to *William Buckingham's Homestead* as 'Coolgiebrie', but there is no evidence to suggest the origins of the name.