



**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 wording of this document has been adapted from Lexden Park Conservation Plan prepared by Sasha Ivanovich & Associates Architects Pty Ltd for the owners, Mr & Mrs Ross & Stephanie Jamieson, in May 2001, with amendments and/or additions by HCWA staff and the Register Committee.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 2.4.2 Migrating to seek opportunity
- 3.5.3 Developing agricultural industries
- 3.8.4 Making economic use of inland waterways
- 3.13 Developing an Australian manufacturing capacity
- 6.5 Educating people in remote places
- 8.14 Living in the country and rural settlements

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation and subdivision
- 107 Settlements
- 110 Technology and technological change
- 301 Grazing, pastoralism and dairying
- 310 Manufacturing and processing
- 602 Early settlers

11. 1 AESTHETIC VALUE*

The homestead of *Lexden Park* is an intact example of an Old Colonial Georgian style residence from the mid and late nineteenth century, extended in the Federation Bungalow style,. (Criterion 1.1)

The homestead, mature fig tree and bridge, together with the Capel River, form a picturesque rural historic environment. (Criterion 1.4)

11. 2. HISTORIC VALUE

Lexden Park was an integral element in the early development of agriculture in the Capel district. (Criterion 2. 2)

Lexden Park, has continually, from 1851 to 2003, functioned as a farm, and demonstrates changing agricultural practices in the region. (Criterion 2.2)

George Payne, the first owner of *Lexden Park*, was a local entrepreneur who built the first bridge, mill and school of the area and contributed significantly to the early development of the Capel district. Payne extensively used the river in the development of his property. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

The mill site and school site of *Lexden Park* has the potential to reveal information through archaeological investigation in regard to early educational and milling practices. (Criterion 3.1)

11. 4. SOCIAL VALUE

Lexden Park is valued by the local community as an integral element of the development of the Capel district, and as an intact, historic, rural environment from the early nineteenth century. (Criterion 4.1)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

The c.1855 section of *Lexden Park* is rare as an intact timber framed residence with brick infill walls, constructed in the mid nineteenth century, located in the south west of Western Australia. (Criterion 5.1)

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.

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.

12.2 REPRESENTATIVENESS

12.3 CONDITION

The condition of *Lexden Park* is good, following extensive conservation works in 2002. These works included removal of unsympathetic building fabric, replacement of damaged fabric including roof sheeting, timberwork and verandahs, underpinning and reconstructing structurally damaged limestone walls, refurbishment of wet areas and installation of verandahs to original designs.

12.4 INTEGRITY

The integrity of *Lexden Park* is high as it has been continually used as a homestead complex and residence from c.1855 to 2003.

12.5 AUTHENTICITY

Lexden Park has high authenticity as most of the original fabric remains with the exception of internal bathroom and kitchen fit-outs. Conservation works in 2002 retained original fabric wherever possible.

Intrusive sheds constructed in the 1990s were removed in the 2002 conservation works.

13. SUPPORTING EVIDENCE

Key sections of the supporting evidence have been taken from 'Conservation Plan for Lexden Park Homestead', prepared by Sasha Ivanovich & Associates Architects Pty Ltd for the owners, Mr & Mrs Ross & Stephanie Jamieson, in May 2001.

13.1 DOCUMENTARY EVIDENCE

For a discussion of the Documentary Evidence, refer to 'Conservation Plan for Lexden Park Homestead', prepared by Sasha Ivanovich & Associates Architects Pty Ltd for the owners, Mr & Mrs Ross & Stephanie Jamieson, in May 2001, pp. 10-18.

13.2 PHYSICAL EVIDENCE

For a discussion of the Physical Evidence, refer to 'Conservation Plan for Lexden Park Homestead', prepared by Sasha Ivanovich & Associates Architects Pty Ltd for the owners, Mr & Mrs Ross & Stephanie Jamieson, in May 2001, pp.19-27.

For a discussion of the 2002 conservation works, refer to 'Lexden Park Homestead: Conservation Works', prepared by Sasha Ivanovich & Associates Architects Pty Ltd, November 2002.

13.3 COMPARATIVE INFORMATION

For a Comparative Analysis, refer to 'Conservation Plan for Lexden Park Homestead', prepared by Sasha Ivanovich & Associates Architects Pty Ltd for the owners, Mr & Mrs Ross & Stephanie Jamieson, in May 2001, pp.31.

Additional Information –

The HCWA database lists 99 residential places built before 1870 in the southwest region of Western Australia. Eight of these 99 places are constructed, or partly constructed, of brick. Two of these places, Abbey Farm (1864) and Upton House (1844) are on the State Register.

13. 4 KEY REFERENCES

‘Conservation Plan for Lexden Park Homestead’, prepared by Sasha Ivanovich & Associates Architects Pty Ltd for the owners, Mr & Mrs Ross & Stephanie Jamieson, in May 2001.

13. 5 FURTHER RESEARCH
