



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 'Conservation Plan for Bardeen Homestead', prepared by Research Institute for Cultural Heritage, for the Heritage Council of Western Australia, in 2004, with amendments and/or additions by HCWA staff and the Register Committee.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.5 Developing primary production
- 8.12 Living in and around Australian homes
- 8.14 Living in the country and rural settlements

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation and subdivision
- 301 Grazing, pastoralism and dairying
- 605 Early settlers

11.1 AESTHETIC VALUE*

The homestead complex at *Bardeen Homestead Group*, consisting of the 1858 homestead, c.1840 kitchen, c.1840 cottage, 1856 granary and c.1856 laundry, is a landmark in its farmland setting. (Criterion 1.3)

Bardeen Homestead Group collectively constitutes a significant cultural environment within the rural setting. (Criteria 1.3 & 1.4)

* 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Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

11. 2. HISTORIC VALUE

Bardeen Homestead Group was established from c.1838, with the c.1840 stone cottage and kitchen surviving to 2005, and provides evidence of the first phase of European settlement in the Perth hinterland in the late 1830s. (Criterion 2.1)

The stone granary was constructed in 1856 using convict labour at a time when the area was undergoing an agricultural boom, partly as a result of the readily available convict workforce of the 1850s. (Criterion 2.2)

Bardeen Homestead Group is a relatively intact collection of nineteenth century farm buildings, including original cottage and kitchen (c.1840), granary (1856), laundry (1856), worker's cottage (c.1857), original homestead (1858), blacksmiths shop (c.1860), stables (c.1860), and various wells, as well as later buildings such as the chaff shed/ dairy (c.1925), silos (c.1950) and shearing sheds (date unknown), and provides evidence of continuous and developing rural living conditions and technologies from the earliest European settlement of the region to the present day (2005). (Criterion 2.2)

Bardeen Homestead Group has been owned and operated continually from c.1838 to 2005 by direct descendents of Mary Morgan, who arrived in the colony in 1830, and settled at *Bardeen Homestead Group* in c.1838 with her son, daughter and son-in-law. Generations of the Morgan family have been well-known residents of the region, in particular Mary's son Abraham, who was a significant local gentleman during the establishment of the Avon Valley as a thriving agricultural area through the nineteenth century. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

The 1856 granary is believed to be the best-preserved horsegear-driven mill in Western Australia, retaining its original workings. (Criterion 3.1)

The place has significant historic and archaeological evidence of mid-nineteenth century and subsequent rural technologies, with research and teaching value. (Criteria 3.1 & 3.2)

11. 4. SOCIAL VALUE

The place is important to many members of the community as a significant early and ongoing farming property in the local rural community, and to the descendants and relatives of the Morgan family who lived and worked there through the nineteenth and twentieth centuries (Criteria 4.1 & 4.2)

Bardeen Homestead Group contributes to the local community's sense of place as its buildings are among the oldest extant structures in the region and have distinct landmark value. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Bardeen Homestead Group is rare as an almost intact homestead group, including the earliest permanent residence, first homestead, and outbuildings from the nineteenth and twentieth century, spanning from the 1840s to the present day. (Criteria 5.1)

Bardeen Homestead Group is rare as one of the earliest, and certainly one of the very oldest surviving, brick houses in the Avon Valley. (Criteria 5.1)

The place is rare as a property established, owned and operated continually by one family from c.1838 to 2005. (Criterion 5.2)

Bardeen Homestead Group was unusual at the time of its construction as an early homestead not built on a river. (Criteria 5.2)

12. 2 REPRESENTATIVENESS

Bardeen Homestead Group is representative of the evolving living conditions and working methods of rural people and properties in the Avon Valley through the nineteenth and twentieth centuries. (Criteria 6.1 & 6.2)

12. 3 CONDITION

The various components of *Bardeen Homestead Group* are in varying condition, from semi-ruinous to mostly fair condition.

12. 4 INTEGRITY

Bardeen Homestead Group has high integrity, as it has functioned continually as a working family farm, the purpose for which it was built, from c.1840 to the present (2005), with the house still occupied for domestic purposes.

12. 5 AUTHENTICITY

The fabric is largely in its original state, despite some deterioration. Development to accommodate the changing needs of the farm has largely involved the construction of new buildings or the re-use of existing buildings rather than demolition or alterations to early fabric. Infill to the homestead verandahs is of low authenticity. Overall, the place has high authenticity.

13. SUPPORTING EVIDENCE

Supporting evidence has been taken from 'Conservation Plan for Bardeen Homestead', prepared by Research Institute for Cultural Heritage, for the Heritage Council of Western Australia, in 2004.

Key Sections used: Documentary Evidence (pp.8-24), Physical Evidence (pp.25-113), Analysis of Documentary and Physical Evidence (p.114)

13.1 DOCUMENTARY EVIDENCE

For a discussion of the documentary evidence, refer to 'Conservation Plan for Bardeen Homestead', prepared by Research Institute for Cultural Heritage, for the Heritage Council of Western Australia, in 2004.

13.2 PHYSICAL EVIDENCE

For a discussion of the physical evidence, refer to 'Conservation Plan for Bardeen Homestead', prepared by Research Institute for Cultural Heritage, for the Heritage Council of Western Australia, in 2004.

13.3 COMPARATIVE INFORMATION

For a discussion of the comparative information, refer to 'Conservation Plan for Bardeen Homestead', prepared by Research Institute for Cultural Heritage, for the Heritage Council of Western Australia, in 2004.

13.4 KEY REFERENCES

'Conservation Plan for Bardeen Homestead', prepared by Research Institute for Cultural Heritage, for the Heritage Council of Western Australia, in 2004.

13.5 FURTHER RESEARCH

Close examination of the Morgan family papers, lodged at Battye library, may provide further information about the daily life of *Bardeen Homestead Group*, including its operation as a working farm and the lives of Morgan family members residing there.