



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

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 301 Grazing & pastoralism & dairying

11.1 AESTHETIC VALUE*

The Grange is valued for the recognisable aesthetic of a vernacular pastoral station group in the Irwin district that has developed over time since its occupation as part of The Cattle Company landholdings in the 1850s. (Criterion 1.1)

The Grange, comprising Homestead and setting, Kitchen (fmr), Shepherd's Cottage, Shearer's Quarters, Granary, Stables, Slaughterhouse (ruin), and Grange Cottage located a kilometre south west of the main group, located in close proximity to the Irwin River, is a significant collection of farm buildings that together represent early European settlement and continuing pastoral activity in the Irwin region. (Criterion 1.3)

The picturesque rural quality of the place is enhanced by its setting of neat lawns and gravel paths within a largely open space with a backdrop of Eucalypts around much of the perimeter of the built area. (Criterion 1.3)

The aesthetic of the Homestead in Federation Bungalow style, the Kitchen (fmr), Shepherd's Cottage, Shearer's Quarters, Granary, Stables, and Slaughterhouse (ruin) are significant as individual components and for the character of the collective cultural environment formed by those places in their setting. (Criterion 1.4)

11.2 HISTORIC VALUE

The Shepherd's Cottage (1850s) is indicative of the pastoral leaseholding of large tracts of land in the 1850s and 1860s, which were the earliest form of European settlement in the district and opened the way for closer agricultural settlement and the establishment of rural townships. (Criterion 2.1)

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

The development of *The Grange* in the 1870s and 1880s represents the consolidation of pastoral holdings in the Irwin River region following the break-up of The Cattle Company's leaseholdings. (Criterion 2.2)

The early development of the *The Grange* is associated with The Cattle Company and its partners, in particular Samuel Pole Phillips and his son Samuel James Phillips (1869-1920), and with William and Frances Mitchell and son Keith (1922-1955), and the Dempster family (1955-1987). (Criterion 2.3)

11.3 SCIENTIFIC VALUE

11.4 SOCIAL VALUE

The Grange contributes to the community's sense of place because of its long association with farming in the region, and the participation of its various owners in the public life of the Irwin district. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1 RARITY

12.2 REPRESENTATIVENESS

The Grange is a fine representative example of a vernacular pastoral homestead and outbuildings, incorporating influences of the Federation Bungalow architectural style, which has undergone minimal change since its establishment. (Criterion 6.1)

12.3 CONDITION

Generally, *The Grange* is in good condition due to regular maintenance and continued use.

12.4 INTEGRITY

The Grange has operated continuously in a pastoral station function, but while the Homestead and Grange Cottage both continue a residential function, and the Shearers' Quarters continues to be used in that capacity, the remaining farm buildings are mostly presented for interpretative purposes. There have been several campaigns of development of the Homestead; original dwelling (1881), north wing (1920s), external rendering and verandah alterations (c.1940), and more recent alterations that have been largely facility upgrades to facilitate the continued use of the place. Overall, *The Grange* has retained a moderate to high degree of integrity.

12.5 AUTHENTICITY

There is considerable evidence of the original fabric of each of the buildings comprising *The Grange*, except the Shepherd's Cottage, which is mostly a reconstruction. Overall, the place has a moderate to high degree of authenticity.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Irene Sauman, Historian. The physical evidence has been compiled by Laura Gray, Conservation Consultant.

13.1 DOCUMENTARY EVIDENCE

The Grange comprises a Federation Bungalow style Homestead (1881, 1920s, 1940s), former Kitchen (1881), Shepherd's Cottage (1850s-1860s), Shearer's Quarters, Granary, former Stables (1870s), Slaughterhouse (ruin) (1870s), and Grange Cottage (c.1875). The place was developed by Samuel Pole Phillips and his son, Samuel James Phillips, after the break up of The Cattle Company's landholdings in 1869. The later section of the Homestead was added in the 1920s by Frances and William Mitchell.

The district along the lower Irwin River was initially taken up as pastoral leases. In 1852, 100-acre agricultural blocks were surveyed, the first taken up in 1859 when there was no more land available in the settled Greenough district twenty miles away. Within a decade, the seventy-one surveyed blocks had been occupied. The town of Dongara developed beside the river and the district was serviced by shipping at nearby Port Denison, at the mouth of the Irwin River.¹

In September 1850, Samuel Pole Phillips (Samuel Phillips Sr) made an application for a 20,000-acre lease at Irwin River, which was granted. Less than a week later, Phillips, together with Edward Hamersley, Lockier Clere Burges and Bartholomew Urban Vigors, made an application for two 20,000-acre leases in the Irwin district on behalf of a new pastoral company, The Cattle Company. There were no location numbers for the leased land. Phillips original lease was situated southeast of Pell Crossing on the Irwin River, and the other two leases commenced near the Mingenew spring and spread eastward across the fertile areas of the Lockier River and Green Brook. The Company planned to use the leases as an 'out-station' to their other existing properties.²

Edward Hamersley had arrived in Western Australia in 1837, with his French born wife, Anne Louise (Elvire) Cornelis, and their first child. He purchased land in the Beverley and York districts, which he leased out, preferring to live in Perth, on his Guildford property. He also established a horse-breeding venture at 'Culham', Toodyay, in partnership with Samuel Phillips Sr.³ Hamersley ran sheep for wool on his Guildford properties and, like many farmers, was affected by the collapse of the 1842 wool market. Leaving his properties in the hands of an agent, he took his family back to France in January 1843, not returning until January 1850.⁴

Samuel Pole Phillips was born at Culham in England. He arrived in Western Australia on the *Montreal* in May 1839, as a twenty-year-old, and purchased Alfred Waylen's property at Toodyay, which he named after his hometown.

¹ Bain, Mary Albertus, 'The Irwin Story', *Early Days*, Vol. 6 Part 5, pp. 7-21.

² Bain, Mary Albertus, *Ancient Landmarks: A social and economic history of the Victoria District of Western Australia 1839-1894*, UWA Press, 1975, p

³ DOLA Deeds of Memorial, Book 2 No. 134; *Bicentennial Dictionary of West Australians*, UWA Press, 1988, p. 1330.

⁴ Erickson, Rica, 'Edward Hamersley: The Landtaker', in Hunt, Lyall (ed) *Westralian Portraits*, UWA Press, 1979, pp. 21-28; *Bicentennial Dictionary of West Australians*, UWA Press, 1988.

He bred cattle and horses and was one of the principal exporters of horses to the Indian market. Phillips married Sophia Roe in April 1847.⁵ In 1850, he made a tour of inspection of the Irwin district that resulted in the acquisition of leases in the area and the establishment of The Cattle Company.

Lockier Clere Burges arrived in Western Australia on the *Warrior* in 1830, as a sixteen-year-old, with his older brothers William and Samuel. They were the sons of Dr Lockier Burges of Fethard, Tipperary, Ireland. William and Samuel Burges were granted 3,000 acres of land at York, which they named 'Tipperary'. Lockier was too young to get a grant and the brothers worked 'Tipperary' in partnership. Lockier later took part in exploration of the Murchison and Hutt River districts with Anthony Lefroy, and of the Gascoyne region with surveyor Gregory, before becoming involved with The Cattle Company.⁶

The fourth member of The Cattle Company, Bartholomew Urban Vigors, arrived in Western Australia in 1842, on the *Shepherd*. He was an attorney and barrister, and acting Advocate General in the colony. He married Charlotte Bruce in 1852, and they had one son. Vigors died in March 1854, leaving The Cattle Company with three surviving partners.⁷

The Company's lands in the Irwin district were managed by Lockier Burges, although Samuel Phillips Sr took over management when Burges visited Ireland early in the 1860s. During the 1850s, other pastoralists took up leases at Yandanooka, Arrino, Carnamah and Coorow, and the track linking these stations and New Norcia later became the approximate path of the Great Northern Highway to Geraldton. The Cattle Company initially ran only cattle and horses, concentrating on breeding horses for the Indian market, and on beef production, as sheep were under threat from dingoes in the area. The Company won a contract to supply beef to the British Government, and did a big trade with butchers in Perth and Fremantle, but there were problems. Expenses were high, the partners did not always agree on what the Company should be doing, and there was a lot of public criticism because they occupied much A class land on a B class rental. In 1869, the Company was dissolved and the partners each took a portion of the freehold land. Edward Hamersley took the land near Greenough, Lockier Burges took the tract beginning from nine miles above Dongara and extending up the Irwin River, known as the Irwin House property, and Samuel Phillips Sr took the 'lower country', the western section of the landholding on the Irwin River, below the Irwin House property.⁸ Phillips' property was known as *The Grange*.

The earliest building at *The Grange* is the structure referred to as the Shepherd's Cottage. The story behind this building is that the very first pioneers of the district came through and left one of their party behind. He built the Shepherd's Cottage and lived there until the others returned several years later. According to the story, he put gun ports in the walls because he

⁵ Registrar General's Office WA, Pioneer Index Microfiche RG2544/1901 WA; Erickson, Rica, *Bicentennial Dictionary of Western Australians*, op cit; *West Australia*, obituary, 15 June 1901, p. 7.

⁶ CSO records, CONS 36 Vol. 5, 12 March 1830; O'Mara, Gillian *The Burges Saga*, O. G. Burges, Cottesloe, 2000, p. 29.

⁷ Registrar General's Office WA, Pioneer Index Microfiche RG429/1852, RG2038/1853, RG644/1854. Information provided by Gillian O'Mara.

⁸ Bain, Mary Albertus, 'The Irwin Story', op cit, p. 13-14; Battye J. S. *Cyclopedia of Western Australia*, Hussey & Gillingham, Adelaide, 1913, p. 961.

was afraid of Aboriginals and never went out.⁹ One can only wonder what this intrepid person lived on in the interim. It is a colourful story, but one that cannot be given much credence. The slits in the wall could certainly have been used as gun ports against Aboriginals intent on acquiring some sheep or cattle, but they may have been added simply for ventilation, a common feature in similar buildings elsewhere.

The Shepherd's Cottage was possibly constructed as an out-post on The Cattle Company property sometime during the mid to late 1850s. It is difficult to be sure exactly when The Cattle Company introduced sheep to their property on the Irwin River but there were considerable numbers of sheep in the district by the late 1850s, suggesting that the Company was more than likely running sheep by that time, along with neighbouring pastoralists. The main threat to stock in the district during this period was from the local Aboriginals. The Irwin River Aboriginals were considered peaceful, but in the mid 1850s many of them joined the more aggressive Greenough mob for a time, raiding stations where they speared sheep and drove off small numbers of cattle. The Irwin River mob soon returned to peaceful living, however, and Lockier Burges employed a number of them during The Cattle Company's occupation of the property.¹⁰

No information has been located regarding Aboriginal workers employed at *The Grange* after the place was established in 1869, but it is most likely that the practice continued. Many Aboriginals and part-Aboriginals in the settled south western part of the State found employment on farms in the later 19th and early 20th centuries. The pastoralists employed them as shearers, scourers, blacksmiths, horsebreakers, shepherds, boundary riders, fencers and rouseabouts, as well as household staff. Ticket of leave men were also employed in the district.¹¹

The former Stables and the Slaughterhouse Ruins at *The Grange*, both random stone constructions, most likely date from the 1870s, either during the period when Samuel Phillips Sr was developing the property, or after 1876 when his son, Samuel James Phillips (Samuel Phillips Jr), took over management. The timber Granary may also date from this period, but could also be a later construction, as could the Shearers' Quarters.

There was no homestead on Phillips' land, as Lockier Burges had acquired the section of The Cattle Company property on which the main buildings were situated. Phillips did not occupy *The Grange* property because his main residence was at 'Culham', Toodyay, but he did spend some time there while the property was being developed. Eliza Moore, wife of Samuel Moore of Wye Farm, which adjoined *The Grange* to the north, mentions Samuel Phillips Sr staying with them during a flood in 1872, 'as the nucleus of the Grange had still to be built'.¹²

⁹ Information obtained by Laura Gray from manager of The Grange, Bruce Leishman, April 2001.

¹⁰ Bain, Mary Albertus, 'The Irwin Story', op cit, p. 13 & *Ancient Landmarks*, op cit, pp.188-191.

¹¹ Green, Neville 'Aborigines and White Settlers in the Nineteenth Century', & Bolton, G. C. 'Black and White after 1897', In Stannage, C. T. (ed) *A New History of Western Australia*, UWA Press, Perth, 1981, Chapters 3 & 4; Taylor, John, *Conservation Plan for Walebing*, July 2001.; Erickson, Rica, *Bicentennial Dictionary of Western Australians*, op cit.

¹² 'Reminiscences of Eliza Moore', Battye Private Archives, ACC 565A/7, p. 17.

Grange Cottage, a stone and brick construction, is claimed to be the first homestead built at *The Grange*, and has been dated at c.1875.¹³ This building was followed by the construction of the early section of *The Grange* Homestead in 1881. The Homestead was built for Samuel Phillips Jr, who had taken over the management of *The Grange* property from his father in 1876.¹⁴

The 1881 Homestead was built by Jesse Hammond. Hammond was a builder and contractor who was apprenticed to Fred Platt and worked with him on the 1874 additions to the Pensioner Barracks, Perth.¹⁵ He was the product of the second marriage of Hannah Leeder, daughter of William Leeder of Leederville. Hannah Leeder had first married Charles Clarkson and one of Jesse Hammond's half-brothers was Edward Winteringham Clarkson, who owned Tyford Farm on the Irwin River, adjacent to *The Grange* property. It was most likely this connection with the district that resulted in Hammond being engaged to build *The Grange* Homestead.

In the early 'eighties I spent two years at the upper Irwin, building a large stone house for the late Mr. Sam Phillips, whose property was about eight miles east of Dongara. Mr Phillips owned about 2,000 head of cattle and between 200 and 300 horses, and a large number of sheep, and 22 farms averaging about 300 acres. These farms were let on the share system.¹⁶

The reason for constructing a second homestead in less than a decade is not known, especially as Grange Cottage is a building of some substance. Samuel Phillips Jr did not marry so the 1881 homestead was not built for a new wife. The architecture of Grange Cottage, with its brick quoining, also suggests the possibility of a later construction date, but without more information it is difficult to speculate.

The former Kitchen, currently in use as laundry and storeroom for the Homestead, is of interest. It is claimed to predate the 1881 section of the Homestead, but if that is so it is difficult to see what residence it served as the original homestead, Grange Cottage, is over a kilometre away.¹⁷ It is more likely that the former Kitchen was constructed in 1881, at the same time as the Homestead, using stone rubble as an economy measure, and perhaps utilising some leftover bricks from the Homestead in its two brick-quoined corners.¹⁸

Samuel Phillips Jr managed *The Grange* and involved himself in local public affairs, as did most of the pastoralists in the Irwin district. He was a long serving member of the Irwin Roads Board, from 1883 until at least 1910, Chairman in 1890 and 1892-1893, and was MLC for the Irwin district from 1890 to 1901.¹⁹ The headquarters of the Irwin Roads Board was at Dongara

¹³ Suba, Tanya, *Shire of Irwin Municipal Inventory*, 1998, Place no. 120.

¹⁴ Erickson, Rica, *Bicentennial Dictionary of Western Australians*, op cit.

¹⁵ Hammond, J. E. 'The Builders of Perth', *Early Days*, Vol. 1 No. 9, 1931, pp. 58-64.

¹⁶ Hammond, J. E., *Western Pioneers: The battle well fought*, Perth, Hesperian Press, 1980, facsimile ed, p. 108.

¹⁷ Information obtained by Laura Gray from manager of The Grange, Bruce Leishman, April 2001.

¹⁸ Physical evidence.

¹⁹ Erickson, Rica, *Bicentennial Dictionary of Western Australians*, op cit; Ellery, Kit & Bunney, Ron, *History of Dongara and the Shire of Irwin: 1839-1971*, Shire of Irwin, 1971, p. 3.

and, as the oldest member of the Board in 1910, Samuel Phillips Jr had the honour of opening the new Irwin Roads Board office.²⁰

When his father, Samuel Pole Phillips died in June 1901, Samuel Jr inherited *The Grange* property.²¹ He later retired to Perth and *The Grange* was managed by Peter Healy.²² When Samuel Phillips Jr died in 1920, *The Grange* passed to his nephew, Hugh Douglas Phillips, son of Samuel Jr's younger brother, John. Hugh Phillips owned 'Jimba Jimba' Station in the Gascoyne district, where he resided. His ownership of *The Grange* was shortlived, as he died the following year.²³

On 16 February 1922, *The Grange* was auctioned at the Palace Hotel, Perth. The property was purchased by Frances (Fanny) Priscilla Mitchell, wife of William Bedford Mitchell who was a younger brother of Sir James Mitchell. Frances was the daughter of Francis Pearse, storekeeper and mill owner of Dongara. She had married William Mitchell in 1898. A few months after acquiring *The Grange*, Fanny Mitchell added another 4,000 acres (1,620 ha) to the landholding, bringing the total area to approximately 8,622 acres (3,490 ha). The Mitchells resided at *The Grange* and ran the property.²⁴ Their eldest son Keith, who was nineteen when they took over *The Grange*, assisted his father with the work. William Mitchell continued *The Grange* involvement in local public affairs, being Chairman of the Irwin Road Board between 1923 and 1928.²⁵

The Mitchells had the Homestead extended to cater for their family, as the place had originally been the home of a bachelor. Following the death of William Mitchell in 1928, Keith took over the sole management of the property, and when his mother died twenty years later, he inherited the place.²⁶

In 1955, Keith Mitchell sold *The Grange* to Norman McLean Dempster and his sons, John Priestley Dempster and Richard McLean Dempster, all of Meedo Station, Carnarvon.²⁷ John Priestley Dempster and his family occupied *The Grange* and managed the property. When Norman Dempster died in 1956, title to *The Grange* was transferred to John and Richard Dempster and their sisters, Norma Robinson and Sonia McDaniel.²⁸ In 1965, the title was transferred to Dempster family companies, The Grange Pty Ltd and Meedo Pty Ltd.²⁹ In 1987, *The Grange* was acquired by the John Roberts Company, Astrik Pty Ltd, and the property is now run by a resident manager.³⁰

Most of the farm buildings at *The Grange* have been reconstructed to some degree, in particular the Shepherd's Cottage. The rooms in the Stables have been fitted out to represent what may have been their original functions, such as blacksmith shop and milking shed. This reconstruction is in similar vein to

20 Irwin Road Board Minutes, 17 September 1910.

21 Erickson, Rica, *Bicentennial Dictionary of Western Australians*, op cit; Certificate of Title Vol. 587 Fol. 186, 24 April 191[4].

22 Information from Irwin District Historical Society records.

23 Erickson, Rica, *Bicentennial Dictionary of Western Australians*, op cit.

24 Certificate of Title Vol. 774 Fol. 38, 28 April 1922.

25 Ellery, Kit & Bunney, Ron, op cit, p. 3.

26 Certificate of Title Vol. 774 Fol. 38, July 1948.

27 Certificate of Title Vol. 1177 Fol. 821, 2 February 1955.

28 Certificates of Title Vol. 1177 Fol. 821, 9 November 1956, Vol. 1221 Fol. 122, 20 January 1959.

29 Certificates of Title Vol. 1250 Fol. 20, 10 July 1961, 14 September 1965; Vol. 1325 Fol. 707; Vol. 1360 Fol. 784.

30 Certificates of Title Vol. 1516 Fol. 674, 26 March 1987; Vol. 1850 Fol. 422.

that which John Roberts carried out on his Swan Valley property, *Belhus Estate*, which he purchased in 1988. At *Belhus Estate*, the 1832 two-storey house was reconstructed, and the water-driven mill, which had been destroyed by fire in the 1920s, was rebuilt complete with working water wheel.³¹

The cattle produced on *The Grange*, as on many of the pastoral properties in the South West, supply beef for the Perth and Fremantle markets and in doing so continue the function begun by The Cattle Company in the 1850s.

The Grange Homestead has undergone some changes over the years to facilitate modern living, and it continues to function as the main residence of the property, while the former Kitchen continues as part of the Homestead function, but in the capacity of laundry and storeroom. The Grange Cottage and the Shearer's Quarters continue in their function as farm accommodation. The remaining buildings are no longer used as part of the farm operations: the Shepherd's Cottage is a museum, as is the former Stables; the Slaughterhouse is a ruin; and, the granary is used as a store. In 2001, *The Grange* continues to function as a cattle, sheep and wheat property under the management of Bruce Leishman and his wife Genevieve.

13.2 PHYSICAL EVIDENCE

The Grange is situated on Yardarino Road in the locality of Yardarino, 10 kilometres east of Dongara. The group is setback from the road some 200 metres west down an unmade road lined with sugar gum trees. The place is identified by a perimeter fence and the Homestead that faces east to the entry access. The Homestead is aligned on the north south and runs parallel to the road, although it is not visible from the road. Through a gravelled driveway along the north side of the Homestead, and past the back Homestead fence, is the remainder of the group of places: the Granary on the left, Shepherd's Cottage and Shearer's Quarters on the right, the Stables further west on the left, and the Slaughterhouse ruins further west again. Grange Cottage is a kilometre to the southwest and not visible from the main group. The Homestead has a gravel drive on the east frontage and is set in manicured lawns with minimal plantings except for a number of mature Eucalypts and a plumbago hedge along the front post and chainlink mesh fence. The group west of the Homestead is also surrounded by manicured lawns with gravel driveways linking the buildings. The entire site is flat, but slopes down on the south side towards the Irwin River.

The Grange comprises Homestead, former Kitchen, Shepherd's Cottage, Shearer's Quarters, Granary, Stables, Slaughterhouse (ruin), Grange Cottage, and various outbuildings of no heritage significance.

The places that comprise *The Grange* are of a rural functional style showing the change and development that has taken place over the years, and display no specific style characteristics except for the Homestead, which shows influences of Federation Bungalow style.

Homestead. The Homestead is characteristic of the evolution of the main dwelling on a pastoral property, and displays vernacular functional attributes as well as architectural style influences.

The place is a single-storey masonry construction with a hipped corrugated iron roof with 1920s gable features to the main roof, and c.1940s low-pitched gable verandah features on the south and southeast. The 1920s gables are

31 Heritage assessment of *Belhus Estate* by Irene Sauman, 1995.
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detailed with vertical exposed timber battens, horizontal bracketed elements and spaced battened lined eaves. The prominent room on the north end of the frontage features a central face brick chimney detailed in stepped render, and flanked by small vertical formatted windows with brick soldier heads. The footprint of the building is rectangular with verandahs around most of the perimeter. The verandahs are mostly still timber on a brick build up that has been rendered. Externally, there is minimal evidence of the original (1881) dwelling, although the original entry on the central south façade is highlighted by a c.1940 gable feature. The main entry is central on the east façade, signalled by an open gabled portico.

The original homestead and 1920s additions are both brick construction that has been roughcast rendered over and painted. The south verandah has feature rendered dado walls with the remaining balusters in the form of asbestos sheeting infilled between top and bottom railings. The 1881 section of the Homestead has double hung timber-framed sash windows that are featured in truncated bay windows that flank the central front door. The door has simple sidelights and fanlights. The rooms on the north side open onto the verandah through pairs of French doors. The 1920s wing also has a number of double hung timber-framed sash windows, but those in the front dining room, living room and north day room, are casement windows detailed in rectangular designed leadlighting.

Internally, there has been some refurbishment to comply with contemporary standards, but most of the structure and the layout of the original 1881 and 1920s sections remain in place.

The main entrance on the east side leads into an expansive entry that opens on the left into the 1881 dwelling through what was originally the back door. The central corridor of the 1881 dwelling has three doors each side with the original entry door at the end (south). The three doors each now access two rooms, as a wall has been removed between two of the rooms on each side of the corridor. Straight ahead from the main entrance is the day room; immediately on the right is the dining room that leads through to the living room; and, further on the right, is a corridor leading north to an external door. On the left of the corridor is the kitchen and office, and on the right are two small anterooms.

The 1881 section of the Homestead still has the original 6 inch (0.150 metre) timber floorboards, skirtings, architraves, and four-panel doors. The walls are hard plaster and the ceilings are lined with panelled plasterboard. There are back-to-back fireplaces in the two rooms in the southeast corner, but both are boarded and mantelpieces are no longer in place. The 1920s section of the Homestead is detailed in dark varnished timber, including picture and plate rails, which contrast with the plaster walls. There are exposed timber ceiling rafters in the living room and day room, although in the day room all the timber detailing has been painted. The fireplaces are detailed in red face brick with unadorned timber mantels. The dining room features a varnished timber window seat with similarly varnished reveals. The kitchen, bathroom and toilet have modern fitouts. There is a new bullnose verandah supported by turned timber posts on a concrete floor, along the north side of the kitchen and office, which forms a link to the former Kitchen building that now functions as the laundry and store.

The former Kitchen is a mortared random stone structure with a gabled corrugated iron roof. The eaves are lined with spaced battens. The north wall has been rendered and the northeast and southeast corners have brick quoining. The remaining walls have been restored and substantially

reconstructed. The window openings are detailed with a soldier course of brick headers and rendered sills. The windows are timber framed double hung sashes in a small configuration, with twelve-pane windows. The interior was inaccessible at the time of the site visit.

The Homestead is generally in good condition. It has undergone a number of incremental developments and changes over time to facilitate the ongoing residential function of a pastoral homestead, and has a high degree of integrity. The Homestead has a moderate degree of authenticity.

Granary. The Granary is a timber-framed structure clad with horizontal sheets of corrugated iron. It has a gable roof also clad with corrugated iron, and the entire building is painted. The front gable facing east has a double width timber door of vertical boards that slides open. Above that is a door that opens into the loft space of the granary. The building is elevated off the ground and supported on bush timber stumps. The interior of the building was inaccessible at the time of the site visit. Immediately behind the Granary is a corrugated iron cylindrical grain store.

The Granary is in good condition.

Shepherd's Cottage. Shepherd's Cottage is almost entirely a reconstruction, except the body of the stone walls. It is a stone and corrugated iron building with a corrugated iron gable roof. It comprises two rooms each opening onto a verandah along the west. The south room is a long stone rubble building. The original shingle roof has been replaced with corrugated iron, although the ceiling board lining is in place. The verandah has a skillion roof at break pitch supported by a series of evenly spaced square timber posts on a brick paved floor. The entire exterior and interior walls are rendered and painted. The interior floors are concrete. The only window, on the east wall is a small four paned colonial window set under a timber lintel. There are two vertical bevelled openings high on the south wall. On the north wall the fireplace has a replica stove installation. The second room at the north end has corrugated iron walls and concrete floor. The walls are unlined. There is a similar window on the east wall. The doors are timber ledge and brace.

The Shepherd's Cottage is in good condition. It has undergone considerable reconstruction. It has a moderate degree of integrity and low degree of authenticity.

Former Stables. Fifty metres west of the Granary is the Stables. The building is constructed on an east-west alignment, with the north side and part of the south side open. It is a random mortared stone construction with a gabled corrugated iron roof. The timber floors are a reconstruction. The internal walls are lime washed. The verandah is supported by a series of evenly spaced square timber posts. At the west end, the walls are vertical corrugated iron and there is evidence that the centre stone wall extended westwards.

The Stables are no longer operating as stables and various elements associated with stables in general have been introduced to interpret the original function of the building. On the south side, there are several rooms that had various functions, such as a blacksmithy, which are now interpreted with introduced paraphernalia. At the east end of the south side, there are some original milking constructions still in place.

The Stables is in fair condition. The walls are cracked in places and the south walls show extensive evidence of repairs with cement. The Stables has not functioned as such for a considerable number of years. The place has a low to moderate degree of integrity and a moderate degree of authenticity.

Slaughterhouse Ruins. Located about 10 metres west of the Stables, the Slaughterhouse is a ruin, with crumbling walls and no roof in place. The substantial rubble stone walls have been consolidated with a render slurry over the tops of the walls. The external and interior walls show evidence of formed concrete linings. The concrete floor is intact and there is some reconstructed equipment associated with the former function of the place. This comprises a piece of rusted railway line with a pivot lever consisting of a length of steel pipe.

The remains of the Slaughterhouse are in fair condition. It is consolidated and unlikely to deteriorate further in its present condition. It has a moderate degree of integrity and a high degree of authenticity.

Shearers' Quarters. Located north east of the Shepherd's Cottage, the timber framed and corrugated iron clad shearers' quarters remain intact. The walls and roof are clad with corrugated iron. The roof is gabled with a break pitch verandah along the north side. The verandah is supported by square timber posts on a brick paved floor. The building comprises three single rooms opening onto the verandah, and a common room at the west end. Each room has a single louvred window on the south wall. There are associated bathroom and toilet facilities at the west end. The interior of the place was inaccessible at the time of the site visit.

The Shearers' Quarters are in fair condition. The place continues to function as shearers' accommodation, and has retained a moderate to high degree of integrity and a moderate degree of authenticity.

Grange Cottage. Grange Cottage, located some 1 kilometre south west of the main homestead, is a stone cottage set within a fenced yard in an otherwise natural area within the pastoral property. The road approach is from the rear of the property, although the track continues around to the front of the place. The yard is well maintained with grass and some plantings bounded by a chainlink and timber post fence. The front of the dwelling is symmetrical with a central door flanked by a window each side. The place is a stone construction. The front façade was originally face stone with face brick quoins to openings and corners. The front façade has been entirely painted, although much of the lower sections of the wall are fretting and the paint has disintegrated. The remaining walls are random rubble with a thick render over. The walls are currently in the process of being restored and the render removed. The hipped roof has been recently clad with corrugated galvanised iron, and it extends at break pitch to form a skillion over the rear sections of the dwelling. The chimney is a tall face brick structure with a corbelled detail around the top. The front verandah has a separate bullnose verandah. It is supported by turned timber posts on a concrete verandah. There is a corrugated iron skillion-roofed lean-to along the west side of the dwelling, and across the rear. All the windows are double hung sashes in timber frames. The interior was inaccessible at time of visit.

Grange cottage is in fair condition. It continues to function as a dwelling and has retained a high degree of integrity and a moderate degree of authenticity.

The Grange is generally in fair to good condition. It has undergone a number of incremental developments and changes over time to facilitate the ongoing function of a pastoral homestead and operational facilities and has a moderate degree of integrity. Overall, *The Grange* has a moderate degree of authenticity.

13.3 COMPARATIVE INFORMATION

The Grange can be compared to a number of properties in the region that feature groups of early farm buildings. Although *The Grange* buildings are in fair to good condition due to considerable reconstruction, the type of work done has possibly made them one of the least authentic of the farm groups considered here.³²

Walebing, near Moora, comprises a significant group of stone farm buildings constructed in the late 1850s, probably with the help of convict, or ticket-of-leave, labour. They comprise: Cottage, Kitchen Stores, Bulk Store & Quarters, Stables, Cart Shed & Dairy, Wool Shed, Flour Mill & Store, remnant Horse Works, and site of Blacksmith Shop.³³ The stone Homestead was built in 1888 and has undergone minimal change. The property has remained in the Lefroy family since its inception and has continued to operate as a farm with continuing use of the majority of the farm buildings.

The property of *Summer Hill*, New Norcia comprises Homestead, Stables, Cattle Barn, Shearing Shed and Granary constructed in Victorian Georgian style in the 1870s and 1880s. Form of construction was generally random rubble granite and pug, with corrugated iron roofs later replacing the original sheoak shingles. Other elements of the *Summer Hill* farm precinct include stockyards, remnant orchards, stick fences, gates, stone-lined wells, and stone paved roads and river crossings.³⁴ *Summer Hill* is entered on the Victoria Plains Municipal Heritage Inventory.³⁵

The farm buildings at *Glentromie* were built in brick, with the help of 26 ticket-of-leave men. The Stables is a two-storey building which housed horses bred for the British Army remount trade in India. The property was later owned by Walter Padbury. The Homestead, Stables and Shearing Shed are in good condition. The flourmill is a ruin, and only the sites of four worker's cottages, blacksmith shop, polo field and cricket pitch remain.³⁶ *Glentromie* is entered on the Victoria Plains Municipal Inventory.

The buildings at *Berkshire Valley* include a one-room stone hut (c.1842); Homestead (c.1847); two-storey Flour Mill (1847); Dairy, and two-storey Stables (c.1855) which includes a harness room, blacksmithy, coach house and stalls; Shearing Shed and Store (1869); triple-arched stone bridge (1869); and, Pig Sty (1870). The Homestead has a gatehouse entrance. Stagecoaches called at *Berkshire Valley* to change horses, and bunk accommodation was available for travellers overnight. Horses were supplied to the British Army remount trade in India. The Mill was restored following damage in the 1968 earthquake, and currently houses the Moora museum. *Berkshire Valley* is entered on the Moora Municipal Inventory and the Register of the National Estate, and is classified by the National Trust.³⁷

Yathroo Homestead and Outbuildings, in the Shire of Dandaragan, dates from c.1855, and comprises stone and concrete block Homestead, timber Book-

³² Molyneux, Ian & White, John, 'Farmhouses', in Pitt Morrison, M. & White, J. (eds) *Western Towns and Buildings*, UWA Press, 1988, Chapter 7.

³³ Cranfield, R.E., op cit, p.58: information provided by Peter Lefroy, February 2001.

³⁴ Erickson, R., Taylor, R. and Considine & Griffiths Architects Pty Ltd, *Summer Hill Farm Precinct Conservation Plan*, April 2001.

³⁵ HCWA database.

³⁶ Ibid.

³⁷ Ibid; Moora Historical Society, 'A sketch of James Clinch of Berkshire Valley', Battye Library PR6461; Register of the National Estate, Database No. 010230 & 016073.

Keeper's House, stone Cool Room built into a soak, stone Machinery and Storage Shed, stone Barn, stone Stables/Dairy, stone Slaughterhouse, Stone Wall built as part of an irrigation network, Mill site and Lime Kiln. The Yathroo property was developed by Walter Padbury. It was a social centre of the district for many years and accommodated a school and postal service. The place is entered on the Shire of Dandaragan Municipal Inventory.

Kayabana is also in the Shire of Dandaragan and entered on their Municipal Inventory. The place dates from 1869 and comprises the brick Homestead (1907), stone Manager's House (1882), timber slab and stone Workman's Hut & Schoolroom (1869), stone Slaughterhouse, Farm Sheds, Employee's Cottage and Cottage Ruins, Lime Kiln, and remains of timber Grandstand (1880s).

13.4 REFERENCES

13.5 FURTHER RESEARCH

An interior inspection of Grange Cottage may assist in dating the place.