



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.

11.1 AESTHETIC VALUE*

Maddington Homestead is a well proportioned two-storey building constructed in the Georgian style. (Criterion 1.1)

Maddington Homestead, constructed in the very early period of settlement, illustrates the innovative and creative use of local materials to imitate those used for houses in England at the time. The design of the house, the finishes, the panelling and the doors imitate an elegant English house of the period with a limited level of craftsmanship. (Criterion 1.2)

Maddington Homestead has landmark qualities as it is located on flat land adjacent to the river and can be seen easily from both surrounding countryside and from the river. *Maddington Homestead* contributes to the aesthetic qualities of the landscape as the house is part of the English cultural landscape established by the British settlers. (Criterion 1.3)

Maddington Homestead, associated outbuildings, garden, carriage driveway and surrounding farmland all contribute to the fabrication of an English cultural landscape and established environment. (Criterion 1.4)

11.2. HISTORIC VALUE

Maddington Homestead was one of the earliest residences in the Canning District. (Criterion 2.1)

Maddington Homestead is associated with the earliest phases of rural development along the Canning River and with a subsequent market gardening enterprise. (Criterion 2.2)

Maddington Homestead has significance for its association with prominent figures in the history of Western Australia and the Canning district such as John Randall Phillips, Major William Nairn, Surveyor General John Septimus Roe, Richard and Jabez White, John Liddelow and Joseph Harris and his descendants. (Criterion 2.3)

* 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* North Ryde NSW, Angus & Robertson 1989.

11. 3. SCIENTIFIC VALUE

Maddington Homestead has the potential to be a teaching and research site enabling the interpretation of the way of life of the pioneer settlers in Australia. *Maddington Homestead* has the qualities of a benchmark site against which other sites of early settlement may be measured. (Criterion 3.1)

Maddington Homestead enables an understanding of European occupation of the locality, region and State since European settlement. (Criterion 3.2)

Maddington Homestead demonstrates technical innovation and achievement in adapting local conditions and materials to suit a foreign way of life. (Criterion 3.3)

11. 4. SOCIAL VALUE

Maddington Homestead is the oldest extant residence in the district and is highly valued by the community as a place of historic and social significance. It has lent its name, first to the nearby railway station, then to the surrounding suburb. (Criterion 4.1)

Maddington Homestead contributes to the community's sense of place by providing a link with the colonial development of the area. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Maddington Homestead is an extremely rare intact example of a substantial settler's house constructed in Western Australia prior to the convict era. (Criterion 5.1)

Maddington Homestead demonstrates the distinctive way of life of the British settler in the remote colonies and contributes to the cultural landscape created by the settlers. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Maddington Homestead is characteristic of English Georgian architecture. (Criterion 6.1)

Maddington Homestead represents the social status which early settlers hoped to achieve, one of the reasons for undertaking the hazardous trip to the Swan River Colony. *Maddington Homestead* demonstrates the traditional English farming way of life and customs of English land owners. (Criterion 6.2)

12. 3 CONDITION

Maddington Homestead is in sound condition which allows for the full aesthetic appreciation of the house itself, of the house in its garden context and of the house in its cultural landscape.

The condition of *Maddington Homestead* enables the full potential of the place to be appreciated as a learning and research site.

Maddington Homestead has been maintained and modified over the years but generally is in good condition. Some damp problems, termite damage and inappropriate maintenance procedures have adversely effected the fabric.

Changes to the fabric, including windows, roofing and interior linings have occurred, but the essential character, design and setting of house have been retained.

Maddington Homestead is currently unoccupied, the windows have been covered and nailed closed, and the house has been treated for termites.

12. 4 INTEGRITY

Maddington Homestead has been in constant use as a residence until the 1980s and demonstrates a high level of integrity. *Maddington Homestead* is currently unoccupied. Some of the associated farmland and outbuildings are in use today, operating as a market garden business.

Maddington Homestead will retain its importance and integrity if the place is used as a residence or in a domestic manner. Retention of the associated outbuildings, garden (including carriage drive), some farmland and river association will ensure the high integrity of the place survives.

Maddington Homestead could be restored.

Restoration of *Maddington Homestead* should not begin until a thorough study of the place has been undertaken to determine the significance of the place and its parts.

12. 5 AUTHENTICITY

The authenticity of the fabric of *Maddington Homestead* is exceptionally high. The surrounding outbuildings, well, garden, carriage driveway and farmland are all of exceptional authenticity.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Sarah Stephenson BA and HCWA staff. The physical evidence has been compiled by HCWA staff.

13. 1 DOCUMENTARY EVIDENCE

Maddington Homestead is located off Burslem Drive, Maddington. It was built by Major William Nairn (c.1836) for use as a private residence¹ and consists of a two-storey stone residence, nine rooms in all and a cellar. Adjacent are a wattle and daub tack room, a detached kitchen and dairy, and two corrugated iron sheds. The site is surrounded by 150 acres (60.75ha) of established market garden and orchard. For five generations the property has been the focal point of one of the most agriculturally successful families in the Canning district, the Harris family.

The site of *Maddington Homestead* is part of an area of 1,280 acres (two square miles) with frontage on the Canning River originally assigned to Augustus Hearn Gilbert in November 1829.² Gilbert arrived in the Swan River Colony aboard HMS *Sulphur* in June 1829 and departed aboard HMS *Challenger* in August.³ However, by October, he had returned and taken up quarters in HMS *Sulphur* at anchor in Cockburn Sound. Having received an entitlement to take up two square miles of land in the colony, he wrote several letters to Surveyor General John Septimus Roe enquiring about various tracts of land

¹ Letters: Nairn to Orr, 1832-1843, Battye Library 2284A.

² Ogle, Nathaniel *The Colony of Western Australia* London, James Fraser, 1839 (facsimile edition, St Ives, NSW, John Ferguson Pty Ltd, 1977), Appendix No. XIV.

³ Erickson, Rica (compiler) *The Bicentennial Dictionary of Western Australians, pre-1829-1888* Vol. II, D-J, UWA Press, Nedlands WA, 1988, p.1191.

on the Canning River.⁴ Because Gilbert's first preferences had already been assigned, Roe suggested looking at land higher up the river and invited Gilbert to accompany him on an expedition up the Canning on 9 November to mark out various river frontages.⁵ Gilbert replied that this would not be convenient and authorised Roe to act as his agent.⁶ Thus, the land taken up unseen by Gilbert, was originally chosen for him by the Surveyor General.

It is uncertain whether Gilbert ever visited the land assigned to him and, sometime early in 1830, he arranged for the location duties to be carried out by John Randall Phillips. Phillips, 31 years old, arrived in the Swan River Colony on 26 February 1830 aboard the *Protector*, accompanied by his servant, Martha Smith, aged 21 years.⁷ Described as an 'agriculturist' on the ship's register, his property listed in the Colonial Secretary's records of March 1830 included stock, machinery, seed and provisions valued at £430.⁸ Phillips' work on improving the property and establishing a farm was set back considerably by the Aborigines burning the major part of his goods not long after he moved on to the place.⁹

Entitled to an assignment of 2,000 acres in his own right, and on the understanding that the completion of location duties would entitle him to a half share of the river frontage of Gilbert's assignment, Phillips applied for a 2,000 acre tract in the Canning District adjoining Gilbert's land, but without Canning River frontage.¹⁰ This was assigned to him in December 1830.¹¹

Phillips named the farm 'Maddington Park', presumably after the outer London suburb of Maddington¹², and is known to have constructed a farmhouse on the property.¹³ (The two-storey dwelling, built later, has been incorrectly documented in various sources as being erected by Phillips.)

In October 1831, Gilbert transferred his assigned land to Richard Wardell.¹⁴ Wardell wrote to Roe from Fremantle in January 1832 requesting that the assignment be transferred to Major William Nairn.¹⁵ The new assignee of 'Maddington Park', Major William Nairn, who had arrived in the Swan River Colony aboard the *Egyptian* in December 1831, departed for 'Van Dieman's Land' (Tasmania) early in 1832, then returned aboard the *Merope* with flour and stock in April 1832.¹⁶ At 65 years of age, Nairn is believed to have been the oldest male in the colony at that time.

⁴ Letters: Gilbert to Survey Office - 14 October 1829 and 1 November 1829. Battye Library SDUR/G1/1 & 2A.

⁵ Letter: Roe to Gilbert - 6 November 1829, Battye Library L&S Letterbook Red No. 54, p.6.

⁶ Letter: Gilbert to Survey Office - 6 November 1829, Battye Library SDUR/G1/4.

⁷ Berryman, Ian *A Colony Detailed: The First Census of Western Australia* Creative Research, WA, 1979, p.182.

⁸ Battye Library, RN 526, J.R. Phillips.

⁹ Letter: Phillips to Survey Office - 25 August 1830, Battye Library SDUR/P1/49.

¹⁰ *ibid.*

¹¹ Ogle, Nathaniel op. cit., Appendix No. XIV; DOLA, Cancelled Public Plan Swan 1.

¹² DOLA, Geographic Names Section 'Geonoma' database.

¹³ Letters: Nairn to Orr, 1832-1843, Battye Library 2284A.

¹⁴ Letters: Roe to Gilbert and Wardell - 30 October 1831, Battye Library L&S Letterbook Red No. 70, p.378.

¹⁵ Letter: Wardell to Survey Office - 10 January 1832, Battye Library SDUR/W2/139.

¹⁶ Erickson, Rica (compiler) *The Bicentennial Dictionary of Western Australians pre-1829-1888* Vol. III, Nedlands, WA, University of WA Press, 1988, p.2294.

Nairn apparently made Phillips aware of his intention to occupy 'Maddington Park', causing Phillips to make enquiries regarding the possibilities of connecting his 2,000 acre assignment to the river by acquiring adjoining land.¹⁷ When this proved impossible, he began the process of relocating further upstream.

A newspaper report of January 1833 stated:

The farms on the Swan and Canning belonging to Messrs Phillips, Youl [sic], Brockman, Bull and Tanner are well conducted, the crops well got in and the whole exhibiting a neat and farmlike appearance.¹⁸

A few months later a stock sale was announced. 'Valuable stock for sale at Maddington Farm - 2 geldings, 1 mare, 1 colt, 1 cow, 2 bulls, 1 ox, 1 heifer, 1 heifer calf, some goats.'¹⁹

'Maddington Park' formally changed hands in July 1833.²⁰ Through a complicated series of land transfers, Nairn acquired not only the freehold of the improved Gilbert riverfront selection, but also the rights to Phillips' 2,000 acre assignment behind it, for a total of £2,340.²¹ Phillips then commenced farming operations at 'Stoke Farm', another property situated further up the Canning, where he erected a flour mill.²² He had married his servant girl and five children of this union were baptised by the Reverend W Mitchell at Canning River in April 1839. Their ages ranged between seven years and two months.²³ Soon after this, Phillips moved away from the Canning District, accepting the appointment as Resident Magistrate at Williams in 1839, then at Plantagenet in 1840. He was Chairman of the Court of General Sessions at Albany in 1845 and 1847 and died from the effects of influenza in 1853.²⁴

In November 1833, Nairn wrote enthusiastically about his purchase to a friend in England.

... There is 3 thousand three hundred acres [sic] of the richest land the whole of it. Besides there is a considerable quantity of land in cultivation and the crops look very well which will be ready to cut in a month or six weeks: there is also a dwelling house or houses.²⁵

And in April 1834:

Its all true. I have got the finest grant in the colony with plenty horses, cattle and sheep which, if the colony comes forward which I have no doubt of, will be invaluable.²⁶

Captain F.C. Irwin, in his 1835 publication, described Nairn's activities on the Canning as follows:

¹⁷ Letter: Phillips to Survey Office - 6 April 1832, Battye Library SDUR/P1/93.

¹⁸ *Perth Gazette* 12 January 1833.

¹⁹ *ibid*, 11 May 1833.

²⁰ Battye Library, RN 523, Major Nairn, 1833-1853.

²¹ Letters: Roe to Nairn - 22 October 1832, Nairn to Survey Office - 2 & 22 November 1832, Roe to Nairn - 5 December 1832, Phillips to Survey Office - 23 July 1833, Battye Library L&S Letterbook Red No. 55, p.303, SDUR/N1/8, & 9, L&S Letterbook Red No. 71, p.192, SDUR/P1/117 respectively; DOLA Country Enrolment 10 and Memorials 1/107, 1/108, 1/113 & 1/116.

²² Irwin, Frederick Chidley *The State and Position of W.A.; The Swan River Settlement* London, Simpkin, Marshall & Co., 1835, pp.62-63.

²³ Battye Library, RN 526, J.R. Phillips.

²⁴ *ibid*.

²⁵ Letters: Nairn to Orr, 1832-1843, letter dated 11 November 1833, Battye Library 2284A.

²⁶ *ibid*, letter dated 17 April 1834.

The most improved farm is that of Major Nairn, who furnishes a striking instance that officers, military as well as naval, are calculated by their professional habits to become efficient settlers in a new country. This gentleman, who has been in His Majesty's 46th Regiment nearly half a century, is not surpassed in energy and enterprise by any settler in the colony. Finding, on his arrival in 1831, that horses and other working stock were much in demand, he took the first opportunity to proceed to Van Dieman's Land; and shortly after, returned with a cargo of horses and cattle of a very useful description, which he sold to advantage. Subsequently, the estate of which he is now in possession came onto the market, when, finding the land was excellent and had been much improved by its owner Mr Phillips, who had also built on it a good house and offices, he purchased the whole, including some stock, for upwards of £2,000 and commenced farming with vigour. On one occasion after harvest, not finding a ready sale for his crops, and knowing that in Madras he could sell his potatoes, which formed a considerable part of them, to great advantage, the Major purchased a vessel of about 70 tons burden (the *Methrope*) in which he proceeded with his produce to Madras, and returned from thence with a cargo laid in there, after having disposed of his original one to good account.²⁷

In 1836, Nairn commenced work on *Maddington Homestead*, a two-storey Georgian style house on the right bank of the Canning River. By March 1837, he was able to report:

With respect houses and premises, I have got the best standing house in the colony all built with the best materials, stone and lime and Mahogany timber. A large fine barn all built new with best materials; a complete large shed one hundred and thirty feet long by sixteen broad for to keep my sheep dry and warm during the bleaching rains that fall here in the winter. This prevents foot and rot and every other incidental disease attending sheep taking place; this is the principal thing that gives my sheep the superiority over all the others in the colony.²⁸

Major Nairn appears to have been an astute businessman and one of the early entrepreneurs of the colony. There is no doubt that the quality of stock offered for sale from the farm, was always of the highest.

Notice of public auction at Maddington Park at 1 pm on 30 July [1838]- 60 fine wool ewes with their lambs, in lots of 10 each. A Van Dieman's Land bred pony rising 3 years old, heavy in foal.

For the convenience of those who wish to attend this sale a Boat will be in readiness at the point opposite the Old Mill, to ferry them across the water.²⁹

Nevertheless, some setbacks were experienced during this period, not the least being stock losses to Aborigines. Despite having generally good relations with local Aborigines, employing them as labourers and handing out food, Nairn himself witnessed the spearing and consumption of two ponies by Aborigines on the property, leading the press to recommend that 'some strong coercive measures ought to be adopted to check their aggressions which are constantly taking place on the Canning.'³⁰ A few months later, two of the Major's shepherds were speared while tending sheep near the river. On this occasion, the boys, Charles Hokin and Robert Cleulow [sic], were not fatally wounded but lost 200 sheep to Aborigines after refusing to give them bread.³¹

²⁷ Irwin, Frederick Chidley op. cit., pp.62-63.

²⁸ Nairn: Letters to Orr, 1832-1843, letter dated 20 March 1837, Battye Library 2284A.

²⁹ *Perth Gazette* 14 July 1838.

³⁰ *ibid*, 14 April 1838.

³¹ *ibid*, 16 December 1838.

During this period, Nairn mortgaged the property to Surveyor General John Septimus Roe.³²

Early in 1839, the Major was joined by his second wife and, a year later, by both daughters of his first marriage.³³ At this time he wrote:

The house at Maddington Park is in my opinion worth £3,000; though not nearly finished. ... My good friend, it was not with money I built this house, it was with my own hard labour. I took nearly three years to cart all the lime from Fremantle, a distance of 18 miles; I likewise carted all the stone myself, timber, in fact all materials: besides the Grant all good land deserves a good House; in short there is nothing in the colony any like it in every respect - Should I find it necessary to dispose of it, I will give at least six months notice in order to allow me to finish the upper part of the house.³⁴

Nairn completed location duties and obtained the grant to Canning Location 13, which comprised the entire 3,240 acres, in November 1842.³⁵ The property was put up for auction in November 1843, having been advertised as follows:

All that valuable and splendid estate called Maddington Park on the Canning River. This property comprises 3,240 acres of rich land equally adapted for either Agricultural or pastoral purposes. On this estate between 500 and 600 sheep have been depastured for the last ten years, and few flocks in the Colony have thriven so well.

The House has been constructed to afford every convenience as a family residence, with underground cellars. It is built of stone and brick, and the timber of well seasoned mahogany. The second floor commands an extensive view of the boundaries of this estate, the windings of the River, with the Darling Range in the distance. There are also out-offices including a well built barn, a stock yard and a shed for sheep. The present crop of wheat and barley will fully shew the richness of the soil. A good garden adjoins the premises. ... The opening of the causeway at Perth adds considerably to the facilities of communication.³⁶

The place didn't sell at that time and was eventually purchased on behalf of William Roe of Newbury in England by John Septimus Roe in 1847 for £460.³⁷ Roe, who had originally selected the riverfront land on Gilbert's behalf in 1829, leased it out. Little is known of Major Nairn's movements after he left the property apart from the fact that he died at Fremantle in 1853.³⁸

Advertisements for the lease of the place appeared occasionally in the newspapers. In 1856, Roe's eldest son, James, advertised,

To let for a term of years, that splendid estate Maddington on the Canning River, comprising 3280 acres extensively cleared and improved with a good double storey dwelling house, large commodious barn, stable and other outbuildings, cattle and cow sheds, sheep yards, garden and field enclosures and about 150 acres fenced and partly under cultivation.³⁹

³² *ibid*, 3 August 1838.

³³ Erickson, Rica (compiler) *op. cit.*, p.2294.

³⁴ Nairn: Letters to Orr, 1832-1843, letter dated 10 January 1840, Battye Library 2284A.

³⁵ DOLA, Country Enrolment 365 (superseding grant).

³⁶ *Perth Gazette* 14 October 1843, p.1.

³⁷ *DOLA Memorial* 4/100.

³⁸ Erickson, Rica (compiler) *op. cit.*, p.2294.

³⁹ *Perth Gazette* 25 January 1856.

Subsequent lessees are said to have included Richard and Jabez White and John Liddelow.⁴⁰ The lease was taken over by Joseph Harris and son, Joseph jnr, about 1870⁴¹ beginning the long and continuing association of the Harris family with the property.

Joseph Harris (1810-1896), a flagbearer in the 51st Regiment, had accompanied a contingent of 200 convicts from Canada to Tasmania aboard the *Buffalo* in 1838. Joseph, his wife Mary Jane and seven year old Joseph junior, accompanied the 51st Regiment when it was ordered to Albany in 1840. He received a discharge in 1847 and contracted for roadworks and general carting around Perth before taking up Maddington Park. Mary Jane found employment as a nurse at the Colonial Hospital where she was noted for her kindness. She died not long after the family took up the Maddington lease.⁴² Joseph jnr married Mary Ann Elizabeth Churchyard in Perth in 1861 and the couple had three children by the time they moved to Maddington Park with his parents. Another four children were born at Maddington Park between 1873 and 1888.

After J. S. Roe died in 1878, the property was advertised as 'Canning Loc. 13 known as Maddington Park, on lease to J. Harris jnr and belonging to the estate of J. S. Roe, to be sold.'⁴³ It was again advertised in 1881.

Valuable Land and Properties For Sale: Canning Location No. 13 - containing 3,280 acres, more or less, and known as 'Maddington Park'. This farm is now held on lease by Mr Joseph Harris junior, at an annual rental of one hundred pounds (£100). The lease will expire on 31st March 1881.⁴⁴

However, it wasn't sold at that time and Joseph Harris jnr continued to lease the place until James B. Roe died in 1907.⁴⁵

As part of the estate of JB Roe, that portion of Maddington Park situated west of Albany Highway was subdivided and auctioned by Charles Sommers in October 1908. Its proximity to the 'Albany Road' and the Perth - Bunbury Railway reinforced its value as market gardening land. A special train was engaged to bring buyers to the site with refreshments, free passes and plans provided.⁴⁶ Joseph Harris jnr purchased not only the homestead block (Lot 177) but a number of others, many having river frontages and the whole forming an excellent farm.

Joseph Harris senior had died in November 1896, and Joseph junior died in December 1912, leaving the place to his son, John James Harris.⁴⁷ After he died in 1929, the property passed through the hands of several of his children. Vegetables were always grown at Maddington Park, some for sale, but it was not until 1927, when electricity was connected, that production was greatly increased by the introduction of irrigation. Cauliflowers and cabbages were the main winter crops, water melons and rock melons in summer. Potatoes were also grown at the beginning of summer and winter. Some time after 1929, the Harris family began exporting cauliflowers to Singapore and a few to Kuwait and Bahrain. From the 1950s to 1970, the property was producing

40 Walker, Harold extract of information, courtesy Gosnells Library.

41 Erickson, Rica (compiler) op. cit., Vol. II p.1376.

42 ibid.

43 *Herald* 22 February 1879.

44 ibid, February/March 1881.

45 Erickson, Rica (compiler) op. cit., Vol. IV p.2663.

46 1908 Estate Plan courtesy of Orange Tree Farm.

47 Erickson, Rica (compiler) op. cit., Vol. II p.1376; Martin, Antony J. 'Maddington Park' unpublished MS, courtesy of Gosnells Historical Society. .

an average of 180,000 cauliflowers per year.⁴⁸ However, suburbia continued to encroach on the market gardening enterprise, and much of the property was sold in 1978 for the Maddington Metro Shopping Complex.⁴⁹

Maddington Homestead functioned as the Harris family residence for 112 years. During the 1930s, timber floorboards on the verandah were replaced with concrete, the roof shingles were replaced with corrugated iron and the house was modernised somewhat with a contained kitchen.⁵⁰ In 1983, a fire caused by a heater damaged the ground floor sitting room. The blaze resulted in the death of Miss Amy Harris, daughter of John James Harris, who was living there alone aged 81 years.⁵¹ Since the fire, the house has been boarded up to prevent vandalism and the furniture has been removed.⁵² The immediate garden is overgrown, the sheds contain dairy and market garden machinery and the detached kitchen has been converted to a shower block for workers, although the old oven remains.

In 1997, the property is owned by Eric and Ray Harris and functions as a small market garden and orchard.⁵³ *Maddington Homestead* is in urgent need of restoration.

13.2 PHYSICAL EVIDENCE

Maddington Homestead is a two-storey rough rendered stone house with a corrugated iron clad double hipped roof. It has a ground floor verandah wrapping around all four sides of the almost square house. *Maddington Homestead* is sited on the banks of the Canning River and overlooks the Maddington area.

The walls of the house are solid rendered and painted stone with some brick quoining around the windows. Most of the lintels are timber and appear to be hand hewn. The flooring is timber boards and may well be the original flooring, further detailed assessment is required. The verandah is now concrete but originally would have been timber boarding.

The roof is clad with corrugated iron but originally would have been timber shingles, evidence of the purlins for shingles can be seen under the verandah eaves.

There is a cellar under the house but this was not inspected. Access to the cellar is from the back verandah?

The surrounding buildings reflect the various services required by a large isolated country holding established in the early 1800s, including a bakehouse, blacksmiths, tackroom and well.

The surrounding gardens of *Maddington Homestead* reflect the planting of successive generations and styles. The intact carriage driveway is a notable and significant remnant of a bygone age.

⁴⁸ Harris, R.D. 'A Summary of Agriculture - Harris Family' a paper submitted to Gosnells Library, 7 April 1982.

⁴⁹ *ibid.*

⁵⁰ Conversation between Eric and Ray Harris and Messrs P. Bennett and I. Elliot of HCWA on site, 13 March 1997.

⁵¹ *ibid.*

⁵² *ibid.*

⁵³ DOLA, Certificate of Title Vol. 2015, Fol. 831.

Maddington Homestead is typical of planning in the Georgian period. The elevations of the house display Georgian symmetry, with some slight variations.

Internally the house would have had a central corridor with rooms opening off to either side. A stair would have lead to the upper floor from the lobby area with the service areas beyond. The main entry is away from the service end of the house which is associated to the river. The separate kitchen, outdoor bakery and other outbuildings such as tackroom and blacksmiths are on the river side, or back, of the house.

The original entrance to *Maddington Homestead* is intact and brings one into the formal areas of the house. Currently there is no entrance lobby, passage or stair hall and the visitor enters straight into a large living room. A wall of panelling divides the two front ground floor rooms and is likely to be associated with the dinning room and former entry lobby. Beyond the living room are two rooms facing the river, one is now the kitchen and the other a bedroom or similar. The stair comes down into the kitchen away from the front door. The balustrading is of the 1930 period indicating the stair has been modified and probably moved from its original location.

The bathroom remains outside in what was the earlier kitchen. The bread oven is still intact in this structure.

Changes to *Maddington Homestead* in the 1930s have altered the layout of the house. The central access with rooms opening to either side is still evident but the current stair location and internal kitchen originate from this period. The kitchen reflects the 1930 period in its finishes, as do the casement windows that have been installed in most of the widow openings.

Upstairs are three bedrooms and a large room believed to have been a library. The stair is open into this library room but may have originally lead into a corridor. These modifications are probably part of the 1930 alterations.

All of the bedrooms have fireplaces, as does the library room. None of the fireplace surrounds are evident but the scale of the fireplaces and remnants of the mantles and hearths indicate they are of the Georgian style. Most of the rooms have original panelled doors but the handles have been raised so as not to be on the throat of the door. This raising of the handles would also be part of the 1930 modifications.

All ceilings are simple and plain with simple ceiling roses and remnants of simple cornices, again indicating the Georgian simplicity. However, it is probable that the alterations in the 1930 period has altered some of these elements.

13. 3 REFERENCES

No key references.

13. 4 FURTHER RESEARCH

Archeaological field work.