



## 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)

- 3.5.3. Developing agricultural industries
- 3.11.4 Clearing vegetation
- 8.14 Living in the country and rural settlements

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

- 104 Land allocation and subdivision
- 302 Rural industry and market gardening
- 602 Early settlers

#### 11.1 AESTHETIC VALUE\*

The Manager's House is an excellent example of a simple, turn of the century timber cottage, designed in Federation Georgian style. (Criterion 1.1)

The mature Moreton Bay Figs (*Ficus macrophylla*) are a dominant feature on the northern hillside, which is further emphasised by the grassy slopes. The figs (*Ficus macrophylla*), the Mexican Cypress trees (*Cupressus lusitanica*) and the Pepper Tree (*Schinus areira*) assist in defining the location of Keane's House Site. (Criterion 1.3)

The elevated position of Keane's House Site, above the Winery Complex, emphasises Keane's dominant role as landowner and employer. (Criterion 1.3)

Keane's House Site, the trees, and the Winery Complex form a cohesive group on the northern side of Clackline Brook and define the central core of what was once Keane's Winery. (Criterion 1.4)

---

\* 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.

## 11. 2. HISTORIC VALUE

Many of Bakers Hill's earliest settlers established orchards and vineyards on their arrival in the district. *Hooper's Winery & Surroundings*, was the oldest orchard and vineyard in the area. Today the orchards and vineyards have declined and *Hooper's Winery & Surroundings* is one of the few visible reminders of the locality's agricultural heritage. (Criterion 2.1)

The establishment of *Hooper's Winery & Surroundings* occurred at a time when the wine growing industry was spreading east from the Swan Valley. Vineyards and wineries were established in the Mundaring district and one at Toodyay. Only three of these wineries survived to flourish into the twentieth century. *Hooper's Winery & Surroundings* was one of these survivors, operating continuously for nearly seventy years. (Criterion 2.2)

The different varieties of building materials used on the main winery building show the development of the complex over time and also changes in the methods used to manufacture and store the maturing wines. (Criterion 2.2)

The Manager's House was the main residence for *Hooper's Winery & Surroundings* and is closely associated with the development of winery. (Criterion 2.2)

*Hooper's Winery & Surroundings* was constructed for Edward Keane who was responsible for the construction of a large section of the Eastern Railway and a number of other branch lines in the eastern districts. He played a pivotal role in the development of the private Midland Railway Line which was so important to the development of the agricultural areas to the north of Perth. His success as a public figure can be seen in the number of public offices which he held during his lifetime. (Criterion 2.3)

The remnant vertical timber slabs lining Clackline Brook provide evidence of a technical undertaking of quite large dimensions in what is essentially a domestic situation. It demonstrates Keane's engineering skills and a vision of property improvement that is not normally seen in rural Western Australia. (Criterion 2.4)

## 11. 3. SCIENTIFIC VALUE

The fire which destroyed Keane's House in 1899 has probably sealed all previous layers beneath a shroud of building debris and ash. This layer is essentially a snapshot of family life in 1899 which ordinarily would be lost through normal living patterns and the development of the house. (Criterion 3.2)

The Cistern and Well have the potential to contain archaeological deposits which would reveal valuable information about the lives of the occupants of Keane's House. (Criterion 3.2)

The Rubbish Site has the potential to contain archaeological information, although some of it may have been disturbed. (Criterion 3.2)

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

*Hooper's Winery & Surroundings* is highly valued by the local community as a reminder of local history and the important role once played by fruit in the district's development as indicated by its inclusion in the Shire of Northam's Municipal Inventory. (Criterion 4.2)

#### **12. DEGREE OF SIGNIFICANCE**

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

*Hooper's Winery & Surroundings* is one of only two wineries established during the nineteenth century which have survived relatively intact in the eastern hills district. Several wineries were established in the Mundaring district and none of these have survived with their buildings significantly intact. The only other example of an intact winery in eastern hills district is Coorinja winery. (Criterion 5.1)

The Manager's House is an unusually intact example of an 1897 timber house. The external and internal cladding has remained in place with only minimal replacement of the original fabric. (Criterion 5.1)

The vertical timber boards presently lining a small section of Clackline Brook are the only known example of such a feature in rural Western Australia. (Criterion 5.1)

##### **12. 2 REPRESENTATIVENESS**

The Manager's House is a representative example of a simple, turn of the century timber cottage, designed in Federation Georgian style. (Criterion 6.1)

##### **12. 3 CONDITION**

Overall, with the exception of the Manager's House, *Hooper's Winery & Surroundings* is in poor condition, although some elements do appear to be structurally sound. The various elements are discussed in detail below.

The main winery building is structurally sound, although there are problems with fretting to the brick sections and the upper storey in the timber framed section has collapsed. The roof cladding is missing in several places. The building is in fair to poor condition.

The long, timber framed structure on the western side of the main winery building has partially collapsed and is in poor condition. The single remaining chimney to the south of this structure is also in poor condition. The whole of the site is quite water logged and this is causing rising damp in much of the brickwork on the site.

The condition of the rectangular brick tank is not known. The circular stone tank appears to be sound.

The Shearing Shed and associated Laundry are in poor condition.

The Manager's House has been well maintained over the years and this maintenance programme continues with various components replaced as required. The house is in good condition. The dairy shed is in poor condition.

Keane's House Site appears to be well covered with soil, which protects the fragile archaeological layers. The site is in good condition. The brickwork in the Bread Oven is generally in good condition although some of the bricks are fretting and the protective cement render is missing in places. The Bread Oven is in fair condition.

The condition of the Cistern and Well is not known as they are filled with water. The water will have assisted in preserving the timber lining of the Well however, the extent to which the Well dries out in the summer months will also affect the state of the wood's preservation. If only the top section dries out, then the bottom section of the Well may be in good condition.

The Rubbish Site has been disturbed in the past and as the pit is currently filled with water it is impossible to determine the extent of this disturbance. If the site has not undergone extensive disturbance then the lower layers may be in extremely good condition as fragile items, such as wood or leather will have been preserved by the wet conditions.

The vertical boards lining the creek have been disturbed in places and become detached. Those boards which remain in situ have become eroded and jagged. This feature is in poor condition.

The mature Moreton Bay figs, Mexican Cypress trees and pepper tree all appear to be in excellent condition. The mulberry trees, pomegranate and fig still bear well and are in good condition. The pear trees do not bear well, although it is unclear if this has always been the case or if they are suffering from water shortages. The pear trees are in fair condition.

#### **12.4 INTEGRITY**

The manner in which the main winery building functioned is not totally clear, nor is it known how the grapes were processed. However, the fact that all of the vats used to store the wine are still insitu and that the collapsed timber framed sections have been left where they've fallen, assists in later interpretation should the owners wish to reinstate the fallen sections. The building is not currently used, further eroding the building's integrity. Further research into nineteenth century winemaking processes may give a greater indication of the relative importance of the remaining elements. In view of the information currently available, the main winery building and associated brick tanks are considered to have retained a moderate degree of integrity.

Both the timber building and the brick chimney associated with the winery building are in a ruinous condition. The manner in which both buildings functioned is unclear. These structures have low integrity.

The Shearing Shed is in a ruinous condition. Due to the condition of the building, it is unclear where the sheep entered the building and in which section of the building the shearing actually took place. The structure lies

derelict and has low integrity. The manner in which the associated laundry functioned is still clear even though it is now in a ruinous condition. The old laundry has moderate integrity.

The Manager's House continues to function as a residence and the original layout of the house is still discernible despite additions to the southern side and rear of the building. The Manager's House has a high degree of integrity.

The layout of the former dairy is still readily visible. However, the building is not currently used. The dairy has moderate integrity.

Keane's House Site is completely covered by grass and soil. At present, there is no evidence above ground of this building, except for the stairs. However, as an archaeological site the area appears to have undergone minimal disturbance, except for the removal of the material used for the chimneys. It is highly likely that the original outline of the house and artefacts associated with the Keane family's occupancy could be recovered through archaeological excavation. Keane's House Site has high integrity.

The Well continues to hold water, the function it was originally designed for. However, it is not known if the water is still potable and it is not currently used as a viable water supply. The well has moderate integrity.

The Cistern no longer functions as a cistern, although no changes appear to have been made to it. The cistern has moderate integrity.

The manner in which the Bread Oven functioned is still clear and all components have remained insitu making it possible to re-use the oven once it had been cleaned. The oven is not currently in use. The Bread Oven has retained high integrity.

It is known that there has been some disturbance to the Rubbish Site, with the current owners of the property investigating the contents of the pit. As the amount of disturbance is not known, and it is possible that the lowest levels remain undisturbed, the site is considered to have moderate integrity.

The function of the vertical timber boards which still line a section of the Brook is not clearly understood. As it seems likely that the remaining boards are no longer carrying out their original function (due to the limited amount of boarding remaining), the timber lining to the Brook has low integrity.

## **12.5 AUTHENTICITY**

The main winery building has undergone several changes over time and no longer resembles the building first constructed by Keane. However, due to the manner in which the additions were constructed, each individual construction phase represents a fairly intact component within the final building form, admirably displaying the development of an industrial complex. The first phase (the c.1885 section), has probably retained the least amount of authentic fabric as the gable roof now covering this section

is not original. The remaining brick and timber sections represent additions which have retained original fabric. Overall, the main winery building has retained a moderate to high degree of authenticity.

It is difficult to determine the degree of authenticity retained by the timber structure to the west of the main winery building and the isolated brick chimney. Although both structures are somewhat incomplete, the remaining fabric appears to be authentic. These structures have a high degree of authenticity.

The same criteria can also be applied to the Shearing Shed and the associated laundry. Although both are in ruins, they have retained a high degree of authenticity.

The Manager's House has undergone little change to the external and internal fabric and fittings. While the verandah floor and roofing members have been replaced, overall the building has retained a high degree of authenticity.

The dairy appears to have undergone little change and while in a ruined condition has retained a high degree of authenticity.

Keane's House Site is now an archaeological site rather than just the remains of a house. When the house burnt down it is highly likely that the fire effectively sealed much of the original floor surfaces beneath structural debris and many items in use at the time were probably left where they fell. Soil now covers this whole event, sealing in a large quantity of evidence of how this house and the Keane family functioned in 1899. The site has a high degree of authenticity.

The Bread Oven has not undergone any marked alterations and has a high degree of authenticity.

The timber boarding used to line the well is apparently still intact and the cistern also appears to have retained its original fabric. Both features have a high degree of authenticity.

The full extent of the artifacts which remain in the tip site is not known, although it is known that material was extracted from the site. Due to earlier disturbances the site has moderate authenticity.

The vertical timber boards lining the Brook appear to be original. This feature has a high degree of authenticity.

### 13. SUPPORTING EVIDENCE

The documentary evidence and physical evidence has been compiled by Fiona Bush, Heritage Consultant.

#### 13.1 DOCUMENTARY EVIDENCE

*Hooper's Winery & Surroundings* comprises Keane's House Site (c.1885); the original Stables/Winery Complex, (c.1885, 1910s, 1940s) a single storey stone and two storey timber structure; a Well (c.1885), Bread Oven (c.1885); a section of Clackline Brook which is lined with vertical timber boards (c.1885); Manager's House (1897), a single storey timber residence; Rubbish Site (c.1900); associated winery buildings (1910s, 1920s, 1940s), a single storey timber structure and the remains of a brick chimney; ruins of a Shearing Shed, a single storey timber structure, (c.1910s); a Dairy (c.1910s); 2 mature Moreton Bay Figs (*Ficus macrophylla*) (c.1885); 2 Mexican Cypress trees (*Cupressus lusitanica*) (c.1885), a Pepper Tree (*Schinus areira*) and assorted fruit trees (1890s). The earliest features on the site were built for Edward Keane for his own use and later for the manager of the property. The later additions (1910s onwards), were constructed by the Hooper family for their own use.

The area known today as Bakers Hill was first settled by William and Sarah Coates who established the Three Wells Wayside Inn on Swan Loc. 117 in 1850. The Inn serviced travellers on the road from Guildford to Northam and remained in use until 1885 when the arrival of the Eastern Railway saw patronage drop, and the Inn closed. The building continued to be used as a residence until it burnt down in 1910.<sup>1</sup>

In 1881, the first stage of what became known as the Eastern Railway was completed by the state government of Western Australia. The line ran between Fremantle and Guildford. Shortly after the opening of this section, loan funds were approved by the Legislative Assembly for the construction of Stage 2, which extended the line to Chidlow's Well (Chidlow). This section was completed in 1884 and was constructed by J.W. Wright and Edward Keane.<sup>2</sup> Stage 3 stretched from Chidlow's Well to York. This section was also constructed by Edward Keane and was completed in 1885.<sup>3</sup>

Edward Vivian Harvey Keane was born in Cheshire, England in 1844. He served an apprenticeship with a firm of railway contractors and qualified as a civil engineer. He migrated to Australia in 1876, settling first in Victoria where he practised as an engineer, before moving to South Australia where

---

<sup>1</sup> Brockman, A., *Bakers Hill, a brief history*, undated publication, p.2. Information for this history was drawn from longstanding members of the Bakers Hill community; Elliot, I., *Mundaring, a history of the Shire, Shire of Mundaring*, Mundaring, 1983, p. 149.

<sup>2</sup> Le Page, J.S. H., *Building a State: the story of the public works department of Western Australia 1829 - 1985*, Water Authority of Western Australia, Leederville, 1986, p. 132; Elliot, I., *op. cit.* p. 42.

<sup>3</sup> Le Page, *op. cit.* p. 149.

he became that state's government engineer. It was while building a line between Kapunda and Morgan that he met his wife, Lilla Rebecca Wharton White. They were married in May 1879 and had five children.<sup>4</sup>

Keane formed a partnership with his father-in-law, Abraham White, and together they built several railway lines in South Australia. They tendered for Stage 2 of the Eastern Railway, but were outbid by fellow South Australian, J.W. Wright who had a contract price of £53,043. However, Wright decided that he required the skills of Keane and White and they sailed with him to Western Australia in March 1882. Wright encountered difficulties during the construction of Stage 2 and Keane renegotiated the contract, completing the line for a cost of £95,940.<sup>5</sup>

In October 1883, Keane was successful in securing the contract for Stage 3 of the Eastern Railway with a tender price of £105,312.<sup>6</sup> It was during these negotiations that he requested a grant of land on which to build a residence to live in during the construction of the railway. In November 1883, the government agreed to permit Keane to occupy 40 acres of land, near the proposed Mount Baker<sup>7</sup> siding during the construction of the railway. Keane was required to fence the property and, as the land was set aside for suburban purposes, it was required that it be gazetted and sold at auction once Keane's work was completed.<sup>8</sup>

By 1885, Keane had carried out improvements to the property, valued at £3,700, and requested that he be reimbursed this amount if the property was purchased by another buyer. At this stage, the amount of land under discussion was considerably more than 40 acres; there were fourteen 10 acre lots together with the single 40 acres lot. Ultimately Keane was of the opinion that he should be given the land. The government relented slightly and deferred putting the land up for auction for one year. In September 1886, 36 suburban lots at Mt Baker were advertised for sale by auction. Keane acquired 15 of these lots and they were amalgamated to form Avon Loc. 1600.<sup>9</sup> Title to the property was issued in May 1888.<sup>10</sup>

During this time Keane completed Stage 3 of the Eastern Railway and had gone on to construct the York to Beverley line (completed 1886) and branch

---

<sup>4</sup> Black, D. & Bolton, G., *Biographical register of members of the Parliament of Western Australia*, Vol. I 1870 – 1930, W.A. Parliamentary Institution Project, Perth, 1990, p. 109; Simpson, R., *The White's from Illawarra*, private publication, undated (c.1978), p. 9.

<sup>5</sup> Simpson, R., *op. cit.* p. 10.

<sup>6</sup> Le Page, *op. cit.* p. 149.

<sup>7</sup> The exact origins of the name Mount Baker are not known. It has been suggested that it was named after an early settler in Bakers Hill. The town of Mt Baker was gazetted in 1897. However, due to confusion with the railway station at Mt. Barker, WAGR requested that the name be changed to Bakers Hill. The name was altered in June 1902. Information obtained from Yarrow, S. & Batchelor, L., *Every name tells a story, the origins of major town names of Western Australia*, Regency, Perth, 1979, p. 24.

<sup>8</sup> Lands Dept. Correspondence, Acc. 541, AN 3/3, Item 2503, Vol. I, SRO, memos dated: 12/11/1883, 14/11/1883 and 16/11/1883.

<sup>9</sup> Lands Dept. Correspondence, Acc. 541, AN 3/3, Item 2503, Vol. I, SRO, memos dated 30/5/1885, 7/8/1885, 21/9/1886; *Government Gazette* 12/9/1886.

<sup>10</sup> Title Deed Vol. 25 Folio 139, 16 May 1888, DOLA.



lines between Spencer's Brook and Northam and Clackline and Toodyay (both completed in 1888). He had also purchased the farming property 'Grass Valley', near Northam, in 1884.<sup>11</sup>

Bakers Hill identities relate that Keane built a twenty room house on his Bakers Hill property for the cost of £8,800.<sup>12</sup> Henry Ashman cleared the land and planted the first vines. George Gwynne, a stone mason assisted with the construction of the house and Mr Burnes was the head gardener.<sup>13</sup> The exact date of the establishment of a winery on the Mt Baker Estate is not known. However, after 1886 Keane became extremely busy with the construction of the Midland Railway Line so it seems likely that the development of a winery began prior to his involvement with this railway line. As Keane had ongoing correspondence with the Undersecretary for Lands (Cecil Clifton) over his entitlements to his property at Bakers Hill, government documents exist which partially verify local folklore.<sup>14</sup> Keane's property was surveyed in February 1885, presumably to verify his assertions on property improvements. The survey shows fence lines and buildings on the 40 acre parcel of land that Keane was originally allocated. The plan shows Keane's House Site, an additional building to the east of the house and stables to the south. A garden is marked slightly to the south east of the house. All three buildings lie on the northern side of Clackline Gully (later Brook)<sup>15</sup>

In 1891, Keane applied for land on the northern side of Avon Loc. 1600. As had occurred with Avon Loc. 1600, he indicated that he had cleared and fenced the land and considered that the improvements amounted to £10 per acre. The land was surveyed and had a total size of 98 acres. It was named Mount Baker Suburban Lot 157. The accompanying plan showed the same collection of buildings as seen in 1885, the only change being that a verandah was marked around Keane's house. Keane purchased Lot 157 in June 1894 for £99.10s.0d in the name of his wife.<sup>16</sup> The Deed to the property was not issued to Lilla Keane until 1898.<sup>17</sup>

Keane caused further problems for the lands department when he fenced off the public road which bounded the southern side of his property. After considerable correspondence (and permission from the Toodyay Roads Board), Keane was permitted to lease the strip of land. Cecil Clifton considered it too much trouble to bother charging him an annual rental fee for the 11.5 acres. H.S. Ranford (a government surveyor), inspected the

---

11 Le Page, *op. cit.* p. 149; Garden, D.S., *Northam, an Avon Valley history*, Hesperian Press, Carlisle, 1992, p. 94.

12 Brockman, A., *op. cit.*.

13 Brockman, A., *op. cit.* p.2.

14 Such as is related by A. Brockman.

15 Lands Dept. Correspondence, Acc. 541, AN 3/3, Item 2503, Vol. 2, SRO, Survey 10/2/1885, G. R. Turner, from Field Book No. 7, p. 48. It is not known when Keane planted vines at the place.

16 Lands Dept. Correspondence, Acc. 541, AN 3/3, Item 2503, Vol. 2, SRO, Letter from Keane, 21 July 1891, Plan of Avon Loc. 1600 and land surveyed, the survey date is marked in pencil as 11/4/1894 although it appears to have been noted on an existing plan which is undated.

17 Title Deed Vol. 121 Folio 155, 3/9/1898, DOLA.

property briefly in 1897 while passing through the district. He reported that Keane had recently constructed a new caretaker's house on a section of the public road. He also noted that 'the road is fenced in and planted with scores of fruit trees now coming into full bearing.'<sup>18</sup> There was no further correspondence regarding this infringement.

Keane went on to become involved in a wide variety of affairs in Western Australia. He became a pivotal figure in the construction of the Midland Railway line, and his association with this poorly conceived business venture bankrupted him. Keane became the contractor for the construction of this railway in 1886. The construction of this line became important to the development of the northern agricultural districts. The title deed documents for the Mt Baker property show that he mortgaged the property to the National Australia Bank (Lilla Keane's portion remained unentailed, although ownership of the land passed to the bank in May 1899).<sup>19</sup> Through a series of mismanaged financial deals, which Keane had no control over, Keane finally found himself facing massive debts to the initial proposers of the scheme. He was declared bankrupt in January 1897.<sup>20</sup> The Mt Baker property (including Suburban Loc. 157) was sold by the bank to William T. Wood in September 1903.

As mortgagees of the property (which the bank refers to as 'Keane's Vineyard'), the National Bank were concerned about the status of the public road, due to the fact that

the main house on the property is situated on this reserve and that the whole of the strip is under cultivation. The house was erected by Mr Keane evidently in anticipation of his acquiring this strip which is useless to anyone except the owner of the property.<sup>21</sup>

While the property was under the Bank's control, a bush fire went through Bakers Hill and Keane's original house was burnt down in 1899. All that remained at the site of the house were the steps, cistern, bread oven and the well. This left the Manger's House as the only residence on the property.<sup>22</sup> A memo in the correspondence from the Lands Department notes that 7.5 acres of the road reserve was cultivated orchard and that the house was a 'seven roomed wooded house which is worth at least £400, probably more.' They recommended that the land be made available for purchase at £2 per acre. The land became Avon Loc. 5739 and was incorporated into the Bakers Hill property.<sup>23</sup>

---

<sup>18</sup> Lands Dept. Correspondence, Acc. 541, AN 3/3, Item 2503, Vol. 2, SRO, extract of letter from Surveyor General, 3/8/1897.

<sup>19</sup> *The West Australian* 23/2/1897, p. 2 a-c; Title Deed Vol. 25 Fol. 139, transferred to National Bank of Australasia 8 June 1886, Title Deed Vol. 121 Fol. 155.

<sup>20</sup> *The West Australian* 1/2/1897, p. 5h.

<sup>21</sup> Lands Dept. Correspondence, Acc. 541, AN 3/3, Item 2503, Vol. 2, SRO, Letter from National Bank of Australasia to Under Secretary of Lands, 12/11/1903.

<sup>22</sup> Evidence regarding the steps, cistern, bread oven and well comes from the physical inspection.; Brockman, A., *op. cit.* p. 2.

<sup>23</sup> Lands Dept. Correspondence, Acc. 541, AN 3/3, Item 2503, Vol. 2, SRO, Memo from Surveyor General to Under Secretary for Lands, 8/12/1903.

While Keane may have lived on the Bakers Hill property during the construction of the Eastern Railway, it is unlikely that he stayed there long. He represented the Geraldton district in the Legislative Council from 1886 – 1889, Perth from 1889 – 1890 and was Geraldton's member of the Legislative Assembly from 1890 – 1891 (he resigned from this seat). He served as Mayor of Perth from 1891 – 92 and played a pivotal role in the construction of the Victoria Reservoir near Canning Mills . He owned a property at Peppermint Grove, which was where he was living at the time he was declared bankrupt (this property was in Lilla Keane's name). Keane died in July 1904, before he could take up his seat in the Legislative Council as the member for Eastern Province.<sup>24</sup>

The Postal Directories show that from 1900 – 1903 the property, referred to as Mt Baker Estate, was managed by Alfred Ross. When Wood became the owner in 1903, he retained the name Mt Baker Estate. William Wood is listed in the Electoral Rolls as the manager and wine maker of Mt Baker Estate until 1915.<sup>25</sup> Wood sub-divided the property into two lots in 1909. Lot 1, the western portion (the land on which the Manger's House and Winery Buildings are located) was retained by Wood and the eastern section was purchased by Joseph Coleman.<sup>26</sup>

Richard A. Hooper purchased Mt Baker Estate in November 1911.<sup>27</sup> In the title deed he is shown as living at Bakers Hill and his occupation as a vigneron. Little is known about Richard Hooper or his brother Albert H. Hooper (who is later shown as a partner in the winery). The brothers possibly emigrated to Western Australia during the gold rush period as they were living in Boulder in 1900 when Richard married Florence M. Trevilyan and Albert married Mable V. Torrington. A search of the Electoral Rolls records a Richard Hooper (farmer) in 1910 living in the Swan Valley. By 1912, he is recorded as a vigneron at Guildford. Richard Arnold Hooper is not shown in the Electoral Rolls at Bakers Hill until 1918.<sup>28</sup> Albert's name does not appear at all in the Electoral Rolls however, he is listed in the Postal Directories in 1911 as a farmer at Bakers Hill. In the Postal Directories under the listing for Wine Makers, the Mt Baker Estate continues to be listed several years after William Wood had left, although no manager is listed. Brockman notes that R.A. Hooper replaced Wood at the winery, and made extensive improvements to the property. <sup>29</sup>

In 1918, the Postal Directories list the Hooper Brothers as winemakers at Mt Baker Estate and Richard is listed in the Electoral Rolls as a vigneron at

---

<sup>24</sup> Black, D., & Bolton, G., *op. cit.* p. 109; *The West Australian* 23/2/1897, p. 2a – c; Simpson, R., *op. cit.* p. 21.

<sup>25</sup> *Wises Postal Directories*, 1897 – 1911; State Electoral Rolls for Legislative Assembly 1910 – 1916.

<sup>26</sup> Title Deed Vol. 415 Fol. 3, DOLA.

<sup>27</sup> Title Deed Vol. 450 Fol. 15, DOLA.

<sup>28</sup> *Pioneers Index*, Battye Library; State Electoral Rolls for Legislative Assembly 1910 – 1918; Brockman, A., p. 3.

<sup>29</sup> *Wises Postal Directories*, 1911 - 1915; State Electoral Rolls for Legislative Assembly 1910 – 1930.

Bakers Hill (Lots 1600, 157 & 5739).<sup>30</sup> At this stage it is not particularly clear when Richard took over the operations at the winery. He may possibly have been gaining experience as a vigneron in the Swan Valley, while Albert managed the property and ran it as a farm. As Albert is listed as a farmer, the estate may have tended more towards grazing during this period, leading to the construction of the Shearing Shed.

Albert died in 1919 of bubonic plague and he was replaced in the Hooper Brothers partnership by Lloyd Hooper. Lloyd was probably a son of either Albert or Richard.<sup>31</sup> In 1926, the 'Brothers' listed in the partnership were: Edgar, Lloyd and Richard, although in the list of winemakers Richard's name was always listed as the vigneron. The partnership changed again in 1930 to G.R.A. and R.A Hooper. Lloyd purchased the local shop around this time and he and Edgar went into partnership as shopkeepers.<sup>32</sup>

Settlers gradually moved into the Bakers Hill district during the early years of the twentieth century, many establishing orchards and vineyards (although none are listed as wine makers). A large number of orchardists and vignerons are noted over the years in the Postal Directories. Brockman notes that 1930 saw a record harvest leave Bakers Hill station with 100 cases of fruit for the local market and 120 tons of wood. The 1941/42 entry in the Postal Directory lists six vignerons in the district.<sup>33</sup>

Ownership of *Hooper's Winery & Surroundings* changed in July 1940 to include two additional Hoopers, (possibly Richard's sons): Glenly Richard Arnold Hooper and John Trevilyan Hooper. By 1949, Hooper Brothers were listed as vignerons and graziers.<sup>34</sup> Richard died in 1950 and his third of the property passed to his wife Florence. Glenly Hooper became the sole owner of *Hooper's Winery & Surroundings* in 1955. According to Brockman, Hooper's Winery became a showcase and the property produced award winning wines. The last vintage was produced in 1969/70. It is not known when the vines were removed. Glenly sold the property to Roberto Galatti, Annina Galatti, Antonio Caporale and Pasqualina Caporale in December 1971.<sup>35</sup>

The property passed from the Galattis and Caporales to Stanley and Helen Anderton in August 1973. They were listed as farmers on the title deed. John and Dolores Gounsel purchased *Hooper's Winery & Surroundings* in August 1980. Rupert and Annette Poulton are the current owners of *Hooper's Winery & Surroundings*. They purchased the place in January 1987.<sup>36</sup>

---

<sup>30</sup> *Wises Postal Directories*, 1918; State Electoral Rolls for Legislative Assembly 1918.

<sup>31</sup> Brockman, A., p. 3; *Wises Postal Directories*, 1918 - 21.

<sup>32</sup> *Wises Postal Directories*, 1930; Brockman, A., *op. cit.* p. 4.

<sup>33</sup> *Wises Postal Directories*, 1941/42; Brockman, *op. cit.* p. 4.

<sup>34</sup> *Wises Postal Directories*, 1949.

<sup>35</sup> Brockman, A., *op. cit.* p. 3; *Heritage Trail News*, No. 2, 1993, p.1. Rupert Poulton was told by long time local resident, Gordon Ashman, of the date of the last press; Title Deed Vol. 450 Fol. 15.

<sup>36</sup> Title Deed, Vol. 1572 Fol. 349, DOLA.

The Shire of Northam placed *Hooper's Winery & Surroundings* on their Municipal Inventory in 1998 with a management category of D. The National Trust of Australia (WA) Classified *Hooper's Winery* in January 2003.

In 2003, the Poultons reside in the Manager's House which they extended in 1996/97. The Winery buildings and Shearing Shed are not currently used, although the Poultons wish to conserve the buildings for future compatible uses.<sup>37</sup>

### 13.2 PHYSICAL EVIDENCE

*Hooper's Winery & Surroundings* comprises Keane's House Site (c.1885); the original Stables/Winery Complex, (c.1885, 1910s, 1940s) a single storey stone and two storey timber structure; a Well (c.1885), Bread Oven (c.1885); a section of Clackline Brook which is lined with vertical timber boards (c.1885); Manager's House (1897), a single storey timber residence; Rubbish Site (c.1900); associated winery buildings (1910s, 1920s, 1940s), a single storey timber structure and the remains of a brick chimney; ruins of a Shearing Shed, a single storey timber structure, (c.1910s); a Dairy (c.1910s); 2 mature Moreton Bay Figs (*Ficus macrophylla*) (c.1885); 2 Mexican Cypress trees (*Cupressus lusitanica*) (c.1885), a Pepper Tree (*Schinus areira*) and assorted fruit trees (1890s). The earliest features on the site were built for Edward Keane for his own use and later for the manager of the property. The later additions (1910s onwards), were constructed by the Hooper family for their own use.

*Hooper's Winery & Surroundings* is situated in the small town of Bakers Hill, which lies 64 kilometres to the east of Perth. The features which comprise the site are spread out over a large area which is bisected by Clackline Brook. The Manager's House, Rubbish Site and three mulberry trees lie on the southern side of Clackline Brook, while Keane's House Site, Well, Bread Oven, the Winery Complex, Morton Bay Figs (*Ficus macrophylla*), Mexican Cypress trees (*Cupressus lusitanica*), Pepper Tree (*Schinus areira*), three mature pear trees, a mature fig (*Ficus carica*), the ruins of the Shearing Shed and pomegranate tree<sup>38</sup> are situated on the northern side of the Brook. The remains of vertical timber lining boards in the creek bed are to be found between the winery buildings and the Shearing Shed ruins.

The curtilage consists of fenced fields where horses graze, together with scattered fruit trees spread out over the grassy slopes with native trees and shrubs along the ridge and creek line. The land falls gently down to the Brook on the southern side, rising more steeply on the northern side. The flat land around the creek is extremely water logged with some of the structures associated with the winery complex lying in water-logged soil. The Brook is no longer contained by the timber boarding. New plantings of native trees line sections of the Brook.

---

<sup>37</sup> Information obtained from Rupert and Annette Poulton during the site visit on 4/8/2003.

<sup>38</sup> As the site visit was carried out in winter and the fruit trees were dormant, it was impossible to tell the variety of the fruit trees.

The northern side of the site is dominated by two, mature Moreton Bay Fig trees (*Ficus macrophylla*) which lie on the eastern side of a large, flat area which is Keane's House Site. On the southern side of the figs is a mature Mexican Cypress (*Cupressus lusitanica*). The southern approach to Keane's House Site is marked by a ruined flight of steps. To the south west of the house site is another Mexican Cypress (*Cupressus lusitanica*) and a Pepper Tree (*Schinus areira*). A brick lined Cistern lies in the north west corner of the site, while the Bread Oven is in the north east corner. A slab lined Well is located approximately 20 metres to the north east of the house. Further to the north west (approximately 200 metres) are three mature pear trees and a mature fig (*Ficus carica*).<sup>39</sup>

The Winery Complex lies to the south west of Keane's House Site on a long flat area which has been created by cutting into the northern hillside, the southern boundary of this area is Clackline Brook. The main winery building is a single storey stone structure with later brick and two storeyed timber additions. On the western side of the winery building is a circular brick tank, rendered with cement; further to the west is a long, single storey, timber framed structure now in a ruinous condition. On the southern side of this structure are the remains of a brick chimney and hearth.

To the east of the main winery building is a brick lined, rectangular, below ground tank. Running between this tank and the main winery building is the former access road to the winery. The road runs north south and is marked on the southern side of the Brook by large timber posts on either side of the road. These posts may possibly date to the time of Keane.

The Shearing Shed ruins are approximately 200 metres to the east of the Winery Complex. The site contains a timber framed single storey structure together with a timber framed laundry building just to the north east of the shearing shed.

The remains of vertical timber planking on either side of Clackline Brook lie just to the south east of the shearing shed.

The Manager's House is located to the south west of the shearing shed, while the Rubbish Site lies approximately 300 metres to the east of the Manager's House, near the banks of Clackline Brook.

### **Keane's House Site**

The site consists of a large flat area which was once approached by a flight of steps. These steps have rendered stone side retaining walls with brick and stone risers. The steps are in a ruinous condition and heavily overgrown with grass.

The actual house site is also heavily overgrown with grass. The lack of any stone or brick rubble suggests that whatever material was used in the construction of any chimneys has since been removed from the site. It is assumed that the house itself was of timber construction. As the house was burnt down during a bush fire, the collapse of building materials over

---

<sup>39</sup> *ibid*

the original floor surfaces is likely to have sealed them, making them highly valuable from an archaeological point of view. Due to the current grass coverage it is impossible to determine how much soil covers this protective layer.

A brick lined Cistern lies in the north west corner of the flat area. The Cistern is approximately 60 cm square and currently filled with water. Only the top course of bricks is visible. The actual depth of the Cistern is not known. The feature has the potential to contain valuable archaeological evidence through the presence of coprolites and rubbish which may have been deposited into the Cistern after the house burnt down.

A rendered brick Bread Oven lies in the north east corner of the flat area. The structure is approximately 1500cm square and 1000 cm high with a pyramidal roof. The front (west) is fitted with a cast iron door which can still be opened. The chimney is located on the eastern side. The render has become partially dislodged in places revealing the soft fired bricks beneath. The interior is lined with bricks. The structure appears to be intact and is in fair condition.

A Well lined with timber planks lies to the north east of the Bread Oven. It is filled with water and the land on the southern side (down slope side) is extremely boggy making it difficult to determine the actual dimensions of the Well, nor was it possible to see the timber lining boards. The Well's construction was described by Rupert Poulton, the owner of the property. The depth and condition of the Well is not known.

Early surveys of the site show a building to the east of Keane's House. The amount of vegetation present on the site made it difficult to see any above ground evidence of any buildings. Evidence of this structure may survive below the surface.

### **Winery Complex**

The Complex is composed of the main building, a rendered brick tank, a long timber framed structure on the western side of the main building, the remains of a brick chimney and a rectangular, brick lined tank.

The main building is constructed from stone, brick and timber framing. The variety of building materials points to at least five main phases of construction. Phase I is represented by the stone section which is probably the stables marked on the early plans. The random rubble stone walls are approximately 2.5m in height. Only the eastern, northern and western walls are stone. This section is covered with a gable roof clad with corrugated galvanised iron. The apex at the gable end (north) is timber framed and clad with weatherboards. The roof is supported with bush poles connected by bush pole ties. The floor on the eastern side of the room appears to be dirt (some paving may exist beneath the thick layer of dirt and debris), while a narrow section of cement flooring can be found on the western side. The stone section was probably constructed by Keane in c.1895. A wide doorway is centrally located in the eastern wall, with a wider opening

towards the southern end of the western wall. The southern wall of the stone section is timber framed and represents a later building phase.

The stone walls appear to be structurally sound. Some sections of the northern and eastern walls have been re-pointed with a fairly hard cement. While this is not causing major problems at present, it will damage the stonework in the future. The roofing members and cladding are in poor condition. The roof and cladding are probably not original.

Within the stone section is a brick room located in the north west corner. The manner in which the room abuts the stone walls indicates a later construction date to the stone walls. The room was built to house spirits and needed to be secure. The southern end of this room is approximately 2.5 metres high and slopes back to the north to a height of approximately 2.3 metres. The room does not have a separate roof although it has a lathe and plaster ceiling. The rear (northern) brick wall of this room abuts the stone wall. On the exterior side of this wall it is possible to see the timber bearer, inserted into the brickwork, which supports the ceiling joists. The brickwork is laid in English Garden Wall Bond.

A timber plank door remains in situ on the southern side of the room, while there is a timber framed window on the northern wall. The window is unglazed but has been fitted with chicken wire. The room has a concrete floor.

The brick room is in poor condition, particularly the northern, southern and eastern walls which have large gaps in the brickwork where the bricks have fallen down, or in the case of the western wall where they have become so eroded that they have just disappeared. Some render repairs have been made to the brickwork in the northern wall. The lathe and plaster ceiling is in poor condition.

The soft bricks point to an early date of construction, possibly during Wood's ownership of the property. The bricks may also have been reused from Keane's House Site.

The timber framed addition on the southern side of the stone section is clad with corrugated galvanised iron and was originally two storeys in height. However, the upper section has partially collapsed, leaving the upper floor exposed, making it impossible to investigate this area. The upper floor is laid with tongued and grooved boards.

The timber section contains a number of vats which were used to store the wine. The vats are approximately 2000 cm high. At the northern end are what appear to be the oldest tanks as these are of rendered brick construction. The long length has been divided into 4 large vats at the eastern end with 4 slightly smaller vats at the western end. A passage divides these rendered brick vats from a newer row of eight concrete vats on the southern side. The passage floor is concrete. A door opening is still discernible in the timber framing of the eastern wall, while the western end has a double width opening.



The two storey section of the winery was covered with a gable roof, which ran east west (the stone section roof ran north south). It was clad with corrugated galvanised iron, but only some of the sheets are still in situ. Many of the sheets which have become dislodged have been stacked inside the stone section.

At the western end of the timber section are three brick rendered vats, two on the northern side and one on the southern side. The northern vats are approximately 1000 cm high, while the southern one is approximately 750 cm high. This area on the western side of the building was once covered with a skillion roof, now partially collapsed. The skillion roofed area stretches across the full width of the structure. At the northern end, the addition has been achieved by the construction of a brick wall which abuts the western end of the brick wall of the spirit room, while the western brick wall of this addition extends down to approximately level with the opening of the western wall in the stone section. The brick addition represents Phase III in the construction of the winery building. The bricks used in this addition are of a different design and not as soft as those found in the spirit room. The skillion roof was later extended to the south, marking Phase IV. This later phase was constructed with timber stud walls. It is not clear what cladding was used. At present the southern section is partially clad with wide timber boards.

A further timber framed, skillion roofed addition was added to the southern side of the building (Phase V). The type of cladding used is again unclear, although it may have been wide timber boards. This section contains a circular concrete vat in the south west corner and two at the eastern end. In the centre of this section are the remains of a belt drive system that was once hooked up to an electric engine. The drive system is located above a timber structure fitted with sheets of corrugated galvanised iron angled downwards to form a chute. Directly opposite this structure, on the outside, is a raised earth platform which was probably used to for unloading the grapes into the chute.

A circular, brick rendered tank lies to the west of the Phase III addition. It extends approximately 75 cm above ground level and has a depth of approximately 2000 cm. It is partially filled with building debris. The tank may have been used to store water.

While the main winery building is in a ruined condition it does appear to be structurally sound and the original form could be rebuilt as the timber framing has not been removed from where it has fallen.

To the west of the main winery building is a separate timber framed structure running east – west. This rather long structure is currently in a ruinous condition. It is clad with weatherboards and had a skillion roof covered with corrugated galvanised iron. The structure is one room wide, and once had a number of rooms although at present only two rooms remain at the eastern end of the structure. Both rooms have timber floors.

The structure is in poor condition. The original form of at least the eastern end of the building is still apparent.

To the south of this structure is a brick chimney and hearth. There is no evidence of the structure once attached to the chimney, but as the area is overgrown with grass and quite water-logged it could be possible to determine the extent of the building through archaeological investigations. The chimney appears stable although the bricks are in poor condition and much eroded.

A brick lined, rectangular tank lies to the east of the main winery building. The tank has been divided into two equal parts by a brick wall. It is currently filled with water. A metal pipe enters the western side of the tank, approximately 60 cm below ground level. The condition of the brick walls is not known, nor the depth of the tank.

### **Shearing Shed**

This is a timber framed structure which was once clad with weatherboards with a gable roof clad with corrugated galvanised iron. The tongued and grooved timber floor remains in some sections and it is possible to see that a verandah stretched across the southern side of the building. Brick rubble on the north west side point to the presence of a chimney; the exact location is unclear. The building is no longer structurally sound and is in poor condition.

What appears to have been a laundry lies just to the north east of the shearing shed. The laundry is also timber framed and partially clad with weatherboards and sheets of corrugated galvanised iron. The gable roof is clad with corrugated galvanised iron. The floor is concrete. The remains of the laundry's brick fireplace is located in the north east corner. The building is in poor condition and structurally unsound.

### **Timber Boards Lining Clackline Brook**

Only a small section of this feature remains in the Brook near the Shearing shed. Vertical timber boards have been set into the sides of the Brook, creating a deep narrow channel. At present the function that this boarding served is unclear. The boarding has created a fast flowing creek at this point, but whether the fast flowing water was used to power machinery for the winery is not known. The lining may have helped retain the creek flow during the summer months. At present the creek still flows through the channel created by the timber boarding, becoming broader in width where there are no boards. The original extent of the boarding is not known.

Those boards which have remained have become eroded through continual drying and wetting episodes and the tops extending above ground level are jagged. The boards are in poor condition.

### **Rubbish Site**

This feature lies on the southern bank of Clackline Brook, to the east of the Shearing Shed. A wide section of the bank above the Brook displays surface scatters of glass, ceramic, metal and bone. The core of the area is a deep pit currently filled with water. The depth of the pit is unknown. The site has been investigated by the owners which has impaired the site's integrity.

## Manager's House

This simple, single storey, timber-framed weatherboard residence is designed in Federation Georgian style and has verandahs to the western and northern elevations. Both the hipped roof and the verandah roof are clad with corrugated galvanised iron. There are three brick chimneys with corbelled tops.

The internal layout is a central corridor with rooms opening off either side. There are four rooms at the front of the house. Towards the rear, the central corridor widens and has a single room opening onto it on either side. The verandah on the southern side of the house was enclosed at some stage. However, the two front rooms on this side have retained the french doors which opened onto the verandah. The enclosure of the verandah has created (from the rear) a laundry and a long side room. The south west end of the front verandah was also enclosed (at an earlier date) to create a room which functioned as the office when the winery was operational. A brick cellar apparently lies underneath the office.<sup>40</sup> The north west corner has also been partially enclosed with weatherboards. These boards have recently been replaced by the owners.

The current owners enclosed the verandah at the rear of the house to create a large dining area. (The external cladding is plastic weatherboard sheeting.) This area is one step down from the front section of the house. The original kitchen and pantry are located in the north east corner of this area. A Meters No. 1 Stove remains in situ in the large fireplace. A small brick cellar (possibly used to store preserves) is on the western side of the pantry.<sup>41</sup>

The interior walls and ceilings of the four front rooms are lined with tongued and grooved boards. The rooms at the rear and in the enclosed verandah areas are clad with plasterboard. Other original features include tongued and grooved floor boards, double hung sash windows and timber mantle pieces in bedroom 3 and the lounge. The timber mantle piece in bedroom 1 is not original. The internal four panel doors have largely retained their original door furniture (rim locks with tin knobs). The french doors are fitted with obscure glass, but have retained their original metal handles. The original front door has temporarily been removed (and placed in storage until it can be repaired), and replaced with a reproduction door fitted with stained glass to the two upper panels.

The original fabric is largely intact, although replacements have been made, including replacing the verandah floorboards with new tongued and grooved boards. The verandah roof is also not original and some of the verandah posts have been replaced. The house is structurally sound although it does experience some movement between the various sections of the house. Some of the timber stumps have been replaced.

---

<sup>40</sup> Information supplied by Rupert Poulton during the site visit on 4 August 2003. His children found this cellar while playing around the house as youngsters.

<sup>41</sup> Information supplied by Rupert Poulton during the site visit on 4 August 2003.

An old timber framed weatherboard dairy is located on the northern side of the house. The building has a gable roof clad with corrugated galvanised iron. This structure is starting to collapse. The building is no longer used.

### Trees

The two mature Moreton Bay Figs (*Ficus macrophylla*), the Mexican Cypress trees (*Cupressus lusitanica*) and Pepper Tree (*Schinus areira*) are in excellent condition, although the Mexican cypress to the south of the southern Moreton Bay Fig is becoming crowded out. The pear trees do not apparently bear particularly good fruit although the mulberry trees are still excellent bearers. Both the flowering pomegranate and the fig still fruit.

### 13.3 COMPARATIVE INFORMATION

The cultivation of grapes had early beginnings in Western Australia. An Agricultural Society Report of 1832 noted that a vineyard had been planted and was doing very well.<sup>42</sup> Some of the earliest vineyards were planted in the Swan Valley. Thomas Waters established one on his property, known today as 'Olive Farm'. Waters constructed cellars to store and process his wine. Old photographs indicate that this was a single storey brick structure. None of the above ground portions of this cellar remain today.<sup>43</sup> Although the Swan Valley became (and is) one of Western Australia's major wine growing regions, the majority of the early cellars and structures used to make and store wine have not survived.<sup>44</sup>

During Keane's ownership of *Hooper's Winery & Surroundings* there were few wineries operating beyond the Swan Valley. Several wineries had been established in the Mundaring district, such as the Darlington Winery, Hardey's Winery and Jacoby's Mundaring Winery.<sup>45</sup> Mt Baker Estate and Coorinja Winery at Toodyay were the most easterly wineries in their time. *Hooper's Winery & Surroundings* appears to be one of the earliest wineries in the eastern districts. Peter Guger's vineyard near Mundaring and Richard Hardey's vineyard in Glen Forrest pre-date Keane's by only a few years (both were established in 1882). At the Toodyay Vine and Fruitgrowers Show in November 1899, the correspondent noted that the wine industry had made some advances in the district, but few wineries were represented. Second prize was awarded to the Mundaring Winery (there was no first prize).<sup>46</sup>

The majority of these early wineries have left little physical evidence behind. No buildings remain at either of the two wineries established in Mundaring.

---

42 Bourke, *op. cit.* p. 64.

43 Bourke, *op. cit.* p. 104.

44 The use of the term 'cellar' in this assessment indicates any room or structure which was used to store wine. It does not imply that it was built below ground, it was simply a place where the wine was stored while it fermented.

45 Elliot, I., *op. cit.* pp. 113, 114, 174.

46 *Northam Advertiser* 11/2/1899.

Hardey's cellar at Glen Forrest burnt down during a bushfire in the 1960s and although the Darlington Winery cellar has survived, it has been enlarged with modern additions to function as the local community hall.<sup>47</sup> The main winery building at Coorinja appears to have survived intact.<sup>48</sup>

A high percentage of the structures remaining at *Hooper's Winery & Surroundings* belong in the first quarter of the twentieth century when wineries began to proliferate in the Swan Valley and Wanneroo areas. Parin and Luisini both established vineyards in the Wanneroo district in 1921 and 1924 respectively. Their cellars were constructed during the 1920s, only slightly later than when the Hooper brothers were adding to *Hooper's Winery & Surroundings*.<sup>49</sup> Like *Hooper's Winery & Surroundings*, Luisini's winery gradually expanded and a variety of vats constructed to process the grapes. Several of these vats are similar in style to those seen at *Hooper's Winery & Surroundings*.

Although in a ruinous condition, *Hooper's Winery & Surroundings* has retained all of the buildings which once formed the Mt Baker Estate and the original form that these buildings once took is still discernible. None of the other early wineries in the eastern hills district have survived intact with the exception of Coorinja Winery. As it is known that the winery was operating from 1900 until 1969/70, this makes *Hooper's Winery & Surroundings* one of only two wineries in the eastern hills district to survive, in a fairly intact state, until the present day. The later additions to the Main Winery Complex are similar in style to the more modern wineries established in the Wanneroo district during first half of the twentieth century and show the development of the winery tradition at *Hooper's Winery & Surroundings*.

Other examples of timber cottages built in the Federation Georgian style, or derivatives of this style can be found throughout the state. Many of Bunbury's early twentieth century timber houses are of this style, for example Lilydale at 40 Tuart Street (c.1910). Pine Grove Homestead at Mullewa (c.1910), an example of a Millar's kit home, is another fine example of this style. The condition of the interiors of these homes is not known, although both houses have been Classified by the National Trust of Australia (WA). Many of the houses built by the state government during the late nineteenth century and early twentieth century were a form of this style, such as station master's houses and school quarters. Examples of these houses are: former Glen Forrest Station Master's House (1898), former Sawyer's Valley Primary School Quarters (1896) and former Mt Helena School Quarters (c.1896). None of the interiors of these buildings have survive intact to the present day. The Manager's House at *Hooper's Winery & Surroundings* is a representative example of the Federation Georgian Style with unusually intact fabric to the interior.

---

<sup>47</sup> Elliot, I. *op. cit.* pp. 161, 172; HCWA assessment Darlington Winery, Database No. 8556.

<sup>48</sup> Shire of Toodyay Municipal Inventory prepared by the Shire of Toodyay, 1999. Coorinja Winery, data number 48. There was only limited information in the physical description about the original winery building, however it would appear that the original brick structure still forms part of the operating winery.

<sup>49</sup> Palassis Architects, Luisini's Winery, conservation management plan, 1996, p. 11.

No other examples of vertical timber boarding to creeks could be found. The possibility that this method may have been used to line the races for water wheels was considered. However, the water races which once powered water wheels at Cape Leeuwin and Millbrook, Yallingup, are simply deep ditches with no evidence of boarding. Until further evidence appears, the vertical boarding lining Clackline Brook is an extremely rare feature.

#### 13.4 KEY REFERENCES

No key references.

#### 13.5 FURTHER RESEARCH

Although efforts were made to obtain information about the types of wine produced by *Hooper's Winery*, little progress was made. The winery apparently had an excellent reputation and information about the varieties produced may be found in newspapers of the day. The Shire of Northam has no information about the winery buildings and the Northam Historical Society is at present only small and apparently has no information about the winery or the Hooper family.

A brief examination was made of newspapers from the 1890s to see if there was any discussion of Keane's Winery in them. No information was found, although this information may be found elsewhere. As Keane was a prominent figure it seems likely that information about his vineyard may exist in some of the more esoteric publications of the day. Further research may also identify when the vines were first planted.

A search was made in the Heritage Council's database of wineries established during the nineteenth century. The majority were established in the Swan Valley and some still operate today. However, the assessments seem to indicate that none of these wineries have retained the original structures in which the wine was processed or stored. If this is the case, then *Hooper's Winery & Surroundings* would be a rare example of a winery operating for over seventy years in the same building.<sup>50</sup> Comparisons with wineries still operating today in the Swan Valley (or elsewhere) may clarify this matter.

Further information regarding wine making processes of the nineteenth century may demonstrate the relative integrity of the place, and the degree to which it is representative of the industry during this period.

Regarding the vertical timber boarding to the Clackline Brook, no other examples could be found. It may be that this is simply because other examples are not presently known or that if this process was common the timbers themselves have since perished. Further research may ascertain the function of these boards, whether it was a common nineteenth practise, and whether the remnant boarding is rare within Western Australia.

---

<sup>50</sup> As Coorinja Winery is still operating out of the same building this may be the longest operating winery in the state.

As the assessment was undertaken in winter, there was insufficient evidence to precisely identify the species of pear and other fruit trees at the place. Due to the likely age of the trees, they may be a rare or unusual species.