



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES

Assessment Documentation

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

Cultural heritage significance means aesthetic, historic, scientific, social or spiritual value for individuals or groups within Western Australia.

In determining cultural heritage significance, the Heritage Council has had regard to the factors in the *Heritage Act 2018* and the indicators adopted on 14 June 2019.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 2.4.5 Changing the face of rural and urban Australia through migration
- 3.12.5 Retailing foods and beverages
- 3.13 Developing an Australian manufacturing capacity
- 5.8 Working on the land
- 8.4 Eating and drinking

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 107 Settlements
- 308 Commercial & service industries
- 302 Rural industry & market gardening
- 604 Innovators
- 602 Early settlers
- 311 Hospitality industry & tourism

11(a) Importance in demonstrating the evolution or pattern of Western Australia's history

Olive Farm Cellars, South Guildford is a rare remnant of physical fabric associated with the first wine manufacture and storage, and market garden in the Swan River Colony.

Olive Farm Cellars, South Guildford is associated with Thomas Waters, an early settler and businessman, who was responsible for growing some of the colony's earliest grape vines, producing some of the first wines, and for establishing one of the first market gardens in the Swan River Colony.

Olive Farm Cellars, South Guildford is associated with three generations of the Yurisich family who owned and operated the place as a successful winery since the 1930s.

11(b) Importance in demonstrating rare, uncommon or endangered aspects of Western Australia's heritage

Olive Farm Cellars, South Guildford is a rare remnant of physical fabric associated with the first vineyard, first wine manufacture and storage, and first market garden in the Swan River Colony.

Olive Farm Cellars, South Guildford is a relatively rare example of an extant cellar dating to the early colonial period in Western Australia.

Olive Farm Cellars, South Guildford is rare as extant fabric dating to the earliest settlement period in the Swan River Colony.

11(c) Potential to yield information that will contribute to an understanding of Western Australia's history;

Olive Farm Cellars, South Guildford provides valuable information about the material conditions of early settlers and their attempts to establish profitable industries in the newly established colony.

The intact well, and original dirt floor surface beneath the current concrete floor, are likely to contain in situ archaeological material dating to the early nineteenth-century with the potential to provide important information about one of the earliest settlement phases in the State.

The intact c.1830 fabric at *Olive Farm Cellars, South Guildford* provides important information about early cellar construction in the Swan River Colony, including the innovative use of local materials, and strategies for dealing with the labour shortages commonly experienced during this period.

11(d) Its importance in demonstrating the characteristics of a broader class of places;

Olive Farm Cellars, South Guildford provides a representative example of cellar construction by early colonists, including the techniques and materials used at a time when both labour and material shortages were commonly experienced.

11(e) Any strong or special meaning it may have for any group or community because of social, cultural or spiritual associations;

Olive Farm Cellars, South Guildford contributes to the community's sense of place as one of the earliest surviving remnants of wine manufacture and storage in the State, an industry which continues to be important in Western Australia.

11(f)¹ Its importance in exhibiting particular aesthetic characteristics valued by any group or community;

Olive Farm Cellars, South Guildford is a rustic well-appointed cellar constructed from a combination of rich brown stone, limestone, dark timber beams and concrete rendered walls.

12. DEGREE OF SIGNIFICANCE

12.1 CONDITION

Olive Farm Cellars, South Guildford is overall in moderate condition. The recent works undertaken during the construction of the surrounding housing estate have resulted in the cellar being surrounded by a concrete block retaining wall, capped with concrete, and a large pvc pipe has been fed through the cellar from the south-east, exiting through the north-west wall. The cellar is inaccessible without a working in confined spaces ticket, and no pump has been installed so at the time of inspection (November 2017) the bottom of the cellar was filled with 1-2 metres of water. Despite this the inspection team indicated that the cellar was still in a relatively good condition.

12.2 INTEGRITY

This section explains the extent to which the fabric is in its original state.

Olive Farm Cellars, South Guildford retains a low to moderate degree of integrity. Loss of some fabric has occurred with the construction of openings through the original cellar lining at the eastern and western ends. However, the remaining fabric has not been subjected to major modifications with accretions, such as concrete flooring and render to the walls, being removable. The recent works which have resulted in the cellar being inaccessible and unused have reduced its level of integrity.

The place also retains integrity as an archaeological site. The current floor surface is likely to cover, and have preserved, the original floor surface as well as artefactual material dating to its period of construction and use in the early nineteenth-century. The well also remains intact and may contain in situ archaeological material dating throughout the period of the cellar's use.

12.3 AUTHENTICITY

This section explains the extent to which the original intention is evident, and the compatibility of current use.

Olive Farm Cellars, South Guildford has a low to moderate degree of authenticity with the original intent of the cellar readily evident, albeit only to those who are able to access it. The wider site has a low degree of authenticity due to the removal of evidence for both the vineyard and market garden.

¹ For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989.
For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment completed by Department staff in October 2012, with amendments and/or additions by the Heritage Council and the Department.

13.1 DOCUMENTARY EVIDENCE

The earliest occupants of the Swan River area were the Whadjuk Noongar who pursued a hunter-gatherer subsistence strategy for upwards of 40,000 years prior to the arrival of Europeans. Occupation of the Swan District Region by the British occurred as early as 1829 with a series of long thin 'ribbon' grants surveyed along the banks of the Swan River.² By the end of 1829 the townsite of Guildford had been surveyed and lots were open for selection the following year.³ Lots were also taken up at South Guildford during this period⁴ being established primarily as small farm landholdings. The land on which *Olive Farm Cellars, South Guildford* is located (originally Swan Loc 24 & 25) was granted to botanist Thomas Waters in 1829⁵ where he established a market garden and planted grape vines.

Waters arrived in Western Australia aboard the *Caroline* in October 1829.⁶ He had served as a botanical collector in South Africa prior to deciding to come out to the Swan River Colony⁷ and was granted the 150 acres at South Guildford⁸ shortly after his arrival. By 1831, Waters was running a successful market garden.⁹

It has been suggested that Waters gathered cuttings of plants and trees, including grape vines and olive trees, during his time in South Africa¹⁰ and possibly during his journey to Australia. However, information suggests the ship on which Thomas Waters travelled to Western Australia (the *Caroline*) stopped over in Rio de Janeiro, Brazil¹¹ so it is unlikely Waters gathered his vine cuttings en route to

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- 2 Bourke, M (1987) 'On the Swan: A History of the Swan District Western Australia'. University of Western Australia Press for the Swan Shire Council. p.30.
- 3 Ferguson, R.J. & Stephenson, G (1975) Survey of Historic Buildings in the Shire of Swan, Western Australia. p. 4.
- 4 Bourke, M (1987) 'On the Swan: A History of the Swan District Western Australia'. University of Western Australia Press for the Swan Shire Council. Appendix B.
- 5 Original Crown Land Title, Document Register No. EC26-0, William the Fourth Granting of Lands on the Swan, Swan Locations 24 & 25, One Hundred and Fifty Acres. Accessed through Landgate's Historical Crown Allotment Land Enquiry System 25 July 2013. NB: No date appears on the document but due to it being in the name of William the Fourth this would date it to between 1830 and 1837. Thomas Waters arrived in the Colony in 1829 and had taken up residence there by 1830.
- 6 'The Bicentennial Dictionary of Western Australians pre-1829-1888, Volume IV, R-Z. University of Western Australia Press, Nedlands. p. 3219.
- 7 'The Bicentennial Dictionary of Western Australians pre-1829-1888, Volume IV, R-Z. University of Western Australia Press, Nedlands. p. 3219; Papers of Thomas Waters, Battye Library, ACC 2002A.
- 8 Original Crown Land Title, Document Register No. EC26-0, William the Fourth Granting of Lands on the Swan, Swan Locations 24 & 25, One Hundred and Fifty Acres. Accessed through Landgate's Historical Crown Allotment Land Enquiry System 25 July 2013. NB: No date appears on the document but due to it being in the name of William the Fourth this would date it to between 1830 and 1837. Thomas Waters arrived in the Colony in 1829 and had taken up residence there by 1830.
- 9 *Perth Gazette and Western Australian Journal*, 11 May 1833, p76; 'Waters Family Papers', Battye Library Microfilm ACC1621A; 'Correspondence, Thomas Waters', Battye Library Microfilm ACC2002A.
- 10 'Roleystone Courier - Flower Lady', April 1996, p. 3.
- 11 'Passenger Ships Arriving in Western Australia: Caroline October 12, 1929'. Accessed 6 September 2013. <http://members.iinet.net.au/~perthdps/shipping/wa-0011.htm>

the Swan River Colony and it has therefore not been possible to confirm where he obtained the original vines he planted.

Information about the first grape vines to be imported into the Colony is somewhat contradictory, and a comprehensive search of the National Library of Australia's Trove database¹² did not clarify the issue. Some sources suggest that the earliest grape vines introduced into the Colony arrived aboard the *Parmelia* in May 1829.¹³ Attempts were apparently made at establishing the vines from the *Parmelia* by Captain Freemantle and James Drummond (Colonial Botanist) on Garden Island in the very first days of settlement.¹⁴

It is probable that James Drummond was responsible for planting some of the very earliest vines in the Swan Valley at both his own property at South Guildford (Swan Loc. 32),¹⁵ and at the Government Farm, established at what is the present day town of Bassendean for the purpose of experimental plantings.¹⁶ However, the plan to establish an experimental farm was soon abandoned and the land was granted to private owners.¹⁷ Drummond moved to the Toodyay district in 1837.¹⁸

Other sources suggest that Charles McFaul was the first to import grape vines into the colony and successfully establish a vineyard.¹⁹ McFaul arrived in the Colony in 1830 and is understood to have planted his vine cuttings, believed to have come from South Africa, at his Hamilton Hill property the same year.²⁰ McFaul's endeavour attracted the attention of Captain Stirling who offered to supply labour to fence the vines and cultivate the land.²¹ The vines are noted as having been well-established by March 1831 (though they do not appear to have been in fruit) when he offered to sell the '108 Vine Stocks' to Stirling for £130 plus rent of the property for between 3 and 5 years.²² Stirling declined and the vines were apparently taken to a nursery at Kings Park²³ while others were presented to the then Governor Stirling and planted at the Supreme Court Gardens.²⁴ It is suggested by Edmund Sterling that 'these Sweet Water vines were the only ones

12 National Library of Australia, Trove, <http://trove.nla.gov.au/> Accessed 16 August 2013.

13 Zekulich, M (1990) 'Wines and Wineries of the West. St George Books, Perth WA. pp. 12-13.

14 Zekulich, M (1990) 'Wines and Wineries of the West. St George Books, Perth WA. pp. 12-13.

15 *The Sydney Herald*, Monday 9 May 1836, p.4; Bourke, M (1987) 'On the Swan: A History of the Swan District Western Australia'. University of Western Australia Press for the Swan Shire Council. p.35-37.

16 *The Sydney Herald*, Monday 9 May 1836, p.4; *The Perth Gazette and Western Australian Journal*, Saturday 31 May 1834, p. 295; *The Perth Gazette and Western Australian Journal*, Saturday 9 March 1833. p. 38.

17 Bourke, M (1987) 'On the Swan: A History of the Swan District Western Australia'. University of Western Australia Press for the Swan Shire Council. p. 46.

18 Bourke, M (1987) 'On the Swan: A History of the Swan District Western Australia'. University of Western Australia Press for the Swan Shire Council. p.99.

19 Powell, H.R. (1979) '16: 1 The Fruit Industry' in Burvill, G.H. (ed) *Agriculture in Western Australia 1829-1979*. University of Western Australia Press, Nedlands. p. 280; Zekulich, M (1990) 'Wines and Wineries of the West. St George Books, Perth WA. pp. 12-13; Berson, M (1978) 'Cockburn: The Making of a Community'. Town of Cockburn. p. 19.

20 Berson, M (1978) 'Cockburn: The Making of a Community'. Town of Cockburn. p. 21.

21 C.S.O. 13/152 cited in Berson, M (1978) 'Cockburn: The Making of a Community'. Town of Cockburn. p. 21.

22 C.S.O. 13/152 cited in Berson, M (1978) 'Cockburn: The Making of a Community'. Town of Cockburn. p. 21.

23 Sterling, E (1894) 'A Brief History of Western Australia', cited in Berson, M (1978) 'Cockburn: The Making of a Community'. Town of Cockburn. p. 21.

24 Zekulich, M (1990) 'Wines and Wineries of the West. St George Books, Perth WA. pp. 12-13.

introduced into the Colony for many years and became the nursery of the Colony's vineyards'.²⁵

Waters, however, arrived in the Colony in 1829, the year before McFaul²⁶ and was selling wine by the gallon in 1832.²⁷ Assuming he was using his own grapes to manufacture this wine, his vines would have been planted at his Guildford property 12-24 months before, and possibly as early as him taking up his land, as vines can take 3 years to produce large crops.

It has also been suggested that George Fletcher Moore was the first to plant grape vines in the Swan Valley.²⁸ However, Waters' vines would also have pre-dated Moore's which would not have been planted until after he took up part of Lamb's original grant at Guildford around December 1830.²⁹ There is also no mention of planting grape vines in the early years of Moore's diary as his focus seems to have been on his vegetable garden.³⁰

Of all the early settlers' vine planting endeavours, Waters' vines appear to have been the only plantings that continued to thrive in their original location for years to come, and the grapes they produced were used to produce the Colony's first wines. As noted above, correspondence amongst Waters' papers suggests he was selling wine by the gallon as early as 1832 with Abraham Jones, the son of local hotelier Walter Jones, requesting a supply of wine from Waters in July of that year.³¹ Waters was presumably making the wine from the vines he had planted at his Guildford property suggesting they had by this time become well-established so had likely been planted at least 2-3 years previously.

In May 1833 Waters' cottage was destroyed by fire³² causing him to rebuild. Mention is made of the fire in the newspaper providing further evidence that he was operating a market garden at this time, that it supplied markets at Perth, and that it was the first in the colony.³³ However, the article also notes that Waters rarely travelled to Perth himself having only visited once since settling at Guildford,³⁴ which perhaps contributed to Waters' endeavours having a relatively low profile in historical documentary sources. In September 1833 Waters paid a Mr William Barnes for cutting thatch and thatching, possibly indicating the construction of a new cottage at the property.³⁵ An invoice in Waters' papers for the supply of 100

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- 25 Sterling, E (1894) 'A Brief History of Western Australia', cited in Berson, M (1978) 'Cockburn: The Making of a Community'. Town of Cockburn. p. 21; *The Sydney Herald*, Monday 9 May 1836, p.4.
- 26 Thomas Waters arrived October 1829 per *Caroline* and was granted Swan Locations 24 & 25 in November 1829; Charles McFaul arrived August 1830 per *Edward Lombe* [or *Lambe*] and was granted Cockburn Sound Location 5; Berson, M (1978) 'Cockburn: The Making of a Community'. Town of Cockburn. p. 19; 'The Bicentennial Dictionary of Western Australians pre-1829-1888, Volume III, K-Q'. University of Western Australia Press, Nedlands. p. 1969.
- 27 'Correspondence, Thomas Waters', Battye Library Microfilm ACC2002A.
- 28 Zekulich, M (1990) 'Wines and Wineries of the West. St George Books, Perth WA. p. 13.
- 29 Moore, G.F. 'Diary of Ten Years of an Early Settler in Western Australia'. University of Western Australia Press, Facsimile Edition with an introduction by C.T. Stannage. p. 28.
- 30 Moore, G.F. 'Diary of Ten Years of an Early Settler in Western Australia'. University of Western Australia Press, Facsimile Edition with an introduction by C.T. Stannage. p. 28-56.
- 31 'Correspondence, Thomas Waters', Battye Library Microfilm ACC2002A.
- 32 *Perth Gazette and Western Australian Journal*, 11 May 1833, p. 76.
- 33 *Perth Gazette and Western Australian Journal*, 11 May 1833, p. 76.
- 34 *Perth Gazette and Western Australian Journal*, 11 May 1833, p. 76.
- 35 'Waters Family Papers', Battye Library Microfilm ACC1621A.

bricks at this same time could also have been for rebuilding.³⁶ Although the second cottage on the site is believed to have been comprised of mud brick walls (and presumably a thatched roof), brick fireplaces were commonly incorporated into such structures. However, it is possible this brick was used in the construction of the well in the cellar floor.

Information from the Yurisich family suggests that the original cellar was a simple 'dug out' with a dirt floor, walls, and steps, and that the stone lined section, and well, were a later addition. Although the stone lining the walls is likely to have been sourced locally, the well is believed to be lined with red brick of a similar type to those used for the brick header above the stone cellar walls. These bricks, although not visible in their entirety for further analysis, have an appearance consistent with early brick making efforts in the colony (i.e. relatively friable with multiple inclusions and a soft rounded appearance). If the date of the brick used in the construction of the well can be determined this may assist in determining when the extension to the cellar was completed. In October 1833 Waters married Sarah Price³⁷ with whom he had four children; Charlotte, Henry, William and John (the latter died in childhood).³⁸

By 1836 Waters and Drummond were undertaking grape growing experiments.³⁹ In February 1836 Drummond presented a sample of Sweet Water grapes to a meeting of the Agricultural Society grown on his garden at Cumma. He notes that this grape was first introduced by McFaull and had since been distributed throughout the Colony, and that this type of grape was also being grown by Waters at Guildford.⁴⁰

Due to the relatively poor agricultural value of much of the land granted to settlers in the Swan District region, many wealthy landowners moved on to more suitable land holdings at Toodyay and York in the 1840s.⁴¹ However, Waters remained at South Guildford and in November 1840 an advertisement in the *Perth Gazette and Western Australian Journal* notes that:

Thomas Waters has for sale, at his farm, near Guildford, the following vegetables, of the best quality –

Carrots 15s. per cwt.

Peas, 1s, 6d. per peck

White heart cabbages, 1½d. each.⁴²

Waters was also described in 1843 as having an 'extensive vineyard on the Middle Swan'. He presented samples of wine to the Agricultural Society in September of that year which were described as very good.⁴³ It is believed that Waters stored

³⁶ 'Waters Family Papers', Battye Library Microfilm ACC1621A.

³⁷ 'Correspondence, Thomas Waters', Battye Library Microfilm ACC2002A; 'The Bicentennial Dictionary of Western Australians pre-1829-1888, Volume IV, R-Z. University of Western Australia Press, Nedlands. p. 3219.

³⁸ 'The Bicentennial Dictionary of Western Australians pre-1829-1888, Volume IV, R-Z. University of Western Australia Press, Nedlands. p. 3219.

³⁹ *The Sydney Herald*, Monday 9 May 1836, p.4.

⁴⁰ *Perth Gazette and Western Australian Journal*, Saturday 6 February 1836 p. 646; *The Sydney Herald*, Monday 9 May 1836, p.4.

⁴¹ Ferguson, R.J. & Stephenson, G (1975) 'Survey of Historic Buildings in the Shire of Swan, Western Australia'. p. 4.

⁴² *Perth Gazette and Western Australian Journal*, 21 November 1840. p 1.

⁴³ *Perth Gazette and Western Australian Journal*, Saturday 30 September 1843. p. 2.

the wine in an underground cellar, likely the current day *Olive Farm Cellars, South Guildford*.

In 1848 Waters' property was inspected by the Vineyard Society for the purposes of a report to consider forming a Vineyard Company. The report describes the property as follows:

A small block of land.....well known as Mr Waters' Vineyard. This property contains about 100 (sic) statute acres of diversified soils and of which about 30 acres are enclosed by a substantial post-and-rail fence and ditch; it is already stocked with about 12,000 fruit-bearing vines of the Muscat and other approved varieties, varying in age from 3 to 18 years; there is also a large collection of other fruit trees, and about 6,000 vine plants in nursery beds. This desirable property is offered to the Society on lease for 20 or 50 years upon reasonable terms, and although it does not possess sufficient extent for the ultimate views of the proposed Company, yet doubtless it would prove highly beneficial as a preliminary vineyard, and is consequently deserving of attention.⁴⁴

However, the organisation dissolved shortly thereafter and nothing eventuated from the proposal.⁴⁵ The above would indicate that at least some of the vines still extant in 1848 were planted in 1830. The date palm was also successfully introduced to the colony by Waters in 1848.⁴⁶ Thomas Waters appears to have continued producing wine until at least the 1850s with a letter to Waters from the Agricultural Society providing a glowing report of wine samples supplied to them in October 1853.⁴⁷

By 1858 a William Waters appears in the family papers and invoices,⁴⁸ likely Thomas Waters' son who was born in 1839.⁴⁹ In October 1858 William received a request from a W Viveash for a cask to be filled with wine so it appears to have continued being produced on the property.⁵⁰ Throughout the 1860s the vineyards in the region continued to thrive with the region's suitability to viticulture being readily exploited.⁵¹

In 1869 Thomas Waters died aged 75.⁵² A memo amongst the Waters family papers indicates that his son continued to run the market garden at Guildford until at least 1890⁵³ and the Post Office Directory for 1895 lists a William Waters, fruit grower, at Guildford.⁵⁴ However, the entry does not appear in either the 1898 or 1900 Directories.⁵⁵ William is also noted as being a farmer at Toodyay by the late 1880s⁵⁶ and information provided by Landgate indicated he purchased Guildford

44 *Perth Gazette and Independent Journal of Politics and News*, Saturday 11 November 1848. p. 3.

45 *Perth Gazette and Independent Journal of Politics and News*, Saturday 7 April 1849, p. 3.

46 *Perth Gazette and Independent Journal of Politics and News*, Saturday 8 April 1848. p. 3.

47 'Letter to Thomas Waters from the Agricultural and Horticultural Society of WA', Battye Library ACC631A 1-4.

48 'Waters Family Papers', Battye Library Microfilm ACC2341A/8.

49 'The Bicentennial Dictionary of Western Australians pre-1829-1888, Volume IV, R-Z. University of Western Australia Press, Nedlands. p. 3219.

50 'Waters Family Papers', Battye Library Microfilm ACC2341A/8.

51 Ferguson, R.J. & Stephenson, G (1975) 'Survey of Historic Buildings in the Shire of Swan, Western Australia'. p. 9.

52 *Perth Gazette and Western Australian Times*, Friday 19 March 1869, p. 2.

53 'Waters Family Papers', Battye Library Microfilm ACC1621A.

54 *The Western Australian Directory [Wise's] 1895-1896*, Battye Library Online, p.99.

55 *The Western Australian Directory [Wise's] 1898*, Battye Library Online. *The Western Australian Directory [Wise's] 1900*, Battye Library Online.

56 'The Bicentennial Dictionary of Western Australians pre-1829-1888, Volume IV, R-Z. University of Western Australia Press, Nedlands. p. 3219.

Town Lot 24 in 1879.⁵⁷ However, as William retained the South Guildford property for almost 40 years following his father's death⁵⁸ he may have continued to work both properties.

William Waters died in 1907 and Certificate of Title information indicates that Charlotte Mary O'Rourke (probably William's older sister), was the administrator of William's estate, and took possession of the Olive Farm property in March 1909. Charlotte is noted at the time as being a widow of Wandering.⁵⁹

In July 1920 the property was sold to William Padbury, a Guildford Merchant, and in 1923 John Woodward, an Engineer of James Street in Guildford, purchased the place.⁶⁰ It is unknown if either of these subsequent owners continued market gardening or viticulture at the property.

In January 1934 the property was transferred to Ivan Yurisich⁶¹ (b.1894), who had originally come from Yugoslavia⁶² where he had learned wine making. Although his time in the colony had been spent on the mines in Boulder and farming in Tammin, Yurisich had produced wine while in Boulder, importing grapes from Perth.⁶³

When Yurisich acquired the property the vines and cellar had been neglected. Yurisich ploughed the existing vines and replanted the vineyard.⁶⁴ Initially Yurisich supplemented his income by cutting firewood. However, it was not long before the place was established as a significant winery⁶⁵ producing fortified wines for the goldfields.⁶⁶ It was during this early period the original cottage on the site was extended and modernised resulting in little of the original building remaining.⁶⁷ It is unclear when the name Olive Farm was first used but it was possibly during this period. However, Waters planted olive trees at the property during his tenure so it may have been adopted earlier. Bourke's 'On the Swan' refers to the place as 'Olive Farm', with the assignee being Thomas Waters, but he does not cite the source of this information.⁶⁸

In 1963 Ivan's son Vince took over the business introducing new winemaking techniques and beginning the winery's production of some successful bottled table

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- 57 Landgate, Historical Search Summary Report. Received from Andrew Sturman, CSO – Historical Searches, 9 August 2013, William Waters, document reference No. MB7/2029.
- 58 Certificate of Title Vol. 439 Folio. 185.
- 59 Certificate of Title Vol. 439 Folio. 185; 'The Bicentennial Dictionary of Western Australians pre-1829-1888, Volume IV, R-Z. University of Western Australia Press, Nedlands. p. 3219.
- 60 Certificate of Title Vol. 748 Folio. 53 & Certificate of Title Vol. 846 Folio. 16.
- 61 Certificate of Title Vol. 846 Folio. 16.
- 62 'The Dictionary of Western Australians 1829-1914, Volume 5, The Golden Years 1889-1914. University of Western Australia Press, Nedlands. p. 1006.
- 63 West Australian, 20 November 1975, p. 7.
- 64 '1933-83 Olive Farm and the Yurisich Family', *WALSA Magazine and Retail Price Guide*, July 1983, p. 16.
- 65 Olive Farm Wines, About Us – Our History. <http://www.olivefarmwines.com/about-us/our-history/> Website accessed 21 August 2013; '1933-83 Olive Farm and the Yurisich Family', *WALSA Magazine and Retail Price Guide*, July 1983, p. 16.
- 66 Olive Farm Wines, About Us – Our History. <http://www.olivefarmwines.com/about-us/our-history/> Website accessed 21 August 2013.
- 67 Olive Farm Homestead, City of Swan Municipal Inventory (2010).
- 68 Bourke, M (1987) 'On the Swan: A History of the Swan District Western Australia'. University of Western Australia Press for the Swan Shire Council. p. 35.

wines in the mid-1970s.⁶⁹ By 1974 the winery was producing 70,000 litres of wine a year.⁷⁰

Vince's son Ian took over the winery in 1981 after having completed a formal education in wine making at Roseworthy Agricultural College in South Australia.⁷¹ Ian was the first to have a formal education in winemaking, and under his guidance the winery was expanded. The storeroom above the cellar was demolished and replaced with a sheet metal clad building, the ground adjacent to the western side of the cellar was excavated for a function centre and an opening made through the stone wall of the cellar to connect the two.⁷²

In 2005 the Yurisich family sold the winery but retained the adjacent lot. In 2012 the place was being run as a function venue by Captain Cook Cruises known as 'Waters Edge Café and Restaurant'. Olive Farm Wines remains in the Yurisich family, but is run from Great Northern Highway in Millendon by Anthony Yurisich.⁷³

In 2012, when the cellar was assessed, it was situated below a large corrugated iron shed (c.1970-80) with a lean-to verandah at its northern side propped up by timber log supports. A small pitched roof section formed the entrance to the cellar steps. Inside the cellar a timber bar clad with mini orb corrugated iron ran along the southern wall with timber shelving stocked with wine bottles to its rear. Timber framed blackboards were attached to the north wall, and a large walk-in fridge lined with mini orb corrugated iron was situated in the southwest corner. The northeast end of the cellar connected with a small concrete storage bunker constructed by the Yurisich family c.1960s. The bunker contained an L-shaped bar and various interpretation panels on the history of Olive Farm. Images taken during the interior inspection in November 2017 suggest this either no longer remains extant, and/or has been blocked off with a concrete block wall. In 2012 the southwest end of the cellar connected to the lower storey of a function centre which had been constructed adjacent c.1995. This has since been demolished.

The history of *Olive Farm Cellars, South Guildford* should be considered within the broader context of the Australian wine industry which continues to be an important source of export income. In 2008 Australia had approximately 2000 wine companies and employed 31,000 people. In 2005-2006 exports totalled \$2.8 billion with 722 million litres of wine being sent to overseas markets.⁷⁴ The Western Australian winemaking industry is a small but important contributor to the national industry. In 2001-2002 Western Australia contributed 3.3% of the wine produced nationally, employing over 3,000 people, and in 2002-2003 approximately 5 million litres of wine was exported from the State.⁷⁵

69 Olive Farm Wines, About Us – Our History. <http://www.olivefarmwines.com/about-us/our-history/> Website accessed 21 August 2013.

70 *West Australian*, 20 November 1975, p. 7.

71 Olive Farm Wines, About Us – Our History. <http://www.olivefarmwines.com/about-us/our-history/> Website accessed 21 August 2013.

72 Olive Farm Cellars, City of Swan Municipal Inventory (2010).

73 Olive Farm Wines, About Us – Our History. <http://www.olivefarmwines.com/about-us/our-history/> Website accessed 21 August 2013.

74 'Wine Overview', Australia's Wine Industry Overview – For Australian Exporters. Accessed 28 November 2012. <http://www.austrade.gov.au/Wine-overview/default.aspx>

75 Australian Bureau of Statistics website. 'The Winemaking Industry in Western Australia'. Accessed 28 November 2012. <http://www.abs.gov.au/ausstats/abs@.nsf/7d12b0f6763c78caca257061001cc588/66847107b2445523ca256e3100003659!OpenDocument>

In October 2013 *Olive Farm Cellars, South Guildford* was sold to OTAN Swan River Guildford Pty Ltd. The wider site was subsequently subdivided and from August 2014 the Rivers Edge residential housing estate was constructed. The cellar was retained in-situ, with a concrete block retaining wall inserted around its walls and it was capped with a concrete roof. The surrounding area was landscaped, and some interpretation panels were installed. The space is common property for the strata, and now serves as a shared garden/deck area for the residential estate.

13.2 PHYSICAL EVIDENCE

Olive Farm Cellars, South Guildford is situated within the common property of a housing subdivision, known as Rivers Edge residential estate, located at 12 Loder Way, South Guildford (formerly known as 73 Great Eastern Highway), between the southeast bank of the Swan River and Great Eastern Highway. The place comprises an underground stone and render-lined cellar with timber roof supports and a well in its floor. The cellar is surrounded by a concrete block retaining wall and is capped with a concrete roof which has been covered with timber decking. The cellar is accessed via a small manhole at its southwest end.

The cellar comprises two 'sections' with some different physical characteristics. At its western end the cellar comprises random rubble coffee rock and limestone lined walls, while at the eastern end the walls are covered with thick render.

In 2012 when the place was assessed the rendered portions of the walls at the eastern end were partially obscured by shelving along the south wall and chalkboards fixed to the north wall. However, where visible, the walls appeared to have been coated with a thick solid render layer from the floor to just beneath the timber roof beams. No red brick header row was visible in this section but this may be obscured by the render. The rendered section is approximately 8 metres in length.

The lower portions of the stone lined walls at the western end of the cellar are random rubble coffee rock while the upper section is lined with rough limestone blocks. The height of the coffee rock courses varies with the north wall lined to approximately 1.25m in height and the south wall to a height of 0.9m though there is some variation across each wall. The limestone is capped with a header row of red bricks and a timber top plate in some sections. The stone lined portion of the cellar is approximately 7 metres in length.

The roof structure of the cellar comprises large machine sawn jarrah roof beams on a north-east/south-west alignment set into either a red brick wall layer, jarrah wall supports, or what appears to be concrete in areas. However, some of the original, pit sawn timber beams have been retained at the eastern end of the cellar beneath the new beams. These older beams are in a relatively deteriorated condition. In 2012 concrete beams lay above the brick course in some areas supporting the structures above the cellar. It is unclear whether these remain in 2018. In 2012 the cellar ceiling comprised jarrah boards corresponding with the approximate extent of the rendered walls, while the remainder was lined with standard orb corrugated iron. The roof structure in 2018 comprises a concrete cap. The floor of the cellar has been concreted throughout.

There is a circular well with a square transparent plastic cover set into the concrete floor approximately 9 metres west of the westernmost edge of what were formerly the concrete cellar entry steps. Although the well was not examined directly, Ian

Yurisich confirmed that it is lined with red brick of a similar consistency and appearance to that used in the brick header row along the top of the limestone. The diameter of the well is approximately 1-1.2 metres. During the assessment in 2012 function centre staff present during the site visit commented that the well would flood the cellar and adjacent function centre during the winter months if the water was not pumped out.

The cellar's current internal dimensions are approximately 17.3 x 3.8 metres. However, it is understood that the original cellar was a large pit dug out of the ground and comprised dirt walls, a dirt floor and dirt steps supported by timber beams. This original part of the cellar is believed to correspond to the section currently exhibiting rendered walls and is the area in which the seven original timber beams have been retained. This would suggest that the original cellar would have measured approximately 11 x 3.8 metres. It is unknown when the cellar was extended but information from Ian Yurisich, the grandson of Ivan Yurisich, indicated that it was before his grandfather took ownership of the place (1933). The above information, and considering the dimensions of the two cellar sections, would suggest the well was also constructed later than the original cellar portion as it is within the section of the cellar with the stone lined walls. Mr Yurisich noted that the original cellar 'shell' was discernible when his grandfather and father remodelled the cellar and it was at this point the dirt walls were rendered over. The dirt floor and steps were also extant at this time and were concreted over (c.1933) with the floor apparently re-covered in concrete in the 1960s. The original timber beams are understood to have been supported on timber bearers.

Although the date of the cellar extension has not yet been determined, an analysis of the physical fabric and the information provided by Ian Yurisich may provide some clarification. As discussed above, Mr Yurisich believes that both the original cellar and the cellar extension were constructed prior to his family taking over the property. This would place the date of the cellar before 1933, which means it was either constructed within the period the Waters family owned the place, or between 1890 and 1933 during which the place had various owners. The underside of the brick used in the construction of the brick header row above the limestone wall lining could not be examined but the overall appearance of the brick would be consistent with early brick making in the colony, i.e. it appears fairly soft and friable, is of various colours, and contains numerous inclusions. Mr Yurisich has suggested the brick the well is constructed from is of a similar appearance. A reference in Waters' papers to the purchase of 100 bricks in 1833⁷⁶ may provide evidence that the well, and the cellar extension, were constructed at this time. However, the timing of this purchase corresponds with the rebuilding of Waters' cottage after it burnt down, and the brick may have been used to build a fireplace in the cottage. The rough makeshift nature of the stone lining of the cellar walls, and the likelihood that the materials were sourced on site, lends some credibility to an early construction date. That is, prior to the increase in brick manufacturing and other industries in the colony following the discovery of gold in the 1890s. However, the best means by which the date of the cellar extension and well could be confirmed would be through archaeological excavation.

During the construction of the Rivers Edge residential estate, and prior to the cellar being capped with concrete, a large pvc pipe has been fed through the cellar from

⁷⁶ 'Waters Family Papers', Battye Library Microfilm ACC1621A.

the southeast, exiting through the northwest wall. The cellar is inaccessible without a working in confined spaces ticket, and no pump has been installed, so at the time of the internal inspection (November 2017) the bottom of the cellar was filled with 1-2 metres of water. Despite this the cellar was found to be in a relatively good condition.

13.3 COMPARATIVE INFORMATION

It is difficult to determine how many extant cellars there may be in Western Australia as this is not searchable as a specific field in the Historic Heritage database. A search of the database for the keyword 'cellar' returned 104 places. However, some further investigation of a sample of these places indicated many did not have an extant cellar and it is unclear how accurate this search parameter is. If these entries are filtered for places dating to between 1829 and 1890 this number is reduced to 80. Of these 17 are on the State Register for which it can be confirmed 10 have extant cellars:

- P1061 *Community Education Centre, Geraldton* (1874)
- P1923 *Mangowine Homestead*, Nungarin (1870/cellar c.1889)
- P2411 *Tranby House*, Maylands (1836)
- P2498 *Houghton Homestead*, Middle Swan (1834/ cellar c.1859)
- P2893 *Bridge House & Grounds*, York (1860)
- P3270 *The Bowes*, Northampton (1850)
- P3698 *Hasell's Cottage (ruin)*, Toodyay (1854)
- P4285 *Pioneer Museum, Greenough* (1862)
- P10725 *Imperial Hotel*, York (1886)
- P13200 *Trefusis, Chapman & Jose Factory (fmr)*, Geraldton (1886)

Other places entered in the State Register which are also known to have extant cellars include P12874 *Glentromie Farm Group* (1850), P1014 *Fremantle Prison* (c.1850) and P2481 *Rose and Crown Hotel* (1840). P3256 *Peelhurst* (ruins) [1860] and P2483 *Barker's Store & Warehouse* (1854) also have extant cellars but have not been entered in the State Register.

Of the above places the most comparable to *Olive Farm Cellars, South Guildford* may be P2498 *Houghton Homestead*, Middle Swan (1834/59). Although the place dates to c.1834, the cellar was not constructed until c.1859 after Ferguson took over the property. In addition, although vines had been established at Houghton's when Ferguson acquired the place, the main crop was wheat and it was not until the later nineteenth-century that wine became the primary produce.⁷⁷ With regard to the other places in the Guildford area, also noted above as having extant cellars, P2481 *Rose and Crown Hotel* and P2483 *Barker's Store & Warehouse*, although comparable in that they are likely to have also been used to store the products of early wine and perhaps food production in the Colony, these two places were relatively large commercial operations. The production and storage of wine and other products by Thomas Waters at Olive Farm Cellars was largely a small 'cottage' type industry.

⁷⁷ HCWA Assessment Documentation for *P2498 Houghton Homestead*. p. 3-4

Other places mentioned in the above assessment that were associated with early grape vine planting in the Colony are believed to no longer be extant. The Government Farm at Bassendean, Drummond's property at South Guildford, and McFaul's vineyard in Hamilton Hill appear to have been subjected to intensive development and it is probable no evidence for the plantings or other infrastructure remains. The Garden Island settlement may retain some archaeological evidence for the earliest settlement established there.

With regard to a similar construction period P2411 *Tranby House*, Maylands (1836) may be most comparable to *Olive Farm Cellars, South Guildford*. However, there is no evidence to suggest that wine was produced at *Tranby House*, though grape vines may have been grown at some stage on the property.

It is probable there are more places with extant cellars both in regional centres and within the metropolitan area. Cellars were common during the nineteenth-century and it may be that this element is not noted in some database entries. However, places with cellars dating to this early period are likely to be rare and in this instance the cellar's associations with some of the earliest wine manufacture and storage, and market gardening in the State, is what makes it notable.

In addition, a search of the Historic Heritage database for places in the metropolitan area, dating to before 1840 with a residential function returned only 12 comparable places. Although the cellar itself can not necessarily be considered 'residential', this search filters out larger commercial and government places that cannot be considered comparable to *Olive Farm Cellars, South Guildford*:

- P856 Lionel Samson Building, Fremantle [1835]
- P1132 *Maddington Homestead* (RHP) [1836]
- P2394 *Old Mill*, South Perth (RHP) [1837]
- P2411 *Tranby House*, Maylands (RHP) [1836]
- P2466 *Fairholme Group*, Guildford (RHP) [1840]
- P2468 *Wellbourne House*, Guildford (RHP) [1840]
- P2493 *Haddrell's House*, Henley Brook (RHP) [1835]
- P2498 *Houghton Homestead*, Middle Swan (RHP) [1834]
- P3316 Key Cottage, Kwinana Beach – Assessment Program [1840]
- P4112 *Edward's House & Archaeological Sites* (RHP) [1830]
- P10181 Bebo Moro (fmr), Guildford – (RHP) [1840]
- P17868 Peel Town Archaeological Sites, Cockburn – Assessment Program [1829]

This would indicate that places dating to this early period in the metropolitan area are relatively rare. None of the above, besides *Houghton Homestead* which has been discussed previously, were related to the wine industry.

A search of the Historic Heritage database for places that date to the very early settlement of the Swan River Colony (1829-1832) returned 43 places. Of these 23 are in the metropolitan area. Some of these have been listed above while others include:

- P896 *Round House and Arthur Head Reserve*, Fremantle (RHP) [1830]
- P2536 *Henry Bull's Cottage*, Belhus (RHP) [1832]

Olive Farm Cellars, South Guildford is likely to be rare as extant fabric dating to this early settlement phase.

A search of the Historic Heritage database for the keywords 'market' and 'garden' returns 23 places. However, none of these are dated to before 1840. It is probable that other evidence associated with market gardens does exist as the early settlers commonly established small gardens on their landholdings and probably sold the produce, or perhaps traded with their neighbours. A search of Trove for other market gardens in the pre-1840 period did not return any places dating to before Waters' was established, and the 1833 newspaper acknowledges Waters' Market Garden as the first in the Colony.⁷⁸

13. 4 KEY REFERENCES

13. 5 FURTHER RESEARCH

Archaeological excavations, and additional documentary research, may provide evidence to support the date of the cellar, and cellar extension and well, as having been constructed during Waters' occupation.

⁷⁸ *Perth Gazette and Western Australian Journal*, 11 May 1833, p. 76.