



## 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)

- 2.4.2 Migrating to seek opportunity
- 3.16.1 Dealing with hazards and disasters
- 8.14 Living in the country and rural settlements

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

- 102 Land allocation & sub-division
- 302 Rural industry and market gardening
- 311 Hospitality industry & tourism
- 503 Natural disasters
- 603 Early settlers

#### 11.1 AESTHETIC VALUE\*

Edwards' House is a simply designed, well proportioned single storey adobe and corrugated iron construction in the Victorian Georgian vernacular style set in a culturally modified riverside setting. (Criterion 1.1)

*Edwards' House and Archaeological Sites*, set high on a bank above the Swan River, is part of a culturally modified landscape setting that retains a small amount of remnant plant material by the river and includes an aged mulberry tree in the modern cottage garden setting. (Criterion 1.3)

#### 11.2. HISTORIC VALUE

*Edwards' House and Archaeological Sites* illustrates the European occupation of the Swan district, and provides evidence of the settlement of the Swan River Colony for agricultural purposes from its earliest years and through the nineteenth century. (Criterion 2.1)

The *Archaeological Sites* provide physical evidence of the earliest period of European agricultural development in Western Australia, as it is part of a

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\* 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.

portion of Swan Location E1, one of the first rural grants made in the Swan River Colony in September 1829. (Criterion 2.2)

Edwards' House was built by the sons of Richard Edwards, brickmakers, who had begun to work the property in the mid 1830s. From 1830, Richard Edwards' building skills, his industry in managing neighbouring Henley Park and developing the grant at Swan Location E1 were highly regarded in the Colony. The Edwards' were among a small number of what were regarded, in the nineteenth century, as labouring families who became successful landowners in the Swan district. (Criterion 2.3)

### **11. 3. SCIENTIFIC VALUE**

The archaeological sites contribute to a wider understanding of the cultural history of the Swan district and of the State as a research site, a possible teaching site and benchmark site, along with Edwards' House, which demonstrates the techniques of building in adobé as practiced by skilled builders in the mid nineteenth century. (Criterion 3.1)

*Edwards' House and Archaeological Sites* has the potential to yield information contributing to a wider understanding of the European occupation of the locality and of the State. (Criterion 3.2)

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

*Edwards' House and Archaeological Sites* is highly valued for social reasons by the community of the City of Swan and the wider community of Western Australia, as one of the early sites of European settlement in the Swan district in, and for its associations with Richard Edwards and his family. (Criterion 4.1)

*Edwards' House and Archaeological Sites* contributes to the community's sense of place as a recognised continuing link with the early colonial development of the Swan district. (Criterion 4.2)

## **12. DEGREE OF SIGNIFICANCE**

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

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### **12. 2 REPRESENTATIVENESS**

*Edwards' House and Archaeological Sites* is a good, representative example of an adobé construction house built in a tradition that was common practice in the early and mid nineteenth century. Some archaeological work has been completed at the place and a number of sites identified and these provide, and have the potential to further provide, evidence of early European settlement on the Swan River. (Criterion 6.1)

### **12. 3 CONDITION**

There is currently an awareness of the archaeological sites at the place and these are protected to the extent that there are no activities that would cause them damage beyond the damage sustained to the present.

Edwards' House has been the subject of a number of maintenance programs in the past so that the original fabric has been modified and to some extent its reading simplified. These programs have detracted from the authenticity of the fabric, but have preserved the remaining authentic fabric.

The whole of the property is very well maintained and all elements are in fair to good condition.

#### **12. 4 INTEGRITY**

*Edwards' House and Archaeological Sites* exhibits a high level of integrity in that its original purpose is clearly apparent and there are no conflicting current uses. The identified cultural heritage values are sustainable in the indefinite long term with a modest level of conservation.

#### **12. 5 AUTHENTICITY**

Edwards' House has undergone numerous changes including new gutters, replacement of some verandah posts, concrete flooring to the verandah, and replacement of all external opening treatments. The verandah that was completely filled in according to documentary evidence, retains a partial enclosure to accommodate a laundry and bathroom. A concrete plinth repair has been installed to the perimeter of the adobé walls and the walls have been patched and painted over time.

The interior has ceilings that would appear to have been installed in the 1960s, fittings have been replaced in the 1970s, and some conservation work has been done to the floors.

The remaining authentic evidence includes the original plan, walls and fireplaces, floors, roof framing to the main roof, and some early verandah posts, doors and window openings on the west side of the house.

Overall the place retains a significant degree of authentic fabric and a good deal of replacement material so that its overall authenticity is moderate.

### 13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Robin Chinnery, Historian. The physical evidence has been compiled by Philip Griffiths, Architect.

A recommended curtilage is indicated on the attached site plan.

#### 13.1 DOCUMENTARY EVIDENCE

*Edwards' House and Archaeological Sites* is a single storey adobé residence with an iron roof, in the Victorian Georgian vernacular style, with archaeological sites dating from c.1830. The house was built by members of Richard Edwards' family as the Edwards' family residence in c.1850.

In March 1827, Captain Stirling explored the Swan River including the area which was later named Guildford, after his home place in England. He noted the fertile soils of the Upper Swan. In June 1829, he returned to establish the Swan River Colony.<sup>1</sup>

In late September 1829, Captain Stirling and Surveyor General Roe travelled to the head of the Swan River above Guildford with a group of European settlers to whom permission had been given to select land. These were the first rural grants in the Colony. Most of those who obtained these grants were notable men in the young Colony, whilst a few were wealthy absentee investors. Swan Location E, 4,696 acres in area, was granted to Lionel Samson, which he named Clearwell. It extended from the Swan River through Lake Goolelal to the coast.<sup>2</sup>

Most of the original grants, known as 'ribbon grants' from their elongated form, were between six and 18 miles long, running from the fertile alluvial land by the river. In 1829, the boundaries of the grants were marked by carving incisions on trees at the river bank, and the grantees left to survey the other boundaries. No complete survey of the grants along the Swan and Helena Rivers was undertaken until the early 1840s. The grantees were required to fulfill location duties requiring the expenditure of 1s. 6d. on permanent improvements to the satisfaction of the Government before receiving freehold title to their grants.<sup>3</sup>

In 1829, the town of Guildford was laid out, and, by late 1829, vast tracts of land had been selected in the Guildford-Swan area, and some of the European settlers had moved to their selections.<sup>4</sup>

By November 1830, there were 'several very respectable persons settled' in the Swan district.<sup>5</sup> From 1830-31, a number of the original 1829 rural land

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<sup>1</sup> Bourke, Michael J., *On the Swan: A History of the Swan District of Western Australia* (University of Western Australia Press, Nedlands, 1987), pp. 31-32.

<sup>2</sup> *ibid*, p. 33, p. 38, and Appendix B 'Original Land Grants in the Swan District from Upper Swan to Perth, p. 328; Hasluck, Paul, 'Guildford and the Swan' in *Early Days* (RWAHS Vol. 1 Pt. 2, 1928) pp. 1-2; Battye, J. S., *The Cyclopaedia of Western Australia* (The Cyclopaedia Company, Perth, 1912-13) Vol. pp. 96-97.

<sup>3</sup> Bourke, Michael J., *op. cit.*, pp. 31-32, and p. 155.

<sup>4</sup> *ibid* p. 52; and Paget, T., 'Early Days in Guildford. Agricultural Development 1829-1850' Typescript (1949) Battye Library, p. 2.

grants were transferred to other European settlers. Frequently half of the grant was transferred to a new settler on condition that he perform the location duties in order to secure the whole. Portions of some grants were leased to tenant farmers, but not all records of such arrangements have survived.<sup>6</sup> In the early 1830 to mid 1830s, Enrolment 117 recorded George Bell Hodge (?), James Dobbin and John Connolly associated with Swan Location E and E1 indicating that Samson was leasing a portion of his grant.<sup>7</sup>

By 1835, Richard Edwards (b. 1876, arr. per *Hooghly* February 1830) was performing the location duties on Samson's Swan Location E on the basis described above. An energetic and hard-working brickmaker, Edwards had brought with him to the Swan River Colony his wife, Elizabeth (b. 1782), and his family, including his younger sons, Richard (b. 1806), George (b. 1807), Samuel (b. 1817?), Joshua (b. 1820) and Matthew (b. 1826), and his daughter, Dinah (b. 1818), under Peel's scheme. The Peel Association, led by Thomas Peel, nephew of the then home secretary, was organised by four wealthy men and involved bringing capital and settlers to the Swan River Colony in exchange for large land grants. At Clarence, a number of the steerage passengers built themselves 'very comfortable cottages', 'by far the best one in the place' being that built by Richard Edwards and his sons 'all industrious like himself'.<sup>8</sup> When Peel's scheme failed due to some poor land selections and a lack of knowledge of the conditions of the Swan River Colony, Richard Edwards had obtained work with Captain Irwin on the grant he held with W. H. Mackie at Henley Park, which adjoined Samson's grant. Richard Edwards' sons assisted him in his endeavours, and became 'active partners' in his building activities.<sup>9</sup>

From 1830 to 1837, Richard Edwards was employed as manager at Henley Park, where he built a two storey house for Irwin, utilising his skills as a brick-maker. On completion, it was reputed to be the finest in the Colony at that period. Also, he built a two storey house for Lt. Henry Bull at George Leake's grant, and a three room brick cottage for William Haddrill.<sup>10</sup> In 1835, Irwin described Richard Edwards as "a man of intelligence and observations" who was "indefatigable in his labours", and praised his achievements in gardening, especially his irrigation of the land; whilst Elizabeth Edwards was described as "a regular dairy woman".<sup>11</sup>

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<sup>5</sup> Moore, George Fletcher, *Diary of Ten Years of an Early Settler in Western Australia* (Facs. Ed. with an introduction by C. T. Stannage, University of Western Australia Press, Nedlands, 1978) November 1830, pp. 26-27.

<sup>6</sup> *ibid*; and Shane Burke, Centre for Archaeology, University of Western Australia, telephone conversation and conversation with Robin Chinnery, 24 and 25 January 2003.

<sup>7</sup> Enrolment 117.

<sup>8</sup> Captain Bayley of *Hooghly*, quoted in Thomas, Maud and McCashney, Kay 'Richard Edwards to Swan Colony' Typescript, Battye Library Thomas, p. 6.

<sup>9</sup> Erickson, Rica (Ed.), *The Bicentennial Dictionary of Western Australians pre-1829-1888* (University of Western Australia Press, Nedlands, 1988) pp. 955-957. Note: In the 1832 Census, like their father, Joshua and George Edwards were recorded as brickmakers, and Richard Edwards the Younger was recorded as a carpenter.

<sup>10</sup> Bourke, Michael J., *op. cit.*, p. 61; and Thomas, Maud and McCashney, Kay *op. cit.*

<sup>11</sup> Quoted in Thomas, Maud and McCashney, Kay *ibid*, pp. 11-12.

The nature of the ribbon grants enabled Richard Edwards to work Swan Location E1 along with fulfilling his duties as manager at Henley Park and engaging in brick-making and building activities as required. As elsewhere in the neighbourhood, the local Aboriginal people continued to frequent the area in the vicinity of Clearwell. George Fletcher Moore recorded “our pet natives have been playing their tricks at Edwards’ ground” when potatoes were taken from Edwards’ garden.<sup>12</sup>

In 1837, in the Swan district, nine heads of households were described as agricultural labourers, among them Richard Edwards. It is evident that he was among the more successful of the European settlers in the Swan district, for he was recorded as having 60 acres of wheat, 20 acres of barley, two and a half acres of oats, half an acres of potatoes, two acres of gardens, 14 tons of artificial and oat hay, four tons of natural hay, four horses, 200 sheep, 40 horned cattle, 100 swine, and 20 pigs killed for home use.<sup>13</sup> By this period, Richard Edwards had built his own family home at the property. It was of brick construction, as shown on a later plan (1841). (See below.)

On 8 April 1839, a Deed of Conveyance was registered whereby 2,339 acres of land at Swan Location E was transferred from Lionel Samson to Richard Edwards.<sup>14</sup> Edwards grant was designated Swan Location E1.<sup>15</sup>

In November 1839, Roe’s Plan of Part of Spring-Park Farm on the Swan River, Western Australia, ‘the property of Mr. Walter Sleep’ shows Sleep’s, 140 acres, with a brick house and a timber building, set beside the road. The plan shows a group of buildings on Henry Robert Morley’s neighbouring grant, enclosed by fencing, and a further building to the west, near the fence to the boundary to Sleep’s. There are also groups of buildings at William Hadrill’s and Captain David Dring’s (Goodwood). Richard Edwards’ property is shown, but only the boundary of the property was shown on Roe’s plan.<sup>16</sup> The plan provides a useful view of the development of the immediate district by late 1839, in particular the number of buildings already built by the early European settlers, whose homes were within relatively short walking distance of each other, enabling them to visit frequently, and which facilitated the development of a sense of community among them. The fences erected by this date indicate the boundaries recognised by those settlers, which were revised in the later survey of 1841.

In 1840-41, a brick church, All Saints, was built at Henley Park with largely voluntary contributions of materials and labour, under the supervision of Richard Edwards.<sup>17</sup>

In 1841, Chauncy surveyed the Swan grants and the boundaries were revised as required. At Richard Edwards’ property, there were three buildings by this period, one of brick, being the Edwards’ home, and two

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<sup>12</sup> *ibid*, p. 10.

<sup>13</sup> 1837 Census, CSO Inward Correspondence, Vol.58, transcribed by Battye Library Board (1974) p. 50.

<sup>14</sup> Memorial 1/726, 8 April 1839.

<sup>15</sup> Bourke, Michael J. ,*op. cit.*, p. 328.

<sup>16</sup> Plan of part of Spring-Park Farm, on the Swan River, Western Australia, November 1839. Jean Gardiner Collection, held by Swan-Guildford Historical Society, courtesy of Shane Burke, Centre for Archaeology, University of Western Australia.

<sup>17</sup> Bourke, Michael J., *op. cit.*, p. 144.

timber farm buildings. The garden is also shown by the river, and the quarry, which Richard Edwards used to obtain clay for his brick-making, north of the house, farther towards Henley Park.<sup>18</sup>

In April 1845, Richard Edwards was recorded as having obtained a further 226 acres in the Swan district, at Location 103 on the Gingin Brook.<sup>19</sup> On 27 October 1847, a Memorial of Surrender of Land was registered whereby Richard Edwards, Yeoman, and his wife, Elizabeth, both of Upper Swan, surrendered to the Crown part of Location E, 391 acres in area, 'Goolilal village or howsoever else the said thereby assured land may be known or described', in return for a grant on the eastern boundary of their land at Gingin Brook, comprising 310 acres at Location 113.<sup>20</sup>

Evidently, Richard Edwards (or his son Richard) also leased land through the 1840s, as in mid-1848, Lionel Samson advertised 'The farm of Goodwood lately in occupation of Mr. R. Edwards' available for rent.<sup>21</sup>

On 6 February 1850, *The Inquirer* reported:

Fire broke out on Sunday last, on the premises of Mr. Edwards, of the Upper Swan, which, we regret to state, effected the thorough destruction of his house and out-buildings, and extending to Colonel Irwin's, destroyed the whole of his stacks, barns, granaries, and in fact, every building, except his dwelling house.<sup>22</sup>

Richard Edwards was seriously ill in bed and he was carried from the house, shortly before it was destroyed by the fire, 'One of the most destructive bush fires which has occurred for some years' in the Swan district.<sup>23</sup>

On 19 March 1850, Richard Edwards died at age 73, and was buried at All Saints. He bequeathed his property at Gingin to his three sons, Samuel, Matthew and Joshua, and the property at Swan to his wife until her death, when it was to be divided between his sons.<sup>24</sup> With their building skills and ready supplies of materials, the Edwards family would not have wasted much time before building the new house at Clearwell. It is not known whether it was completed before or after Richard's death. The new home site for Edwards' House was about 80-90 metres south of the earlier home-site. Constructed of adobé, the four room house was well located above the river flats, and convenient to the natural spring from which the name of the property was derived.<sup>25</sup>

Elizabeth Edwards continued to live at Edwards' House until her death in April 1866.<sup>26</sup> Whilst some of Richard Edwards' sons continued to work the

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18 Assistant Surveyor Chauncy, Fieldbook 16, 1841, on Microfiche 4 of 4, at SROWA.

19 *Government Gazette*, 14 April 1845, reported in *The Inquirer* 30 April 1845, p. 4; and Thomas, Maud and McCashney, Kay, op. cit., p. 14.

20 Memorial 4/139. Note: The land surrendered was on the west of Edwards' Swan Location E1.

21 *The Inquirer*, 31 May 1848 - 14 June 1848.

22 *The Inquirer*, 6 February 1850, Supplement p. 1.

23 *Perth Gazette*, 8 February 1850.

24 Thomas, Maud and McCashney, Kay, 'Richard Edwards to Swan Colony' op. cit., p. 14. Note: In June 1850, Joshua Edwards obtained a de-pasturing licence for 16,000 acres in the Swan district. (*The Inquirer* 26 June 1850.)

25 Shane Burke, Centre for Archaeology, University of Western Australia, telephone conversation with Robin Chinnery, 24 January 2003.

26 *Western Australian Almanac* 1869-84.

property at Gingin, Samuel Edwards and other members of the family continued to live at Edwards' House and to work Clearwell. In February 1853, Samuel married Charlotte Broom (arr. per *Will Watch*, 24 February 1852). They continued to reside at the place, where their children were born and raised. In the period 1864-70, Samuel employed four ticket-of-leave men.<sup>27</sup>

On 21 August 1882, a Certificate of Title was registered for the Edwards' property on which *Edwards' House and Archaeological Sites* was located, which by this date had been reduced to 1,722 acres, in the names of Samuel Edwards, farmer, of Swan, his brother, Matthew Edwards, farmer, of Moore River, and the late Joshua Edwards' son, Reuben Edwards, farmer, of GinGin, as tenants in common.<sup>28</sup> In the same month, the property was further reduced in area by the transfer of 569 acres to Henry Gibbs, farmer, of Wanneroo, and 258 acres to George Shenton, merchant, of Perth.<sup>29</sup> Samuel Edwards continued to live and work at the place until March 1884, when the property, comprising 895 acres, was transferred to Edward Ralph Brockman, farmer and grazier, of Henley Park.<sup>30</sup> On 20 March 1888, the place was transferred to Francis Cleveland, gentleman, of Perth.<sup>31</sup>

In June 1896, portion of Swan Location E1 was transferred to Henry John Saunders, of Perth.<sup>32</sup> Saunders (b. 1855, England, arr. 1884) was a civil engineer, who was involved in the execution of plans for the Midland Railway, and also in several mining companies. Active in public life, he served on Perth City Council (1888-93), was Mayor of Perth (1893-95), Member of the Legislative Assembly (1894-1903), and was appointed to the Federal Senate in 1903.<sup>33</sup> He built up a substantial land holding in the Swan district.<sup>34</sup> Little is known of the place during the period of his ownership. As Location E1 was recorded in the Rate Book as occupied by Haddrill, with an annual value of £20 in 1906 and 1907, it appears to have been leased.<sup>35</sup>

On 13 October 1919, Henry John Saunders died, and Probate of his Will was granted to one of the executors named therein, Cecil Henry Forrest Saunders, woolclasser, of Perth, on 4 December 1919.<sup>36</sup>

An undated photograph (est. date 1920) shows Edwards' House when the adobé walls were un-painted. At one side, there is an iron addition that in-fills the side verandah, with a small upper window on one side and a metal chimney stack, suggesting this was the bathroom and laundry at that period, as does the water tank set near by. The house is fenced around at a short

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27 Erickson, Rica (Ed.), op. cit., pp. 957-958.

28 Certificate of Title Vol. IX Fol. 157.

29 Certificate of Title Vol. XI Fol. 157.

30 Certificates of Title Vol. XII Fol. 299, Vol. IX Fol. 157 and Vol. XII Fol. 299. Note: Samuel Edwards continued to be recorded as a farmer in the Swan district through the late nineteenth and early twentieth centuries. (*Western Australian Almanac*, 1885-89, and *Wise's Post Office Directory* 1895-1910.)

31 Certificate of Title Vol. XII Fol. 299.

32 Certificate of Title Vol. XII Fol. 299.

33 Erickson, Rica (Ed.), op. cit., p. 2733.

34 Swan Roads Board Rates Cash Book 1918-19, p. 17. (Held at City of Swan.)

35 Swan Road Board Rate Book, SROWA AN 188 WAS 324 Cons. 3739, 1906, p. 46, and 1907, p. 45.

36 Certificate of Title Vol. XII Fol. 299.



distance from the verandah by a timber post and barbed wire fence, with a single timber gate aligned with the entry to the house.<sup>37</sup>

On 23 August 1921, the transfer of portion of Swan Location E1 to James Gardiner, of Howard Street, Perth, auctioneer, manager and receiver of the Estate of the late Henry John Saunders, was registered. A new Certificate of Title was issued in his name for portions of Swan Locations B and E1 with a total area of 1,147 acres one rood and 28 perches. On 12 August 1922, this Certificate of Title was totally canceled and a new one issued for the balance of the land, 1,142 acres one rood and 26 perches in area, when sub-division of the land commenced.<sup>38</sup> The land was sub-divided and Lots sold progressively from September 1922. On 4 February 1930, the balance of the land, 504 acres and 31 perches in area, was transferred by endorsement to Tom Dorey Gardiner, Land Agent, manager and receiver of the Estate of the late Henry John Saunders, and a new Certificate of Title was issued.<sup>39</sup> On the same date, the transfer was registered of portions of Swan Locations B and E1, being Lots 103, 106, 107, 108, 109, 131, 132, 133 and 134 on Plan 3830, an aggregate of 58 acres three roods and 27 perches, Lot 103 being 16 acres 20 perches in area, to William Murray, farmer, Elizabeth Murray and Jane Murray (spinsters), all of Henley Park, West Swan, as tenants in common.<sup>40</sup> They continued to own and work this property along with other land in the district through the mid twentieth century. It is believed that Edwards' House was used to accommodate workers on the property.<sup>41</sup>

On 11 May 1963, Jane Murray died, and Probate of her Will was granted to her brother and sister, William and Elizabeth Murray, in July 1964. In due course, Jane Murray's one third share in the property was transferred to them, and a new Certificate of Title was issued on 19 January 1965.<sup>42</sup>

On 20 April 1968, Elizabeth Murray died, and the place duly passed to William Murray as the surviving Executor. On 18 April 1969, the transfer was registered of portions of Swan Locations B and E1, being Lots 106, 107, 108, 109, 131, 132, 133 and 134, 58 acres three roods and 24 perches in area, to the following people as tenants in common: Donald Harry Barker, company director, and his wife, Judith Clare Baker, both of Henley Park, joint tenants two undivided fifth shares; Ian Eldred Cearns, solicitor, of City Beach, one undivided fifth share; Ralph Oakley, company manager, and his wife, Laurel Joy Oakley, of City Beach, as joint tenants one undivided fifth share; and Donald George Maloney, stockbroker, and his wife, Judith Dawn Maloney, of Floreat Park, as joint tenants one undivided fifth share. On the same date, a new Certificate of Title was issued in their names, as tenants in common in the same proportions, for part of Lot 103, 16 acres 17 perches in area.<sup>43</sup> On 15 May 1970, the Maloney's undivided fifth share of

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<sup>37</sup> Photograph Edwards' House courtesy Shane Burke. In conversations between Shane Bourke and Robin Chinnery, the balance of evidence suggested that a date of about 1920 was as near as could be estimated.

<sup>38</sup> Certificates of Title Vol. XII Fol. 299, Vol. 798 Fol. 194, and Vol. 812 Fol. 179 respectively.

<sup>39</sup> Certificates of Title Vol. 812 Fol. 179 and Vol. 1015 Fol. 932.

<sup>40</sup> Certificate of Title Vol. 1015 Fol. 932.

<sup>41</sup> Bob Bowman, conversation with Robin Chinnery, February 2003.

<sup>42</sup> Certificates of Title Vol. 1015 Fol. 933 and Vol. 1292 Fol. 885.

<sup>43</sup> Certificates of Title Vol. 1292 Fol. 885 and Vol. 210 Fol. 178A.

Lot 103 was transferred to Quentin Warwick Stockwell Wagner, and a separate Certificate of Title was issued.<sup>44</sup> On 24 July 1972, a new Certificate of Title was issued in the names of Cearns, the Oakleys, and Wagner, as tenants in common, in one third shares, for part of Lot 103 on Plan 3830, the site of *Edwards' House and Archaeological Sites*.<sup>45</sup> Little is known of the place in the period 1968-75.

In August 1975, the place was transferred to John Dennis Beach, farmer, and his wife, Esma Margaret Beach, of 161 West Road Bassendean.<sup>46</sup> They found Edwards' House in poor condition internally. There were doors missing and the place appeared to either have been used for stabling horses, or simply left open to the stock. The Beachs set about making the cottage habitable and undertook the necessary repairs and maintenance. Where necessary doors and windows were replaced, new double doors were fitted to one of the rear rooms, a new window opening cut through at the front to provide more light, a rain water tank was set up by the laundry to provide fresh water for house, the interior and exterior of the place was painted, and a fence erected. On completion of these works, the Beach family took up residence at the place, and lived there until their new house was completed on a site to the north-west (in the vicinity of the buildings that were destroyed in the 1850 bush fire). The new house was built to the same plan as the Beach's former home at 161 West Road, Bassendean. On completion, the family took up residence in their new home. A well was sunk on the lower ground to provide water that was pumped up to the garden. Subsequently, the original house was occupied at various periods by members of their extended family and/or friends, including a keen gardener who established a good garden. The old mulberry tree was retained, but termite infested apricot trees had to be removed. The family kept horses, so paddocks were fenced to provide for them.<sup>47</sup>

At this time, small holdings were the dominant form of tenure in the district, with mixed farming being the main activity. Though this pattern of land holding remains, the land uses have diversified, with the further development of vineyards, the introduction of holiday accommodations and hospitality, including a small brewery on the adjacent lot to the south of *Edwards' House and Archaeological Sites*. Henley Brook retains its largely rural features.

On 17 January 1977, the place was recorded by the National Trust of Australia (WA).<sup>48</sup>

In 1978, a photograph shows the place fenced around by a low open white painted fence, the roof un-painted with two sky-lights in the front verandah roof to allow more light through the windows of the two western rooms. There is a tall metal tank stand and water tank at the north side of the

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44 Certificates of Title Vol. 210 Fol. 178A and Vol. 369 Fol. 45A.

45 Certificate of Title Vol. 369 Fol. 45A.

46 Certificate of Title Vol. 369 Fol. 45A.

47 Esma Beach, telephone conversation with Robin Chinnery, 25 February 2003.

48 National Trust of Australia (WA) Assessment, 17 January 1977.

house. There is a road way between the house fence and the fence to the paddock at the west.<sup>49</sup>

In 1978-79, applications were made to sub-divide the property. On 20 July 1979, a new Certificate of Title was issued for portion of Swan Location E1, 10.2905 ha. in area, in the names of John Dennis Beach, farmer, and Esma Margaret Beach, Matron, of 103 West Swan Road. On the same day, Lots 23 and 24, portions of Swan Location E1, were transferred, with a new Certificate of Title issued in their names for Lot 24. They continued to reside at the property, on 25 March 1981, Lot 24 was transferred into her name alone.<sup>50</sup>

In 1986, the place was included in the 'Survey of Historic Buildings and Sites in the Swan Valley'; and in the 'Survey of Historic Buildings in the Shire of Swan W. A.' in 1987.<sup>51</sup>

In 1991, when Philip Beach married, he was given the lot of land at the north-west. On 23 September 1991, a new Certificate of Title was issued in the name of Esma Margaret Beach for portion of Swan Location E1, being Lot 26 on Diagram 79425, which had been reduced in area from 7.4412 ha. to 7.2332 ha.<sup>52</sup> Philip lived at *Edwards' House and Archaeological Sites* for about three to four years, during which the kitchen was renovated. After he moved, the place was let to tenants.<sup>53</sup>

Esma Beach applied to further sub-divide the property, but the application was refused. As she and John were advancing in years, it was too large for them to continue to manage. In May 1997, it was sold, to Arthur Patrick Thain and Roberta Joyce Thain, of 2 Morris Road, Innaloo, for the sum of \$730,000, and the property was further reduced to 6.2376 ha. in area. On 20 June 1997, a new Certificate of Title was issued in Esma Beach's name, and subsequently, on 10 July, the place was transferred to the new owners as joint tenants.<sup>54</sup>

On 25 June 1997, the place was included in the Municipal Heritage Inventory for the Shire of Swan, and recommended for entry in the State Register of Heritage Places. The place was considered to have historical significance relating to the original European settlement of the Swan Valley, and for its associations with the early European settlers, including Richard Edwards. It was considered to have aesthetic significance 'as an example of a mud block cottage in an attractive rural landscape setting.'<sup>55</sup>

The Thains named the property 'Arum Lily Farm' as arum lilies grow in profusion on the river flats. They operated the place as a licensed bed and breakfast establishment, with facilities available for weddings and other functions. Edwards' House had 'a cosmetic make-over': vinyl floor

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49 The Edwards House in 1978, photo Maud Thomas, in Thomas, Maud and McCashney, Kay op. cit.

50 Esma Beach op. cit.; and Certificates of Title Vol. 1328 Fol. 252 and Vol. 1537 Fol. 554.

51 Palassis, K. 'Survey of Historic Buildings and Sites in the Swan Valley' (1986); and Ferguson, R. J. 'Survey of Historic Buildings in the Shire of Swan W. A.' (1987).

52 Esma Beach op. cit.; and Certificate of Title Vol. 1914 Fol. 166.

53 Esma Beach *ibid.*

54 Certificate of Title Vol. 2106 Fol. 100.

55 Municipal Heritage Inventory Shire of Swan.

coverings were lifted in some rooms, revealing original timber floor boards, which were replaced as necessary with matching salvaged boards, the exterior was spray painted, guttering replaced and the roof painted red, and the house fitted out to serve as self-contained accommodation.<sup>56</sup> A name-plate was fixed on the gate 'Richard Edwards' House, Circa 1847'. A paved driveway linked it to the newer house. Brick paving was laid at the rear and the south side to provide outdoor living areas.<sup>57</sup> Extensive formal gardens were laid out over 0.8 ha. of the property, including 300 roses and lawns, and five post-and-rail fenced paddocks. The garden on the river flats, which had been in an overgrown condition in 1997, was cleared of bamboo, and where possible earlier plantings retained, including fig trees and grape vines.<sup>58</sup>

In 1999, a survey of archaeological locations in the Swan District shows Clearwell at Swan Location E1. The survey shows *Edwards' House and Archaeological Sites* as c. 1851, with a medium density artefact scatter site to the south-east, and the garden site on the river flats, along with building remains of the 1830s buildings to the east of the modern residence (built by the Beachs), road remains to the north, the quarry site to the north again and an ironstone feature to the north-east.<sup>59</sup>

In early 2003, Arum Lily Farm was advertised for sale at a price in the range \$1.5-\$1.6 million. At the time of the assessment the place was not occupied, but fully furnished and available as accommodation.

## 13.2 PHYSICAL EVIDENCE

*Edwards' House and Archaeological Sites* is a single storey adobé and corrugated iron roof construction Victorian Georgian vernacular style house built in c.1850, with archaeological sites dating from c.1830. It is located in a culturally modified riverside landscape setting, sited on a bank high above the Swan River.

Edwards' House, is located some 100 metres east of West Swan Road and about 45 metres from the Swan River. The elevated location allows views through the tree line to the river and to the Darling Escarpment beyond. Other built site features include a modern bungalow style residence (north of the house); metal framed and clad sheds (south-west of the house), arbors, a miniature bridge, roads, and fences. Archaeological features noted in the documentary evidence include sections of an old road (north, north-west of the modern residence), the remains of an early house (north of the house), evidence of a garden on the river plane (east of the house), and a medium density artefactual scatter below the house. None of these features is readily apparent. An ironstone formation near the river adjacent to the northern boundary can be seen, but it is not clear what purpose this formation might have served.

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<sup>56</sup> Roberta Thain, conversation with Robin Chinnery, site visit, 3 February 2003.

<sup>57</sup> *ibid.*

<sup>58</sup> *The West Australian* Real Estate, 4 January 2003, p. 5.

<sup>59</sup> The Swan District showing Archaeological Locations 'Clearwell' Swan Lot E1, 1999. Courtesy Shane Burke, Centre for Archaeology, University of Western Australia.

The wide setting includes mixed grasses, Marri (*Eucalyptus calophylla*), Bamboo (*Cyperius*), Canna (*Canna spp.*), Fig Trees (*Ficus caracas*), and reeds in the vicinity of the river. There are mixed grasses and lawns elsewhere, with, Citrus Trees, and numerous exotic garden species associated with the new residence. Some of the older exotics include Aloe and Agave in the vicinity of the house at the top of the riverbank.

Edwards' House has its own immediate setting. A cultivated garden has been created inside an open picket fence. The garden is planned along simple lines, with border garden beds, shrubs, specimen trees, brick paving and well kept lawn. The plantings include Mulberry (*Morus nogra*), Prunus, Jacaranda (*Jacaranda mimosifolia*), Hibiscus (*Hibiscus spp.*), Strelizia (*Strelizia reginae*), Lemon Scented Gum (*Eucalyptus citriodora*), Marri, Vestia (*Vestia foetida*), Tecoma (*Tecoma radicans*), Japanese Jade, and Agapanthus (*Agapanthus africanus*). There are brick paths from gates in the north, east and southern fences and a large platform has been created by levelling the rear garden and then finishing it with brick paving.

Edwards' House is a single storey adobé and corrugated iron roof construction Victorian Georgian vernacular style house, with a series of subsequent alterations and additions. The original house walls are made of large mud blocks that appear to be founded on a concrete or thick render plinth about one block high. The openings in all cases appear to be treated with replacement material including spiral wound double hung sashes, glazed double doors and panel and glazed doors. There are timber lintols over openings, with header courses of brick laid on top of the timber. The verandah that extends around the house has a concrete floor and the posts that support the verandah are a mixture of stop chamfered posts, and much later sawn timber posts. The roof is a hip roof with a broken back over the verandah and is clad with painted galvanized corrugated iron and rolled ridges. The gutters are recently installed colonial profile Colorbond gutters. Two brick construction flues extend through the roof and a solar hotwater panel is located on the north roof slope. On the north-east corner, and for most of the northern side of the verandah, a framed and asbestos cement infill provides laundry and bathroom accommodation. It is understood that the northern verandah was completely enclosed at one period and that the current laundry and bathroom are all that remain of this construction. Key changes to the exterior include the concrete to the verandah, painting over the adobé walls, replacement joinery of all openings, and the replacement of the gutters with a Colonial profile.

The internal layout comprises a centrally located corridor, with two rooms arranged either side of it. Three rooms are accessible from the corridor and the fourth room is only accessible from the adjacent room. East facing rooms have French doors onto the eastern verandah in the locations of openings that were previously windows. The floors are constructed of sawn timber planks of about 7" in width, some covered in carpet and some polished and in very good repair. There are square timber fillets around walls and the walls are rendered. Ceilings appear to be painted asbestos cement or another fibrous cement material, with simple cove cornices. There is no visible trace of an earlier ceiling. There is a kitchen fireplace in the present kitchen, with a terracotta tiled hearth, a built in cooker, and relatively modern jarrah veneer finished cupboards. The south-eastern

bedroom also has a fireplace, complete with surround. Modification of the interior includes carpet to floors, replacement ceilings and replacement of fittings. The floor plan is original, walls, fireplaces, timber floors and door openings are original also. Remaining doors other than those noted above are original or early material. Fittings and fixtures for the kitchen and all furniture comprises material that was introduced in recent times.

The interior of the bathroom, a much later addition, comprises fibrous cement lining to all walls, a mosaic tiled floor, fibrous cement ceiling and modern bathroom fittings, probably from the 1970s.

The house and gardens are very well tended. There is evidence of past termite activity in the wall plate on the northern side of the house. Past management practices have resulted in the conservation of the remaining authentic fabric, but have also resulted in the introduction of a good deal of replacement fabric.

The archaeological sites are not managed, nor are they subject to any activities that would have an adverse impact on them.

Other structures on the site include a modern single storey residence that was constructed in the 1970s. This element is located to the north of Edwards' House and is of brick and render construction with a tiled roof. It is set well clear of the 1850s house and is a long low building set above the river bank on a similar land contour to it. It is set at the top of a small valley that extends west of Edwards' House so that it is a recessive element in the setting. There is a sheds to the south of the house, set on an alignment with the western fence of the house. This is a metal framed and clad building and is of recent origin.

### **13.3 COMPARATIVE INFORMATION**

Other Swan Valley cottages vary in plan and in the form of their wall and roof construction. A more common form is the linear plan, with rooms accessible from the verandah, with a gabled roof such as those at *Hadrill's House* (1835, Registered, Place no. 2493, on West Swan Road), Millendon Homestead (1870, Place No. 2533, on Olive Road, Upper Swan) and Springvale (Place No. 13055, on George Street, West Swan). These places are of brick construction. Edwards' House has a central corridor and makes use of mud blocks rather than bricks. It has a hipped roof rather than a gabled roof.

There are two other Registered single-storey adobe Victorian Georgian residences: P1923 *Mangowine Homestead*, Nungarin, constructed c.1874, and P0707 *Golden Valley Homestead*, Balingup, constructed c.1880. The former utilises adobe together with random rubble construction; the latter is a larger residence built in stages along a central corridor.

### **13.4 KEY REFERENCES**

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### **13.5 FURTHER RESEARCH**

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