



REGISTER OF HERITAGE PLACES

Permanent Entry

Assessment Documentation

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.5 Developing primary production
- 3.9 Farming for commercial profit
- 5.2 Organising workers and work places
- 5.8 Working on the land
- 8.14 Living in the country and rural settlements

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation and subdivision
- 103 Racial contact & interaction
- 301 Grazing & pastoralism & dairying
- 302 Rural industry & market gardening
- 306 Domestic activities
- 602 Early settlers

11.1 AESTHETIC VALUE*

Belay Farm Group, Walkaway is a picturesque collection of vernacular stone farm buildings that has developed over time since the late 1850s. (Criterion 1.1)

Belay Farm Group, Walkaway, comprising the Homestead and Garden Wall, Dairy, Barn and Groom's Room, Stables, Mill, Shearing Shed (including the original Blacksmith's Shop), and Shepherd's Cottage, and various plantings, has significant aesthetic value derived from its historic character, cultural environment and setting. (Criterion 1.4)

11.2 HISTORIC VALUE

* 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Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

Belay Farm Group, Walkaway is associated with the beginnings of pastoral settlement in the Midwest region in the 1850s. (Criteria 2.1 & 2.2)

Belay Farm Group, Walkaway was part of the settlement of the historic Greenough district, which was of great importance in the mid-19th century for its prolific wheat production as the Colony struggled to support itself. (Criteria 2.1 & 2.2)

Belay Farm Group, Walkaway was established by former stonemason John Jones, who constructed the original buildings, and has been worked by three generations of the Jones family from 1858 to 1971. (Criterion 2.3)

The Homestead is an example of the linear form of farm residence typical in Midwest homesteads of the 1850s-early 1860s, a number of which also feature walled gardens. (Criterion 2.4)

Belay Farm Group, Walkaway demonstrates the use of locally available materials in the stone quarried on the property. (Criterion 2.4)

11.3 SCIENTIFIC VALUE

Belay Farm Group, Walkaway has the potential to yield information contributing to a wider understanding of its occupation and its function as a pastoral and agricultural property, from its establishment through to the present, both through extant early elements and potential archaeological evidence. (Criterion 3.2)

11.4 SOCIAL VALUE

Belay Farm Group, Walkaway contributes to the community's sense of place because of its long association with farming in the region and the obvious early construction period of its buildings. (Criterion 4.1 & 4.2)

12. DEGREE OF SIGNIFICANCE

12.1 RARITY

Belay Farm Group, Walkaway is a rare example, particularly in the Midwest, of an early farm complex where the majority of buildings from the original period of settlement (1858-1860) remain extant and in usable condition. (Criterion 5.1)

12.2 REPRESENTATIVENESS

Belay Farm Group, Walkaway is a good and representative example of a mid-19th century vernacular pastoral and agricultural development in the Midwest region which shows the development of farming practises through changes in its fabric. (Criterion 6.1)

The Homestead and Garden Wall demonstrate the form of farm residences of the 1850s -early 1860s period in Western Australia. (Criterion 6.2)

12.3 CONDITION

Generally *Belay Farm Group, Walkaway* is in fair condition. Most of the buildings in the group are habitable and utilised although not necessarily for their original function; the Homestead is still the residence, the Dairy and Shepherd's Cottage are both used for storage, the Groom's Room is vacant,

and the Mill has been adapted to function as a residence, although it has not been used for that purpose for many years.

12.4 INTEGRITY

Belay Farm Group, Walkaway has operated continuously as a farm since its establishment. The Mill and Dairy are no longer in use for their original purposes, and the Shepherd's Cottage is used for storage and is no longer suitable for a residential function. The Homestead continues to serve as a residence, and has expanded and developed over time. Overall *Belay Farm Group, Walkaway* has a moderate to high degree of integrity.

12.5 AUTHENTICITY

Despite some interventions and ongoing development, overall, *Belay Farm Group, Walkaway* has a moderate degree of authenticity. The Homestead shows evidence of some intervention associated with obvious periods of development; the Mill has been adapted to a residence, involving some intervention and alterations, and the Shearing Shed shows evidence of considerable intervention.

13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment completed by Irene Sauman, Historian and Laura Gray, Heritage and Conservation Consultant, in October 2008, with amendments and/or additions by HCWA staff and the Register Committee.

The proposed curtilage includes the original farm buildings and homestead but excludes the later farm sheds, as marked on the accompanying site plan.

13.1 DOCUMENTARY EVIDENCE

Belay Farm Group, Walkaway is a pastoral property comprising a complex of stone buildings constructed 1858-60 (Homestead, enlarged c.1900, c.1920s; Garden Wall; Dairy; Barn and Groom's Room; Stables; original Blacksmith's Shop, incorporated into more recent Shearing Shed; and, Shepherd's Cottage) and 1882 two-storey stone Mill.

The Aboriginal name for the Champion Bay district was *Wootakarra* (Utacarra) and the region is the country of the Yamatji people. This large grouping is made up of a number of former smaller language groups whose boundaries moved according to the seasons. The term Yamatji (Jamadji, Yamaidyi, Amangu) was a general term used by the people of the region to refer to themselves in contrast to Europeans. Mount Gould (Japarang) was considered to be the central place for the region.¹

First contact between the indigenous inhabitants of the Victoria district and a party of European explorers in 1846 was peaceful, but a return visit with Governor Fitzgerald in 1848 resulted in three Aboriginals being killed and the

¹ Berndt, R. M. & Catherine (Eds) *Aborigines of the West: Their past and present*, UWA Press, 1980; Bates, D. M. *The Native Tribes of Western Australia*, Canberra, National Library of Australia, 1985; Hallam, Sylvia, J. 'The First Western Australians', In Stannage, C. T. (ed) *A New History of Western Australia*, UWA Press, Perth, 1981, pp. 35-71; Tindale, Norman B. *Aboriginal Tribes of Australia: Their terrain, environmental controls, distribution, limits, and proper names*, ANU Press, Canberra, 1974.

Governor receiving a spear in the leg. Organised resistance against the Europeans followed and the prison on Rottnest, which had been closed in 1849, was reopened in 1855 to accommodate those fighting against European settlement as it spread through the Greenough district. Sheep were killed, thatched houses set on fire and several settlers and a larger number of Aborigines died during the resistance and its reprisals. The battle was always uneven and by 1870, the major resistance on the coastal areas had ended.²

Belay Farm Group, Walkaway was originally part of a much larger landholding by a syndicate of various combinations of investors and pastoralists including Lockier Clere Burges, Edward Hamersley, Samuel Pole Phillips, Urban Vigers, John Whitfield and John Bruce, operating as Hamersley & Company, Hamersley, Whitfield & Co and The Cattle Company, who had taken up pastoral leases in the Irwin and Greenough districts in the early 1850s. The land in the Greenough district was leased to tenant farmers, one of whom was John Jones.

John Jones had been born in Wales in 1825, but the year of his arrival in the Colony is not recorded in the *Bicentennial Dictionary of Western Australians*, possibly due to the difficulty of identifying the various John Joneses. He was a stonemason and initially worked at his trade in the Geraldton-Greenough district. In May 1857 he married Maria McCormick and they established themselves on a property they named 'Belay Farm' in 1858, where they raised eight children: Thomas, Mary Ann, William (1861), James (1863), George, Charles, Henry and Joseph (1875).³

Belay Farm operated as a mixed farm with sheep raised for meat rather than wool in the early years. The first flock was founded on sheep from South Australia.⁴ In March 1861, the property was surveyed by government surveyor William Phelps, during a survey of the Greenough district. The Fieldbook entry for 22 March 1861 shows John Jones' property with Homestead, Dairy, Barn, Stables, pig sty, hut, stockyard, garden and wheat field.⁵ The buildings were constructed by John Jones from stone quarried on the property.

The Homestead has been described in later secondary sources as a three-room structure, and this is discernible in the existing floor plan, but the Fieldbook entry indicates a larger building with a central chimney, and possibly enclosed verandahs at each end. With the quick arrival of several children, the Homestead may have been enlarged early, in material less substantial than stone.

There is no record of John Jones employing either ticket of leave men or Chinese labour during the early years and in later years the seven sons

² Green, Neville 'Aborigines and white settlers in the nineteenth century', in Stannage, C. T. (ed) *A New History of Western Australia*, UWA Press, Perth, 1981, pp. 93-97.

³ Erickson, Rica, *Bicentennial Dictionary of Western Australians*, Perth, UWA Press, 1988, p. 1667; Battye J. S., *Cyclopedia of Western Australia*, Hussey & Gillingham, Adelaide, 1912-13, Vol. 2, p. 974-5.

⁴ Battye, J. S. *The History of the North West of Australia: embracing Kimberley, Gascoyne and Murchison districts*, V. K. Jones & Co, Perth, 1915, p. 292.

⁵ Phelps, W., Fieldbook 4, 22 March 1861, p. 7. A word, possibly a name, associated with the hut is undecipherable.

would have provided a work force. The hut marked in the Fieldbook indicates at least one labourer employed, possibly a shepherd, and another would have occupied the Groom's Room. The Shepherd's Cottage and the Shearing Shed do not appear on the Fieldbook drawing but they were most likely added in the 1860s.

Belay Farm was located only a few miles from the settlement at the mouth of the Greenough River. Grain grown here on the Front and Back Flats produced high yields and the district flourished as a result, with high prices obtained for grain and flour as the fledgling Colony struggled to produce sufficient for its own needs. A relatively large number of flour mills were established in the district to process the wheat harvest.

The first mill at *Belay Farm Group, Walkaway* was horse powered and may have been operated in the Barn. In 1882, the two-storey steam-powered Mill was built.⁶ Wheat from the farm and from neighbours was milled. This Mill was the only one to operate on the Greenough Back Flats but it is unclear how long it was worked. It had to contend with the mills on the Front Flats and the barter system that operated there with the millers and storekeepers. By the 1880s, wheat yields were falling due to poor agricultural practices, with land being cropped continuously year after year without any fertilising. Outbreaks of rust, combined with disastrous floods in the late 1880s, decimated the Greenough wheat lands at the time. Most of the small mills did not reopen when wheat production again improved. The introduction of steel rollers, which produced finer white flour, also meant the end of grindstone milling, and there was a steel roller mill at Greenough by 1898.⁷

John Jones was also involved in public affairs. Prior to the construction of the Geraldton-Walkaway railway, he campaigned for the relocation of the surveyed route from the Front Flats to the Back Flats of Greenough as the Front Flats were subject to flooding. Jones toured the district to obtain signatures to a petition, which was presented to the Governor and achieved the desired aim.⁸

John Jones died in 1893 and his wife Maria inherited Belay Farm, which her sons William and Joseph leased from her, trading as the Jones Brothers. William married in 1896 to Nora Morrissey of Walkaway and the couple immediately occupied the Homestead, which was enlarged to six rooms. The removal of the existing structure and its replacement with new brick would most likely require the family moving out than would just a new addition. The work comprised the brick extension along the southern length of the building, replacing the much earlier rooms believed to have been there, based on the Fieldbook evidence. There were changes made to the Mill interior to

⁶ Roe, Robin, *A register of flour mills and sites in Western Australia*, Robin Roe, 1997, p. 102; Bain, Mary Albertus, *A life of its own*, City of Geraldton, 1989, p. 249.

⁷ Bain, Mary Albertus, *Ancient Landmarks: a social and economic history of the Victoria district of Western Australia, 1939-1894*, Nedlands, UWA Press, 1975, pp. 241-251; Lang, Ernie, *Grist to the mill: a history of flour milling in Western Australia*, North Fremantle, Weston Milling, 1994, p. 13-14; Glynn, Sean, *Government Policy and Agricultural Development: A study of the role of government in the development of the Western Australian wheat belt, 1900-1930*, UWA Press, 1975, pp. 32-33.

⁸ Battye J. S. *Cyclopedia of Western Australia*, op cit, p. 974-5.

accommodate the residential use and the building had clearly ceased to be used for its original purpose by this time.⁹

When Maria Jones died in July 1905, William and Joseph inherited the property. With their brothers James, Henry and Charles they also had a share in Boogardie station, near Mount Magnet. James and Henry worked Boogardie and Charles worked mainly at Belay Farm, while also running a carting operation at Walkaway.¹⁰

William continued to occupy the Homestead with his wife and their family of four sons and a daughter. Joseph Jones married Nora Silcock of Greenough in 1907 and they occupied the Mill building which had been converted into a residence until their new homestead, 'Redcliffe', was built in Evans Road, Walkaway, which was only quarter of a mile from Belay Farm. Both brothers were engaged in the public and social life of the district. William had been a member of the Greenough Road Board since the early 1890s and was a chairman of the Walkaway Hall Committee. Both were members of the Greenough Farmers' Club and the Farmers and Settlers' Association.¹¹

In 1912, Belay Farm comprised some 1,800 acres, half of which were cleared for cereal crops and the other half used for grazing sheep. Clydesdales bred at Belay Farm were successfully shown at the Greenough and Dongara agricultural shows. Rainfall was supplemented by a windmill above an 84-foot deep well, from which water was piped to all parts of the property. A description of the buildings at this time notes that:

'Belay' homestead, in which the senior partner, Mr William Jones, resides, is a very comfortable and substantial structure built with stone procured from the property, and giving a picturesque touch to the dwelling are some fine ornamental gums and a few large fig trees which flourish in the near vicinity and afford welcome shelter during the hot summer months.

A special feature of the homestead area is a well-tended vegetable garden, and Mr Jones has been a very successful exhibitor of products from this department at the local shows being beaten only once in the potato exhibit in eight successive years.

The outbuildings are complete in every way and comprise men's quarters, barn, stabling, wheat-house, machinery shed, blacksmith's shop, piggery, dairy, etc.¹²

The reference to men's quarters may refer to the Groom's Room, which could have been occupied for this purpose as it had already been converted to residential use.

In the 1920s, the Homestead was further enlarged with the addition of two wings.¹³ Part of this work, again, may have involved rebuilding and enlarging the existing verandah enclosures. The section on the west side comprising the bathroom and toilet appears to occupy the original verandah area, while

⁹ City of Geraldton-Greenough, Municipal Heritage Inventory, from information provided by current owner Norma Martin; Phelps, W., Fieldbook 4, 22 March 1861, p. 7.

¹⁰ Erickson, Rica, op cit, p. 1659; Battye J. S., *Cyclopedia of Western Australia*, op cit, Vol. 2, p. 974-975.

¹¹ Battye J. S., *Cyclopedia of Western Australia*, op cit, pp. 974-976.

¹² Battye J. S., *Cyclopedia of Western Australia*, op cit, p. 975.

¹³ City of Geraldton-Greenough, Municipal Heritage Inventory, from information provided by current owner Norma Martin.

the laundry wing is a larger addition and the addition on the east end includes a new verandah.

William Jones died in 1946 and his share passed to his sons, John Norman and Roy Anthony. In 1952, Joseph's share passed to his daughters, Mary Merceda (Mercy) Jones (later Maley) and Mary Dolores (Doll) Jones.¹⁴ Roy Jones died in 1958 and John Norman inherited his quarter share. John and his wife Eileen continued to live at Belay Farm and run the property. In 1961, the *Belay Farm Group, Walkaway* lands were subdivided to allow each owner to deal individually with their share. John Norman Jones acquired sole title to 1,007 acres designated Lot 5 and including the Homestead and farm buildings. The remaining approximately 700 acres were transferred to Mary Dolores Jones and Mary Merceda Maley.¹⁵

In the late 1960s a large section of the east side of the Stables was destroyed by a cyclone.¹⁶

In 1971, *Belay Farm Group, Walkaway* was sold out of Jones family ownership when Lot 5 was acquired by Robert and Norma Martin.¹⁷

Over the years, the function of the original stone farm buildings has changed with some alterations to suit their new purpose, but all remained in use. At the time of the Martin's occupancy the Shepherd's Cottage was being used to store oats. Mains electricity had only recently been connected to the property and the Dairy until that time had housed the power generator for many years. The Mill had had the upper floor removed and was empty. It had been used to store chaff following the short period of its use as a residence. The Barn was in use for general farm storage. The Stables featured a stone cobbled floor and a timber manger along the back wall. The tack room was in use as a workshop. In the mid-1970s, Robert Martin removed what remained of the manger, re-roofed the building and concreted the cobbled floor. In the 1980s, the north wall of the stallion box was removed and the earthen floor was concreted. At the same time, a chimney and fireplace was removed from the north wall of the single-storey room behind the Mill, and the timber floor replaced with concrete. The concrete slab adjacent to the Shepherd's Cottage marked the site of a c.1940s timber and iron garage, which has been removed due to termite damage.¹⁸

Since 1971, some alterations have been made to the Homestead. The timber floor in the kitchen was removed and replaced with a concrete floor. A wall separating the dining room and hallway in the c.1900 section was removed and the ceilings in the two rooms replaced. At the same time the front door on the south side was replaced with French doors. In 2001, a verandah was

14 Certificates of Title, Vol. 874 Fol. 37, 13 November 1924, 17 September 1946, Vol. 1145 Fol. 265, 7 March 1952, 8 October 1958; McCarley, Hannah Gertrude (nee Silcock), Oral History 2925, 1997, for the identity of Merceda and Dolores Jones.

15 Certificates of Title, Vol. 1247 Fol. 992, 3 May 1961.

16 Correspondence, Norma Martin to HCWA, 6 January 2009.

17 Certificates of Title, Vol. 1247 Fol. 992, 30 December 1971. The rest of the land has been owned by Evan Clere Hamersley since 1986, Certificate of Title, Vol. 1749 Fol. 368.

18 Information provided by historian Gary Martin, son of owners Robert and Norma.

added to the north and west walls of the service wing (c.1920s). In 2007, a bedroom in the east wing was converted to a bathroom.¹⁹

In 2008, *Belay Farm Group, Walkaway* continues to function as a wheat and sheep property. The Homestead continues to be occupied by the owners and the stone farm buildings are used for various purposes relating to the farm operation.

13.2 PHYSICAL EVIDENCE

Belay Farm Group, Walkaway is a pastoral property comprising a complex of stone buildings constructed 1858-60 (Homestead, enlarged c.1900, c.1920s; Garden Wall; Dairy; Barn and Groom's Room; Stables; original Blacksmith's Shop, incorporated into more recent Shearing Shed; and, Shepherd's Cottage) and 1882 two-storey stone Mill.

Belay Farm Group, Walkaway is situated on Evans Road in Walkaway on the Greenough 'back' flats, only five kilometres east of Greenough Hamlet on Brand Highway. Located on the north side of the road (aligned north-west / south-east), the entry access road is at the south-east end of the site. The entry leads due north along a tree lined track to the Shepherd's Cottage where the track diverts both sides around it. Prior to the Homestead the track also branches to the west and then north to access the farm buildings west of the Homestead. On the west side of the Shepherd's cottage is the Homestead. The track continues north and swings west to the northern-most end of the group of buildings where the contemporary farm machinery sheds and associated elements are also located. The entire complex is located in an open agricultural setting.

Behind (west) the Homestead, there are expansive gravelled areas that connect the buildings and provide vehicular access. From the north-west of the Homestead there is the Dairy (fmr) with a lean-to extension on the west side, west of the Dairy (fmr) is the original stone-lined and walled well, and contemporary farm machinery sheds and associated elements, and a further 100 metres or so north is the Barn with the Groom's Room at the west end and the Stables adjoining on the north, recessed, and aligning along the west side. Adjacent to the Stables on the north side, and similarly aligned on the west, is the double storey Barn with the Shearing Shed integral on the north side, linking to more recent Shearing Shed extensions.

Belay Farm Group, Walkaway comprises the Homestead (several periods of development) with the Garden Wall and the garden and hedge on the east frontage, the Shepherd's Cottage and adjacent remnant concrete garage slab, Dairy (fmr), Barn with attached Groom's Room and Stables, Mill, and Shearing Shed. The buildings that comprise *Belay Farm Group, Walkaway* are of a rural vernacular functional style that demonstrates basic influences of the Victorian Georgian style in the form, scale and materials of the buildings.

Homestead (1858-60, c.1900, 1920s)

The Homestead is a single-storey stone and brick dwelling constructed with three substantial periods of development, including the adjoining laundry

¹⁹ Correspondence, Norma Martin to HCWA, 6 January 2009.

wing. The Homestead is set in a landscaped site bounded by fences to the south, east and the 1860s Garden Wall on the north. The Garden Wall is rendered masonry to a height of approximately 1.5 metres. It extends east west some 6 metres north of the 1858-60 part of the Homestead, and closes across the east end delineating the extent of the original 3 rooms. The 'front' fence on the east is timber framed and comprises posts with chain link mesh and decorative wire gates at the north and south ends accessing the south 'front' yard and the smaller enclosed north 'garden'. The front fence has a trimmed hedge of jade along the entire 40-metre length. A group of mature palms and conifers remain insitu at the south-east corner of the garden. The swimming pool in the south-west corner of the south yard is of no heritage significance. The site of the original vegetable garden is north of the Garden Wall, although no physical evidence remains.

The original section of the Homestead (1858-60) shows influences of the Victorian Georgian style, appropriate to country Homesteads and demonstrated in the simple form and massing, medium-pitch roof, symmetrical rectangular planning and unadorned verandah. Overall the plan is a rectangle with the laundry wing on the west. Within that plan, the three periods of development are clearly identifiable: 1858-60 – three north rooms (rooms 1, 2, kitchen hallway) and north verandah; c.1900 – three rooms south (rooms 3, 4 and 5) and south verandah; c.1920s – three east rooms (rooms b1, b2 and bathroom) and east verandah; and, service wing on the west.

It is likely that the final extension in c.1920s also included the tuckpointing of the then existing brick wall of the south 'frontage', and ashlar lining of the stone (1858-60) and brick (c.1900) sections of the north wall. There is also a dado render along the south wall. The front wall (east) is detailed in tuckpointed face brick, and the laundry wing is face brick in stretcher bond. The roofs are hipped, and clad with corrugated iron, and the original cottage still has a shingle roof under the corrugated iron. The north verandah has a skillion roof that is an extension of the main roof at the same pitch. The south and east verandah roofs are both bullnose verandahs. The chimneys are rendered and square in form with a simple corbel detail to the 1858-60 chimney and the laundry, and more detailed corbelling to the other chimneys that are also rendered.

The original timber verandah floor on the north side has been replaced with concrete, and square stop chamfered timber posts are in place. On the south and east verandahs 0.075 metre diameter steel posts have replaced original posts, although the timber floors remain. The 1858-60 windows have 8-paned vertical configuration sashes for each of the two sliding elements that comprise each window. The kitchen also includes a reconstructed window. Multi-paned French doors have replaced a window on the north frontage, and a front door and window on the south verandah. The c.1900 extension has multi-paned French doors and double hung sash windows. Similarly the c.1920s extension and the laundry wing have double hung sash windows. The floor plan reflects adaptation associated with the development stages: the 1858-60 rooms through to the c.1900 rooms section at two openings both step up from the c1860 rooms to the c.1900 rooms. The south-east c.1900 room links directly the c.1920s north-south corridor that accesses three rooms along the east and opens onto the north and south verandahs.

The Homestead interior retains original 0.150 floorboards, except the kitchen with a recent slate floor, and plaster walls in the 1858-60 rooms, with painted tongue and groove timber lined flat ceilings. The c.1900 rooms have original timber floorboards, hard plaster walls, and except the original ceiling that is lathe and plaster, the ceilings are battened plasterboard sheets. Two of the three c.1900 rooms have a fireplace. The fireplace in the c.1900 living room is the most decorative but in Room 3 the fireplace is a c.1950s face brick renovation. Two of the three rooms in the c.1920s east extension have fireplaces, two are back-to-back truncated, with the same style mantelpiece, and all have been painted. The kitchen has a recent fitout. The c.1920s laundry has concrete floors, hard plaster ceilings, battened flat lined ceilings, and concrete trough fitout.

The Homestead is still occupied and is generally in fair to good condition, although the laundry area is fair to poor condition. The series of developments have taken place over time to facilitate the ongoing residential function. The Homestead has a moderate to high degree of authenticity specific to each period of development. The steel framed carport along the west of the laundry wing is of no significance.

Dairy (fmr) (1858-60) (no interior inspection)

Located only 50 metres or so west of the Homestead, the Dairy (fmr) is a small single-storey whitewashed rough random stone building. The plan is rectangular and there is a lean-to on the west side. The hipped roof is clad with corrugated iron and has been painted. The door and window openings have timber lintels and there are vertical 'vent openings' in single and double configurations.

The Dairy (fmr) is in fair condition. It has undergone minimal intervention and has a moderate to high degree of authenticity.

Barn and Groom's Room (1858-60)

Located north of the Homestead, the Barn and Groom's Room adjoin each other with the Barn aligned east-west with the Groom's Room at the west end, the Barn and Groom's Room is a single-storey random face stone structure with large stone quoined corners. It shows some influence of Victorian Georgian style demonstrated in the materials, form and scale. The hipped roof is clad with corrugated iron, and breaks pitch over the skillion roof of the Groom's Room on the west end of the Barn. The floors in the Barn are concrete and the interior walls are rough stone. The Barn is unceiled.

The Groom's Room has rough washed interior walls and the ceiling is lined on the rake with lime washed tongue and groove lining boards, and timber floor. The window opening has a timber lintel and frame as well as remnants of a timber shutter. The fireplace has a simple timber mantelpiece and surround, and extensive stone chimney on the exterior.

The Barn is in fair condition with some fretted mortar around the lower walls and evidence of rust and holes in the roof. The Grooms' Room is in poor condition. It has undergone minimal intervention and has a high degree of authenticity.

Stables (1858-60)

The Stables adjoin the Barn on the north side extending north from the Groom's Room aligned along the western wall. The Stables open along the east frontage to a forecourt formed by the Barn on the south and the Mill on the north side. The Stables are a single storey stone structure with a north-south parapet wall along the centre with skillion lean-tos along both the east and west sides. The single storey structure is random face stone. The west forms rooms that were inaccessible at the time of inspection. The east side is predominantly open.

Mill (1882)

Located immediately north of the Stables and aligned on the east with the Barn, the Mill is a single and double storey stone structure that shows some influence of the Victorian Georgian architectural style demonstrated in the materials, form and scale. The front ground floor is rendered, but the remainder of the building is face random stone with stone quoins on the corners. An ad hoc front 'verandah' has been constructed along the east with a rustic 'balcony' central to the original first floor loading opening. The plan of the building is rectangular with the ground and first floors aligned and recent intervention timber staircase, installed in the interior southeast corner. The single storey on the north side comprises a single room with a fireplace. The large ground floor space is replicated above, with a single storey room (kitchen) across the rear (west). The hipped roof is clad with corrugated iron and has been painted. The floors are timber on the ground floor and timber boards above. The interior walls are hard plaster.

The Mill is in fair condition, although it is habitable and currently provides a residential function. The exterior walls are mostly in good condition except for a section of the front (east) ground floor wall that is in poor condition as evidenced by deteriorated render and brickwork. The Mill has undergone some changes with openings in walls, kitchen fitout, verandah construction on the 'front' and staircase structure, and therefore has a moderate degree of authenticity.

Shearing Shed

Immediately adjoining the Mill on the north side are the remains of the original Blacksmith's Shop that are integral to the more recent Shearing Shed interventions in that vicinity. The original Shearing Shed elements are in poor condition with a moderate to high degree of authenticity.

The adjacent farm machinery sheds are of no significance.

Shepherd's Cottage

Located east of the Homestead is the Shepherd's Cottage, and adjacent remnant slab. The Shepherd's Cottage is a single storey random stone construction with rough render external and internal finish, although considerable cement render intervention is apparent on the exterior. The east and west walls are gable parapets. The roof is clad with corrugated iron that has been painted. The window and door openings have timber lintels. The window openings have timber shutters in place. The concrete floor is a later addition.

Shepherd's Cottage is in fair condition and retains a high degree of integrity.

13.3 COMPARATIVE INFORMATION

There are over 800 places on the HCWA database with homestead listed as a use. Ninety-eight of these are on the State Register with sixteen in the Midwest region. Nine of those Registered in the Midwest are associated with an historic farm complex.

Belay Farm Group, Walkaway is characteristic of a number of station homestead groups in the Midwest in terms of the grouping of the homestead together with a series of outbuildings to form a station complex. The use of local construction materials such as stone is also evident in a number of other station buildings in the region.

There are 49 places in the HCWA database listed as including a flour mill, of which only eleven date later than the 1870s. Sixteen are registered (nine earlier than 1880). These sixteen places include two in Greenough (*Clinch's Mill, Maley's Mill*), one in Dongara (*Royal Steam Roller Flour Mill*) and one in Moora (located at *Walebing*). All others are in the Avon or metropolitan regions, and one in Katanning, from 1891.

Eleven mills once operated in the Greenough district, six of them established in the 1850s, when the area provided most of the Colony's wheat. John Davis had a wind driven mill at Tibradden, which was operating in the 1850s and possibly earlier, and is extant. Other mills were either powered by horses or steam engines.²⁰

Those places with a homestead of a similar period to *Belay Farm Group, Walkaway* include:

The Bowes near Northampton, was the home of the Burges brothers. The early buildings include the homestead and separate kitchen/dining of stone (1850s-1860s). The plan of the homestead is longitudinal with rooms opening off the verandahs. The southern verandah has been enclosed and the shingle roof reclad with corrugated iron. A kitchen has been incorporated into the homestead and the separate kitchen/dining room put to use as billiard room. The place does not include early farm buildings besides the homestead, kitchen, laundry and butchery.²¹

Willow Gully was part of William Burges' lease on the Bowes River, and was acquired by overseer John Williams in 1861. The residence was constructed of stone in a linear form with other buildings attached, including a two-storey barn, a kitchen (now Olive Cottage) and a structure which has served as a blacksmith shop among other uses and may have been the first residence. These buildings are linked by a continuous garden wall. Also on site are servants' quarters, smokehouse, shearing shed, stables, wells, early cottage group and orchard walls. The farm buildings do not all date from the original 1860s settlement period but have been added throughout the 19th and early 20th centuries. Conservation works have been undertaken to restore the formerly ruinous stables. The homestead block is now separately owned and has been restored for use as tourist accommodation. The place is entered on

²⁰ Lang, Ernie, op cit; Roe, Robin, op cit. Note: Although Berkshire Valley is discussed in this reference among places associated with the Greenough district, it is near Moora.

²¹ Considine & Griffiths Architects, *Four Homesteads Conservation Plan*, September 1994, pp. 29-33.

the State Register, Register of the National Estate and is classified by the National Trust.

Oakabella was established by James Drummond in the 1850s, on the Oakabella River. The complex comprises a number of buildings in stone including the homestead and associated walled gardens, kitchen and quarters, two storey barn, blacksmith's shop (conserved from ruin), stables, shearing shed and two framed houses. The farm buildings are predominantly from the 1860s and 1870s, and with the early shearing shed a particularly intact example. The homestead has been enlarged over the years and the exterior walls, originally lime washed, have been rendered. Some of the timber floors have been replaced with cement and the shingle roof replaced with corrugated iron.²²

The buildings at *Berkshire Valley* include a 1840s stone hut, homestead, two-storey flour mill, dairy, 1850s two-storey stables which includes a harness room, blacksmithy, coach house and stalls; 1860s shearing shed and store and triple-arched stone bridge and 1870 pig sty. The homestead has a gatehouse entrance. The mill was restored following damage in the 1968 earthquake, and currently houses the Moora museum. *Berkshire Valley* is entered on the Moora Municipal Inventory and the Register of the National Estate, and is classified by the National Trust.²³ It has been removed from the Register of Heritage Places.

Narra Tarra Homestead, the second homestead constructed on the property, was built c.1866-68 and has been enlarged over the years. The iron roof was replaced with concrete tiles about the mid-20th century. The place also includes the stone Old Homestead (ruin); masonry and tiled Homestead; stone and corrugated iron, and fibre-cement and corrugated iron Kitchen Outbuildings; stone and corrugated iron Store; steel and corrugated iron Quarters and Machinery Stores; corrugated iron Shearing Sheds; and stone wall enclosed Cemetery. The buildings were constructed between 1853 and c.1870s. A conservation plan for the place was prepared in 2003.²⁴

Glengarry was established by Thomas Brown and the 1850s homestead ruin has had conservation work done to stabilise it. It was replaced by a later homestead in 1912. The place also includes a lime-washed stone and corrugated stable and shearing shed, with a substantial stone walled stockyard and associated structures (1880s).²⁵

The Grange was developed by Samuel Pole Phillips on former Cattle Company land on the Irwin River. It comprises homestead, former kitchen, shepherd's cottage, shearer's quarters, granary, stables, slaughterhouse (ruin), and cottage. The place dates from the 1870s and 1880s, with an 1850s shepherd's cottage.²⁶

Other farm complexes have early farm buildings with later homesteads:

²² Considine & Griffiths Architects, op cit, pp. 6-7.

²³ ibid; Moora Historical Society, 'A Sketch of James Clinch of Berkshire Valley', Battye Library PR6461; Register of the National Estate, Database No. 010230 & 016073.

²⁴ John Taylor Architect, Conservation Plan for Narra Tarra, 2003.

²⁵ John Taylor Architect, Conservation Plan for Glengarry Homestead, 2004.

²⁶ HCWA assessment documentation P1215 *The Grange*.

Irwin House Group comprises former kitchen, former Post Office, shearing shed, milk shed, post, stone garden wall, and a 1907 gravesite. The farm buildings and kitchen and at least part of the stone garden wall date from the 1850s, while the homestead was constructed in the 1890s and 1920s. The place was developed as part of the leaseholding of The Cattle Company under the management of Lockier Burges.²⁷

Walebing, near Moora, comprises a significant group of stone farm buildings constructed in the late 1850s with the help of convict, or ticket-of-leave, labour. The place comprises a cottage with part of a garden wall, kitchen stores, bulk store & quarters, stables, cart shed & dairy, wool shed, flour mill & store and remnant horse works. The stone homestead was built in 1888 and has undergone minimal change. The property has remained in the Lefroy family since its inception and has continued to operate as a farm with continuing use of the majority of the farm buildings. Most have had conservation work undertaken.²⁸

Sandsprings, currently undergoing assessment, has an 1890 stone homestead and farm buildings dating from the 1880s, most of which are in various stages of ruin.

Belay Farm Group, Walkaway is a good and representative example of a mid-19th century farm complex in the Midwest region. It's original linear form and walled garden is common to several others of the period in the Midwest region. It is a rare example, particularly in the Midwest, of an early farm complex where the majority of buildings from the original period of settlement (1858-1860) remain extant and in usable condition.

13.4 KEY REFERENCES

No key references.

13.5 FURTHER RESEARCH

²⁷ HCWA assessment documentation P12245 *Irwin House*.

²⁸ John Taylor Architect, Conservation Plan for *Walebing*, July 2001.