



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

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

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.5 Developing primary production
- 5.8 Working on the land

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 106 Workers (incl. Aboriginal, convict)
- 301 Grazing & pastoralism & dairying

11.1 AESTHETIC VALUE*

Buckland Homestead & Farm Buildings, comprising the homestead, granary and workers' cottage, is a fine example of a farm complex developed in the mid to late nineteenth century, which retains its rural context in a picturesque elevated setting. (Criterion 1.1)

The setting and scale of *Buckland Homestead & Farm Buildings* and its tree-lined approach establishes it as a landmark. (Criterion 1.3)

The homestead, in Victorian Georgian style with Regency detailing, the granary in Old Colonial Georgian style, and the workers' cottage in vernacular style, form a significant historic rural cultural environment. (Criterion 1.4)

11.2 HISTORIC VALUE

Buckland Homestead & Farm Buildings is evidence of the pastoral settlement of Western Australia in the mid-1800s, which was the earliest form of European settlement in the State and opened the way for agricultural settlement and the establishment of rural townships. (Criterion 2.1)

* For consistency, all references to architectural style are taken from Apperly, R., Irving, R. and Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture: Styles and terms from 1788 to the present*, Angus & Robertson, North Ryde, 1989.

The two-storey 1876 homestead, is an example of the contribution made by ex-convicts to the labour force in Western Australia in the latter half of the 1800s, and demonstrate building materials and practices of that time. (Criterion 2.1)

Buckland Homestead & Farm Buildings demonstrates European settlement of the Avon Valley region in the 1830s-1870s, which was one of the most populous parts of Western Australia in the formative years of the Colony. (Criterion 2.2)

Buckland Homestead & Farm Buildings was constructed for the Pratt and Dempster families, who were prominent in pastoral, agricultural and public affairs in Western Australia, particularly from the 1840s to the 1910s, and in particular James McLean Dempster, progenitor of the family in Western Australia, and Charles Edward Dempster, Member of Parliament in 1873-74 and 1894-1907, for whom Buckland was constructed as his family home. (Criterion 2.3)

11.3 SCIENTIFIC VALUE

11.4 SOCIAL VALUE

Buckland Homestead & Farm Buildings is valued by the local and State-wide community for its historical associations with farming in the region, its long association with the Dempster family who were early European settlers in the Avon Valley and for the historic and aesthetic associations of the homestead as a substantial rural residence of the 1870s, as demonstrated by its Municipal Inventory, National Trust and National Estate listings. (Criterion 4.1)

Buckland Homestead & Farm Buildings contributes to the local and wider community's sense of place as a significant marker of the early history of the district and by its landmark quality. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1 RARITY

12.2 REPRESENTATIVENESS

Buckland Homestead & Farm Buildings is a substantial and very fine example of early rural settlement in the Avon Valley, demonstrating the evolution of the place over time. (Criterion 6.1)

The homestead is a fine representative example of a substantial two-storey Victorian Georgian style rural residence, featuring Regency detailing, and the granary is a good example of an Old Colonial Georgian style farm building. (Criterion 6.2)

12.3 CONDITION

Buckland Homestead & Farm Buildings is generally in fair to good condition. The corrugated iron roofs throughout show some evidence of rust, the stone walls on the homestead and workers' cottage are in fair to good condition with minimal fretting, although the rendered dados on the east and west wings of the homestead are exacerbating the rising damp problems. The granary is not structurally stable. The granary walls are fretted and show extensive evidence of cement repairs and structural cracking. The timber lintels, frames, doors, shutters and upstairs floor are seriously weathered and deteriorated. Both the homestead and the workers' cottage have been extensively restored and refurbished and are in good interior condition except for rising damp damage evident on the lower walls in the east wing of the homestead.

12.4 INTEGRITY

Buckland Homestead & Farm Buildings has retained a moderate degree of integrity. The homestead and workers' cottage have continued to be used as a residence, but the property no longer functions as a farm and the granary does not have a useful function.

12.5 AUTHENTICITY

The original structure, form and external fabric of the place is mostly intact, however in recent years extensive restoration and refurbishment has resulted in the loss of some original fabric including the balustrades, upstairs ceilings and east wing ceilings, and floors in the west wing, and the installation of fitouts in the bathrooms, kitchen and scullery, and the interior of the workers' cottage. No structural alterations are evident to any of the buildings and although small changes have taken place, there is more than sufficient evidence to determine authentic detail and fabric of the buildings at all stages of their development. *Buckland Homestead & Farm Buildings* has a moderate to high degree of authenticity.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Irene Sauman, Historian. The physical evidence has been compiled by Laura Gray, Conservation Consultant.

13.1 DOCUMENTARY EVIDENCE

Buckland Homestead & Farm Buildings comprises a double and single storey stone and corrugated iron homestead constructed in 1876 in Victorian Georgian style, with Regency detailing, with two attached single storey cottages that make up the west wing (c.1836; 1844) and east wing (1853), a double storey stone and corrugated iron granary (1874) in Old Colonial Georgian style, and a single storey stone and corrugated iron workers' cottage (c.1836-1874) in vernacular style.

The first European settlers in the Colony quickly took up Land along the Swan River in large grants. In 1830, Ensign Robert Dale of the 63rd

Regiment undertook an exploratory journey inland where he found lightly wooded land suitable for pastoralism in the Avon Valley. An area for the townsite of York was reserved and pastoral land was taken up by a number of people, although not all of it was settled immediately. By 1832, there were eighteen settlers and four soldiers based in York and by 1834, it was recognised that sheep taken into the inland area were more healthy and productive than those pastured west of the Darling Range. The gradual movement of flocks to inland landholdings escalated in 1835, as good pastureland on the coast became increasingly scarce. Townsites were declared at Newcastle (Toodyay) and Northam in 1836.¹

Avon Valley properties such as Michael Clarkson's *Wilberforce*, Du Bois Aggett's *Springhill*, A. Morgan's *Bardeen* and the *Newleyine* property of William and Martha Heal were established by 1836. Other settlers in the Avon Valley in the mid 1830s included Peter and William Chidlow, while land was acquired by some such as Charles Pratt and James Solomon for others to lease and work.²

Charles Pratt arrived in Western Australia in January 1830, on the *Eagle*. He was accompanied by his wife, Ann, children Edward Charles and Ann Ellen, brother-in-law James Solomon, with whom he jointly owned the ship, and brother Lieutenant Edward Pratt, who captained the *Eagle*. A member of the crew was eighteen-year-old James MacLean Dempster. Pratt and Solomon established a store at Fremantle, and Pratt and James MacLean Dempster undertook a number of trips in the *Eagle* to Tasmania and the Eastern States, for stock and goods. Pratt and Solomon both acquired land grants in the Avon Valley, with Solomon acquiring the land he named 'Addington' and Pratt acquiring Avon Location W of 7,986 acres. Location W was in the form of a double square. Pratt named the southern square 'Buckland' while the northern square retained its Aboriginal name of 'Wongamine'. Pratt set about improving Location W in order to gain title. He stocked the property with cattle and a flock of sheep in charge of a shepherd, for whose occupation a stone hut 'of modest proportions' was built.³ It is not known if this stone hut later formed the basis of the workers' cottage or the cottage that forms the west wing of the homestead.

James Dempster wanted to marry Ann Ellen Pratt, but although her father gave permission for the match, he would not set a date for the marriage and sent Dempster on long sea voyages in the *Eagle*. The relationship between the two men was stormy and was not helped when young Edward Pratt was drowned near Garden Island in August 1835, during a boat race with James Dempster. Dempster and Ann Ellen Pratt were eventually married by

1 Statham, Pamela, 'Swan River Colony 1829-1850', In Stannage, C. T. (ed), *A New History of Western Australia*, UWA Press, Perth, 1981, p. 190; Erickson, Rica, *Old Toodyay and Newcastle*, Toodyay Shire Council, 1974, p. 27.

2 Garden, Donald, S., *Northam: An Avon valley history*, OUP, Melbourne, 1994, Chapters 1 & 2.

3 Bourke, Michael J. *On the Swan: A History of the Swan District of Western Australia*, UWA Press, 1987, p. 115; Erickson, Rica, *The Dempsters*, UWA Press, 1978, pp. 11-30; Erickson, Rica, *Bicentennial Dictionary of Western Australians*, Perth, UWA Press, 1988, p. 814.

special licence on 14 September 1836. The following year, they took over the management of Addington, which Charles Pratt had acquired from his brother-in-law.⁴

Charles Pratt managed Buckland himself, employing James and Thomas Lockyer on the property as shepherd and labourer. During their occupation, a neat stone cottage (c.1836) and fruit and vegetable gardens were established.⁵ In 1837, Pratt acquired Captain Francis Whitfield's property 'Bebo Moro' in Guildford, and moved there from Fremantle to be closer to his grants. He established a store in Guildford, thought to be near the Meadow Street river landing.⁶

James McLean Dempster and his family left Addington in 1839 and returned to Fremantle, where Dempster took work as captain of the *Heroine*.⁷ By 1843, Pratt was experiencing difficulty in managing his Guildford business together with his land grants. To relieve himself of some responsibilities, he leased Buckland to James MacLean Dempster for £35 a year and part of the wool clip and stock increase. The lease of the property was from March 1843, but James and Ann Ellen and their family were already in occupation by the 21 February 1843, when their fourth child was born.⁸

When the Dempsters took over Buckland it was a well-established farm with a neat stone cottage and fruit and vegetable gardens.⁹ Early in 1844, Pratt and Dempster built a large-stone walled barn with thatched roof of 'blackboy' tops. The roof timbers and doorframes were cut from bush timber by carpenter John Britt, of 'Blewberry Farm'. The floor of the barn was lined with stone and a threshing machine installed in May 1844. Work then began on the construction of stables and huts for the labourers, as well as extensions to the c.1836 cottage.¹⁰

The farm work at Buckland was labour intensive. The ground was ploughed with single-furrow ploughs, manure was carted and spread by hand, seed was broadcast by hand and the ground then harrowed to cover the seed. Twenty-seven acres of wheat and 27 acres of barley were sown in 1844, as well as a hay crop and a quarter acre of turnips. Three shepherds were employed, each with a flock of a thousand sheep stationed at waterholes on the property.¹¹

The years 1843 to 1848 were difficult: drought, a depressed market for produce and a shortage of funds to pay workmen, were followed by bushfires and floods. James MacLean Dempster had begun the lease of

4 Erickson, Rica, *The Dempsters*, op cit, pp. 11-28

5 Erickson, Rica, *The Dempsters*, op cit, p. 39, quoting the improvements listed when the title deeds were granted.

6 Erickson, Rica, *The Dempsters*, op cit, p. 28.

7 Erickson, Rica, *Bicentennial Dictionary of Western Australians*, op cit, p. 814.

8 Erickson, Rica, *The Dempsters*, op cit, pp. 38-39.

9 Erickson, Rica, *The Dempsters*, op cit, p. 39, quoting the improvements listed when the title deeds were granted.

10 Erickson, Rica, *The Dempsters*, op cit, pp. 39-40; Erickson, Rica, *Bicentennial Dictionary of Western Australians*, Perth, UWA Press, 1988, p. 313.

11 Erickson, Rica, *The Dempsters*, op cit, pp. 40-41.

Buckland with a credit of about £200, but he was £400 in debt to his father-in-law by 1846.¹²

James MacLean Dempster and Charles Pratt had a serious dispute over Dempster's accounts at the beginning of 1848 and the Dempsters moved to Rottnest, where James worked at farming, fishing, salt processing and whaling. George Edward Chitty (Snr) leased Buckland in March 1848 in partnership with Fred Lee, publican at Guildford. The lease arrangement comprised a payment of £35 a year and a third of the wool clip. Chitty had arrived in the Colony with his wife and family in February 1843, and worked on the Habgood property at Northam.¹³ In the late 1840s, the depressed conditions were forcing many of the gentry off their land, their places taken by former workmen as tenants.¹⁴

In 1852, George Chitty died at the age of 35, and Charles Pratt again took over management of Buckland. Shortly after, he suffered a heart attack, prompting him to write a will, which provided for James MacLean Dempster to manage Buckland as his own for the rest of his life, although he would not get title to the property. With their tenancy assured, the Dempsters returned to Buckland, their new lease commencing in February 1853 with a credit of £100, 1,689 sheep and several good breeding horses. They took with them for reburial at Buckland the disinterred body of their last child, George, who had died at Rottnest aged nine months. On their return to Buckland, the Dempsters built a second cottage parallel to the one already existing, to accommodate their family.¹⁵

Charles Pratt died on 11 October 1853, aged 62, and his wife Ann inherited his estate, which included their home at Guildford, the Union Hotel in Fremantle, Fremantle Town Lots 128 and 129, Perth suburban Lot 30 with a cottage, Addington (4,020 acres), Leschenault Location 6 (1,000 acres), Buckland (7,986 acres) and several smaller acreages in the Avon Valley. In his will, Pratt left the southern half of Buckland, with the buildings, to granddaughter Anne Ellen Dempster and the northern half, Wongamine, to her brother Charles Edward, these inheritances to take effect after their father died.¹⁶

James MacLean Dempster continued to farm and to raise horses at Buckland. His horses the Margeaux Cup at the York races in 1857 and 1858 and ran second in 1859. He also raised horses for the Asian market, although transport by sailing ship was risky, with storms and long periods of calm seas resulting in many horses dying en route. In 1861, daughter Annie married Thomas Gull of the merchant firm Barker & Gull of Guildford. The Dempster boys, William Simon, James Pratt, Charles Edward (known

12 Erickson, Rica, *The Dempsters*, op cit, pp. 48-52.

13 Erickson, Rica, *Bicentennial Dictionary of Western Australians*, Perth, UWA Press, 1988, p. 531.

14 Erickson, Rica, *The Dempsters*, op cit, pp. 52-56.

15 Erickson, Rica, *The Dempsters*, op cit, pp. 66-67; Hancock, Dennis, *Buckland, Irishtown, Northam, Western Australia: The history of an Avon Valley homestead*, Hancock Media Relations, [198-], p. [3].

16 Erickson, Rica, *The Dempsters*, op cit, p. 67, quoting Charles Pratt's will.

as Edward) and Andrew, formed a partnership and undertook exploratory journeys for new grazing lands, eventually taking up land at Esperance, which Andrew managed and named 'Muresk'.¹⁷

On 16 October 1872, Ann Pratt died. With her death, James MacLean Dempster was freed with paying rental on Buckland, and instead became entitled to the annual rents from other of the Pratt properties that were leased out. Buckland at this time was home to James MacLean and Ann Ellen, Dempster, William Skinner, a relative by marriage, and Edward Dempster and his wife Mary Margaret (Maggie) and their four children. Servants included a cook, housemaid, laundress and nursemaid, and there were a number of farm workers.¹⁸

Edward was already heir to Wongamine but he wanted the Buckland block as well. He arranged to rent Buckland from his parents for £250 a year and paid £500 to his sister Annie to secure his interest in the Buckland block, which she stood to inherit. He undertook repairs on some of the buildings, the work being carried out by French stonemason Peter Brehant.¹⁹ Brehant was an expirée (convict no. 6521) who had been convicted of burglary in 1859 in Jersey, and sentenced to ten years. He arrived in the Colony on the *York* in December 1862, and received his ticket of leave on 23 April 1863 and a conditional pardon on 22 May 1869.²⁰

Brehant was originally employed at Buckland as a well sinker, sinking and stonewalling wells on the property for the shepherds. In May 1873, the work undertaken included replacing the floorboards in the c.1836 cottage and re-shingling the roof. After repairing the farm buildings he constructed a two-storey stone granary, in 1874. Grain was stored in large tin lined bins on the upper floor of the granary, while on the lower floor were the meat room and smoke room, where the pigs were killed and salted, or smoked for hams and bacon.²¹ Timber for the repair works and the granary came from John Challinor's saw mills at Baylup. Beams, floorboards, joists, rafters, battens and shingles were carted to Buckland by wagon. As well as the wagoner employed at Buckland, five other teamsters were employed in carting, each receiving £1 for the forty mile journey.²²

Edward was already a member of the Northam Road Board and in 1873, he was elected to the Legislative Council. He and his father decided it was time to confirm the Dempsters' improved status in the Colony by developing the Buckland cottages into a stately home, which would be Edward and Maggie's home for life and the family seat.²³ They decided on the simple plan of linking the two existing parallel cottages with a two-storey building

17 Erickson, Rica, *The Dempsters*, op cit, pp. 68-89.

18 Erickson, Rica, *The Dempsters*, op cit, pp. 138-139.

19 Erickson, Rica, *The Dempsters*, op cit, p. 138.

20 Erickson, Rica, *Bicentennial Dictionary of Western Australians*, op cit, p. 299; Erickson, Rica & O'Mara, Gillian, *Convicts in Western Australia, 1850-1887*, UWA Press, Perth, 1994, pp. 53-54. Brehant has also been spelt as Briehart, Brehart, Brehaut, and Brechant. The spelling from *Convicts in Western Australia* has been used.

21 Erickson, Rica, *The Dempsters*, op cit, pp. 138 & 145.

22 Erickson, Rica, *The Dempsters*, op cit, p. 138 & 143.

23 Hancock, Dennis, pp. [4-5].

across the front, creating a 'U' shaped building. In June 1874, Peter Brehant was employed to build the homestead.²⁴

The homestead was planned with wide verandahs and balcony and twenty-two rooms, including those in the two cottages, which were to form the east and west wings of the building. The walls of the new section were two-feet (60cm) thick, constructed of granite from the rocky outcrops on the property. Peter Brehant employed other masons, who had worked with him on the well sinking. Local brick maker, John Bonser, made 72,000 bricks, costing £65, to frame the doorways and windows. Bonser was an expirée, who arrived in the Colony on the *Minden* in October 1851.²⁵ Carpenter, John Richardson began work with his team of men when the walls had passed door height. Richardson was another expirée. He had arrived in the Colony in November 1862 on the *Lincelles*. Both Bonser and Richardson employed ticket-of leave men in their work teams.²⁶

Up to a dozen men at a time were working on the homestead and the work spread over several years. The largest roof beams were in place at the end of 1874, the sheoak shingles had been split by August 1875, and, the last of the floorboards and ceiling lathes had arrived by February 1876. The plastering was done over three months in the 1875-76 summer, using 124 bags of lime. Some of the workmen had their meals in the kitchen with the house servants, but most drew rations from the house store and cooked for themselves in the men's quarters. The taste of Brehant and his masons became more extravagant as time went on. After a year, Brehant had earned £184-12-11 but he had drawn rations and cash to pay his men totalling £218-2-11. Another mason was appointed to complete his contract on the homestead and Brehant was relegated to doing odd jobs around Buckland.²⁷

Construction of the workers' cottage is not well documented, and the exact date of construction of its various sections has not been ascertained, but it was most likely completed during the extensive works undertaken in the early 1870s and may have housed some of those employed on construction work.

James MacLean Dempster listed some of the cost of the homestead at £1,568-7-3, of which one-third was paid by the Dempster Brothers partnership. The final cost was rumoured to be twice that amount, but either way it was a large amount to spend on a home at that time. The homestead had a music room with a dance floor and a special platform for the grand piano, marble fireplaces imported from Europe at £25 each, and a main staircase with a banister of polished local jamwood. James MacLean and Ann Ellen Dempster had a suite of rooms on the upper floor, where James MacLean paced the balcony as on the deck of a ship with his spyglass,

24 Erickson, Rica, *The Dempsters*, op cit, p. 138, quoting the Dempster daybooks and ledgers, Books 2 & 3, Batty Private archives, ACC 1728A.

25 Erickson, Rica, *Bicentennial Dictionary of Western Australians*, op cit, p. 259.

26 Erickson, Rica, *Bicentennial Dictionary of Western Australians*, op cit, p. 2617; Erickson, Rica, *The Dempsters*, op cit, p.143.

27 Erickson, Rica, *The Dempsters*, op cit, pp. 143-144.

through which he kept an eye on activities at Buckland. The house warming in August 1876 drew three generations of the Dempster family to Buckland, some staying several weeks.²⁸

Edward Dempster had stretched his finances considerably with the construction and was in debt to the partnership with his brothers. In 1878, his brother William married Maud Sweeting and planned to make his home at Buckland. William offered to refund Edward the £500 that he had paid to their sister Annie, and Edward and his family left Buckland. Edward still had the Wongamine block, and he eventually purchased nearby Springfield, which had a residence where he and his family lived while he farmed Springfield and Wongamine together.²⁹ Edward also had a successful parliamentary career, serving as MLC for the East Province from 1894 to 1907. He was a member of the WA Turf Club, the Agricultural Society and Northam Municipal Council. He is commemorated with a brass plaque in the pavement in St George's Terrace.³⁰

Ann Ellen Dempster died in 1880, and James MacLean, then 70 years old, remarried to Hester Frances (Fanny) Shaw, who he brought home to Buckland.³¹

By the 1880s, pastoralists were aware that continuous grazing of native grasses resulted in their being eaten out. At Buckland, William planned to clear and fence paddocks of 200 to 300 acres and either sow artificial grasses or encourage the native grasses to regenerate by resting various paddocks. During this work, a description of Buckland was published in the *Western Mail* in June 1886.

The homestead is picturesquely placed on a slope facing Mount Pleasant, as nearly as possible in the centre of some magnificent fields of about 300 acres, a third of which extent is under crop yearly. The present occupier, Mr. W. S. Dempster is a thoroughly practical farmer and works his land to best advantage, combining agriculture with grazing pursuits. The country consists of undulating slopes of rich chocolate soil and land of lighter quality nearly all of which is fit for the plough, and all bearing a good coat of grass in due season.... Like all Eastern Districts country Bucklands is heavily timbered with Jam, York Gum, etc., but this difficulty Mr. Dempster hopes to overcome by ring-barking; 8000 acres [more likely 800] have already been operated upon, at a cost of two shillings an acre, most of which is already dying off, although many of the York Gums are throwing out young shoots below the ring: these will be lopped off, then piled around the trees and burnt, which will it is believed effectually destroy the tree.

Bucklands house is one of the nicest in the Eastern Districts. Built of solid granite, of two stories with verandah and balcony, it presents an imposing appearance and is in every way suited for a country gentleman's residence. The out buildings, comprising men's quarters, store, granary, barn, stables etc. are suited to the requirements of the place.

28 Erickson, Rica, *The Dempsters*, op cit, pp. 144-145; Hancock, Dennis, op cit, [pp. 7-8].

29 Certificate of Title, Vol. 13 Fol. 95, 21 July 1884, Wongamine, northern block of Location W.

30 Erickson, Rica, *The Dempsters*, op cit, pp. Hancock, Dennis, op cit, [pp. 7-8]; Erickson, Rica, *Bicentennial Dictionary of Western Australians*, op cit, p. 813.

31 Erickson, Rica, *The Dempsters*, op cit, pp. 140-141.

In the gully fronting the place is a splendid well from which an unlimited supply of water may be drawn, the water rising to surface level. On the slopes of Mount Pleasant another spring has broken out from whence pipes may be laid to convey water to the whole premises. Just below this spring is a small fruit and vegetable garden, which might easily be irrigated. Some orange trees planted two years since are showing very nice fruit.

The property is all fenced and subdivided with sheep proof fences into 6 paddocks exclusive of arable land. The cultivable land comprises 6 paddocks of about 75 acres, a portion of which is fallowed each year. Last season there were under crop 60 acres of wheat... and 60 acres cut for hay... It is the intention of Mr. Dempster to continue enclosing small paddocks and killing timber thereon... In conjunction with the freehold Mr. Dempster holds 50,000 acres under pastoral lease... On these runs the dry flocks are kept with occasional changes to the sea coast... From 4500 to 5000 sheep are shorn at Bucklands... A few useful draught mares are kept for stud purposes... Two teams of serviceable animals are kept for farm work and are in fine healthy condition, as also were some hacks and carriage horses. About thirty head of cattle are kept for dairy purposes and butter making on a small scale... A fine lot of pigs are to be seen about the farm yard. I saw about forty of various sizes...³²

James MacLean Dempster died on 29 April 1890, in a fall from the balcony of the homestead. He was aged 80. William Simon Dempster acquired title to Buckland on his father's death.³³ On 27 January 1892, William died of heart failure, aged 48. He had left no will, which meant his eldest son Frederick George, then 10 years of age, was his sole heir. The surviving Dempster brothers admitted Maud as a member of their partnership in William's place, giving her an independent income. She leased Buckland to Dr Dunlop, who grazed stock on the place for two years while her brother, Charles Sweeting, studied farming at Roseworthy College, South Australia. When Charles graduated, Dr Dunlop took Frederick to England for his education while Charles managed Buckland for his sister.³⁴

Charles Sweeting continued the clearing of land at Buckland, with 750 acres under crop with wheat, barley and oats by 1900. Buckland stock, including merino sheep, farm horses and pedigreed pigs won many prizes at the agricultural shows. Every kind of poultry was raised, including peacocks, and the racehorses bred at Buckland raced successfully.³⁵ Among the improvements made to the property during this period was the provision of a water supply to the homestead and farm from the spring.

The water supply for the farm is derived from a spring on the property, whence it is forced by means of a pulsometer a distance of 640 feet to the homestead, a rise of 76 feet. For the watering of stock, pipes are laid into troughs, while other pipes convey the water required for the homestead to all parts of the house and grounds... Bucklands supplies a large quantity of the butter consumed in Perth.³⁶

32 *Western Mail*, 26 June 1886, p. 20. The figures regarding overall acreages appear inaccurate.

33 Certificate of Title, Vol. 40 Fol. 336, 28 September 1891.

34 Erickson, Rica, *The Dempsters*, op cit, pp. 250-251.

35 Erickson, Rica, *The Dempsters*, op cit, p. 266.

36 *Twentieth Century Impressions of Western Australia*, Facsimile of 1901 edition, Perth, Hesperian Press, 2000, pp. 720-721.

In 1901, Charles Sweeting returned to South Australia and Frederick returned home, but at eighteen he was not ready to settle down. Maud sent him back to England for another three years and managed Buckland herself, winning prizes at local shows and then exhibiting at the Royal Agricultural Show where she won the Governor's Cup in 1903. Title to Buckland was transferred to Frederick on 3 October 1903, and Maud moved to 'Grass Valley', a property east of Northam, which she developed into a fine farm. Maud Dempster eventually went to live with her widowed daughter, Marion Edwards, at Northam. She died in 1954, aged 93.³⁷

Following the death of the other Dempster brothers - Edward in 1907, Andrew in 1909 and James Pratt in 1910 - the Dempster partnership ended and most of their properties, including Addington, Avon Location 6 and Muresk, were sold. Frederick Dempster did not have an attachment to Buckland, having spent ten years in England, and the homestead required a household of servants who were no longer available. In 1913, Frederick sold Buckland and purchased Marron Station, near Carnarvon.³⁸

The new owner of Buckland was Samuel Peter McKay.³⁹ McKay was a pastoralist from the North West, and owned Mundaballanga Station on the Yule River.⁴⁰ He brought his Aboriginal station employees to Buckland, installing them as household servants, including a chauffeur, as well as farm labourers. McKay laid out a racecourse with white rail fences on the right hand side of the drive leading from the main gate and planted an avenue of eucalypts on either side of the drive and extensive formal gardens in front of the homestead. Inside the homestead, the painted ceiling and parquet floor in the drawing room date from his occupation.⁴¹ Buckland became the centre of social events in the district. In 1915, Sir John Forrest opened a fete at Buckland, which was held to raise funds for the Red Cross.⁴²

Samuel McKay died in 1923 and Buckland was purchased by the Government for subdivision under the Soldier Settlement Scheme.⁴³ *Buckland Homestead & Farm Buildings* was situated on Lot 1 of 1,024 acres (415 ha). The remaining fifty blocks ranged in size from about 50 acres (20 ha) to 200 acres (81 ha). There were up to nineteen applicants for each of the smaller blocks and all were taken up in 1923-1924, but hopes that the smaller lots could be used for intensive fruit and vine growing were unfounded, and within a few years they had been absorbed into the larger pastoral and wheat properties.⁴⁴

Lot 1 of the Buckland Estate was purchased by George Oliver and Cameron Scott (1924) and then by John Garland and his son John Stuart Garland

37 Erickson, Rica, *The Dempsters*, op cit, pp. 267 & 274.

38 Erickson, Rica, *The Dempsters*, op cit, p. 274.

39 Certificate of Title, Vol. 40 Fol 336, 7 November 1914.

40 Erickson, Rica, *Bicentennial Dictionary of Western Australians*, op cit, p. 1997.

41 Hancock, Dennis, op cit, [p. 11].

42 Garden, Donald, S., op cit, p. 210.

43 Certificate of Title, Vol. 40 Fol. 336, 3 August 1923.

44 DOLA, Plan of Buckland Estate, 30 July 1923; Garden, Donald, S., op cit, p. 190.

(1926), before being acquired in 1928 by Angus McIntosh, a farmer from Nhill in Victoria.⁴⁵ The McIntosh family, which included four daughters and a son, furnished the homestead with fine furniture and paintings. The homestead required considerable maintenance. It had no damp course and special plastering techniques were required to combat the rising damp. The lathe and plaster ceilings were cracked, with pieces beginning to fall out. Over ensuing years more than seventy percent of the ceilings were replaced. The Lot 1 landholding was barely sufficient to allow economic farming, particularly during the Depression.⁴⁶

Angus McIntosh died in 1943 and *Buckland Homestead & Farm Buildings* passed to the ownership of his widow Sarah Evelyn McIntosh, son Angus Sinclair (known as Sinclair) McIntosh and daughter Evelyn McIntosh.⁴⁷ Sarah and Evelyn moved to Perth and Sinclair McIntosh and his wife Dorothy remained at Buckland. They closed off the upper floor, using it for storage and occasional guest accommodation, while continuing to maintain the structure. In the late 1940s, Sinclair experimented with more profitable farming methods, being a local pioneer of contour ploughing to prevent soil erosion. Improvements in irrigated pastures allowed heavier stocking with sheep but depleted the natural water supply to the extent that the cultivated gardens at the homestead had to be abandoned.⁴⁸

Sarah McIntosh died in 1963, and title to *Buckland Homestead & Farm Buildings* passed to Angus Sinclair McIntosh alone.⁴⁹ The 1968 Meckering earthquake destroyed most of the outbuildings at Buckland, including the stone barn and the former blacksmith shop, and damaged the granary. At the homestead, two chimneys had to be partially rebuilt and a crack in an inside wall repaired.⁵⁰

In 1979, *Buckland Homestead & Farm Buildings* was purchased by Michael Hay Hector and Deborah Elizabeth Hector, farmers of Coolup.⁵¹ The Hectors spent two years in restoration work on the property, including clearing away the buildings damaged in the earthquake. In 1982, *Buckland Homestead & Farm Buildings* was purchased by Anthony David Motion and The Hon. Penelope Mary Motion.⁵²

The Motions, and their children Georgina and Stephen, had migrated to Western Australia from England, in 1969. *Buckland Homestead & Farm Buildings* reminded them of their English country background. Anthony Motion was a former cavalry officer, and captain of the British Army junior polo team. He had served in diplomatic posts in Russia and Australia. His wife was the younger daughter of Lord Harcourt. The Motions refurbished

45 Hancock, Dennis, op cit, [p. 11].

46 Hancock, Dennis, op cit, [p. 11-12]

47 Certificate of Title Vol. 1170 Fol. 439, 29 June 1953.

48 Hancock, Dennis, op cit, [p. 12].

49 Certificate of Title Vol. 1170 Fol. 439, 15 July 1964.

50 Hancock, Dennis, op cit, [p. 13].

51 Certificate of Title Vol. 1170 Fol. 439, 31 May 1979.

52 Hancock, Dennis, op cit, [p. 13]; Certificates of Title Vol. 1170 Fol. 439 & Vol. 1629 Fol. 833, 13 October 1982.

Buckland, furnishing it with inherited antique furniture, including a collection of clocks, and many fine paintings.⁵³ The granary, damaged in the 1968 earthquake, was restored.⁵⁴

Buckland Homestead & Farm Buildings was opened to the public for visits, as well as providing a bed and breakfast stay. The place was classified by the National Trust in 1980, and entered on the Register of the National Estate in 1982.⁵⁵ In 1984, the Motions were awarded the David Brand medal for meritorious contribution to the tourist industry in Western Australia. The homestead gardens proved popular for weddings, and were the venue for various functions including the media launch of the television version of *Thorn Birds*, a Festival of Perth performance and a Carols by Candlelight production. A display of veteran cars, trucks and tractors was established at the rear of the homestead. The restoration work included a programme for planting trees to replace some of those cleared over the years. Five thousand had been planted by 1992, with assistance from the Men of the Trees.⁵⁶

In 1994, the Buckland property containing *Buckland Homestead & Farm Buildings* was purchased by Buckland Investments Pty Ltd. In 1998, the Buckland property was subject to a further subdivision that created Lots 60 and 61. *Buckland Homestead & Farm Buildings* was situated on Lot 60, with a land area of 21.8664 hectare.⁵⁷ The place was entered on the Shire of Northam Municipal Heritage Inventory in 1998, at management category 'A', which recommended the highest level of protection and entry in the State Register.⁵⁸

In August 2000, both lots were offered for sale by auction and were purchased by Anthony Laurence Marwick.⁵⁹ Lot 61 was further subdivided.

In 2002, Marwick applied for a realignment of the boundaries of Lot 60 and the remaining part of Lot 61. The purpose of the realignment was to create a 9-hectare lot around the late 1990s residence that has been constructed to the east of the homestead. The proposal placed *Buckland Homestead & Farm Buildings* on a 206-hectare rural landholding. The application was refused by the Western Australian Planning Commission, partly on the grounds that it would threaten the conservation and preservation of *Buckland Homestead & Farm Buildings*.⁶⁰

53 Hancock, Dennis, op cit, [pp. 13 & 16].

54 Explanatory leaflet for visitors to Buckland, [198-].

55 Heritage Council database.

56 Hancock, Dennis, op cit, [p. 16]; *West Australian*, 27 November 1992, *Habitat* liftout, p. 12.

57 Certificates of Title, Vol. 1629 Fol. 833, 1 December 1994 & Vol. 2137 Fol. 76, 11 December 1998; Survey Plan 22888, approved 23 December 1998.

58 O'Brien Planning Consultants, *Town and Shire of Northam, Municipal Heritage Inventory*, 1998.

59 Auction notice, 7 August [2000]; DOLA, Lot on survey enquiry, Plan 22888; Register 60/P22888, 18 May 2001.

60 Correspondence, WA Planning Commission, 1 July 2002, with attached survey diagram, in HCWA File 1843.

In 2003, the homestead and workers' cottage continue to be used for residential purposes. The granary is used for storage and is largely empty.

13.2 PHYSICAL EVIDENCE

Buckland Homestead & Farm Buildings comprises a double and single storey stone and corrugated iron homestead, in the Victorian Georgian style, with some influences of Regency in the detailing, a double storey stone and corrugated iron granary in Old Colonial Georgian style and a single storey stone and corrugated iron workers' cottage, in vernacular style.

Buckland Homestead & Farm Buildings is located on Buckland Road, midway between Irishtown and Wongamine on the Toodyay-Goomalling Road, approximately 20 kilometres east of Toodyay and 10 kilometres north of Northam. *Buckland Homestead & Farm Buildings* is setback from the road, in a typical rural wheatbelt landscape of cropped paddocks. The setback is approximately 500 metres from the road, on the east side, and the homestead is visible from various vantage points along the road. The straight driveway is lined with mature Eucalypts and forms a large turning circle in front of the homestead that is located halfway up an undulating rise to the south. There are several more randomly planted Eucalypt trees in the vicinity of the turning circle below the homestead.

Located on a rise to the south, the double storey frontage of the homestead overlooks the turning circle and rural countryside beyond. The granary is located in the vicinity of the southeast corner of the homestead with a north-facing frontage. The workers' cottage is located approximately 100 metres west of the homestead, and also has a north frontage. Across the front of the homestead there is a low stone retained garden bed with an expansive central flight of stone stairs. Surrounding the homestead on the other three sides is extensive areas of informal lawn and gardens with a below ground swimming pool in a landscape setting at the rear (south side). There is a paved courtyard space with a timber pergola in the three sided courtyard created by the three wings of the homestead. The area around the granary is undeveloped except for a few immature trees. South of the granary and homestead are a number of steel framed and clad farm machinery sheds. There is also a c.1970s dwelling approximately 300 metres to the east.

The double storey front (north) wing of the homestead displays characteristics of Victorian Georgian style. Typical of the style is the freestanding rural setting and appropriateness to country homesteads, simple rectangular form, face masonry construction, symmetrical façade, corrugated iron roofs, and colonnade verandah. There are also some elements of the Regency style as demonstrated in the detailed rendered quoining around the openings and corners of the double storey north wing. The east and west single storey wings are vernacular stone constructions, simple in their rectangular form, use of local stone, and original shingle roofs.

The homestead is 'U' shaped in plan with the double story north wing linking the east and west wings and creating a central courtyard open to the south. The main entry is central on the ground floor of the north frontage of

the double storey north wing. The entry opens into a foyer with a staircase direct to the upstairs, on the left, and a short corridor ahead to the rear gallery. There are two ground level rooms, the dining room on the right and the drawing room on the left. The corridor intersects with a wide gallery across the entire width of the homestead, with the exception of a bathroom that has been installed at the east end, in recent years. The east wing links to the gallery, direct into room East 1, then a corridor on the right of that room that leads to two more rooms that are bedrooms on the left (east side). On the west end of the gallery, a door connects direct into the family room with the kitchen beyond, a scullery beyond that, and a store at the end that is accessed from the exterior. From the staircase in the entry, the upstairs gallery connects the three upstairs bedrooms all on the north side of the gallery, with the main bedroom suite at the east end, directly above, and replicating the drawing room in size. A bathroom is also located at the east end of the gallery, directly above the ground floor bathroom. The gallery is two steps lower than each of the three rooms across the front.

The homestead is a stone construction in random coursed granite blocks with raked joints, although the front façade is pointed. The lower storey is a considerable height disproportionate to the upper storey verandah height. All door and window openings have rendered quoins. The front façade features French doors and no windows. Windows in the double storey wing are multi paned sets of two casements and other windows are multi-paned pivots. The roof is predominantly hipped, with a skillion extension at break pitch along the rear of the double storey wing, and a separate skillion verandah, with hipped corners, across the double storey north front. The east and west wings are hipped with a gable feature central on the east side of the west wing. There is a skillion verandah along most of the west side of the west wing. The roofs are clad with corrugated iron. The roof plumbing is a recent installation. The verandah across the north frontage of the north wing forms a colonnade at ground level, and has a vertical timber baluster upstairs. The ground floor posts are stop chamfered 200mm (8 inch) square posts and the upper level posts are 125mm (6 inch) square chamfered timber. The east and west wings are random face stone but there are rendered dado walls around the external walls to a height of approximately 0.900 metres. The front façade on the north is symmetrical with pairs of French doors flanking the central front door on the ground level and the configuration is replicated on the upper storey frontage. There is a cellar access on the exterior of the west wall of the double-storey wing. The cellar was inaccessible at time of inspection.

The interior of the homestead has been extensively restored and refurbished in recent years. The hard plaster walls remain intact except where there is considerable damage, mostly evident in the lower sections of the walls of the east wing. The dining room walls have applied moulding that forms geometric patterns. The north wall of room East 1 is face random stone with some evidence of a brick archway and quoins to the doorway. The kitchen walls have a ceramic tile dado to a height of 1.2 metres. The floors are mostly 0.150 metre (6 inch) timber boards, much of which is not original, and they have been sealed with a high gloss finish, including the

bordered herringbone patterned c.1914 parquetry floor in the dining room. The west wing has concrete floors with slate floor tiles, and the west verandah is concrete. The original closed tread staircase with turned balusters and a handrail replicated along the wall, remains intact. The ceilings in the double storey wing are pressed metal all of the same design in the three upstairs bedrooms, the drawing room has a particularly decorative pressed metal ceiling and decorative cornices, and the dining room and foyer have more recent plaster ceilings with elaborate cornices and roses and there is an original moulded arch opening into the ground floor gallery. The upstairs gallery has a raked ceiling lined with plasterboard. Room E1 of the east wing reveals that the roof was originally shingles as all the rafters and battens remain evident in the open ceiling space. The other two rooms have recent gyprock ceilings and plain cornices. The west wing family room and kitchen both evidence the former shingle roof in the expansive gabled roof spaces, although the scullery has a more recent flat gyprock ceiling and plain cornice. The bathrooms and scullery have been extensively tiled on all floor and wall surfaces and have contemporary fitouts. The deep window reveals in the double storey wing are detailed in varnished timber, as are the skirtings, doors and other timber elements, many of which are replacement fabric. Fireplaces and mantelpieces remain in place in each room of the double storey wing, as well as room E1 (east wing), and the family room (west wing). The original marble mantelpiece remains in the family room. The other mantelpieces, all varnished timber, have been installed by the current owners. The kitchen has a recent stove installation, but evidence remains of the former baking oven.

The granary is a double storey random stone construction with a c.2000 reconstructed hipped roof. It is rectangular in form with a symmetrical frontage. It comprises three rooms below and a single space in the upper level, accessed by a ladder in the northeast corner. The exterior walls are random stone construction with mud mortar and there is extensive evidence of cement pointing and render patches. The west wall has been painted, indicating that there may have been an extension in that vicinity. The window and door openings evidence timber lintels, timber shutters upstairs and vertical iron bars on the downstairs window openings. There is no evidence of glazing. The interior walls are mud rendered and white washed, the two rooms flanking the centre room have flagstone floors and the central room has a concrete and a double width opening. The upstairs floor is timber, mostly 0.150 metre wide boards. The flanking rooms each have timber-boarded doors as for the door above, central on the first floor.

The workers' cottage is a single storey random stone construction with a hipped corrugated iron roof. Rectangular in form, it comprises three interconnected rooms and a verandah across the north frontage. The exterior walls show evidence of large stones forming quoins on the outside corners. Similar large stones define the exterior limits of the central room, indicating that the two flanking rooms may have been added at a later time. The reconstructed skillion verandah has square timber posts, decorative timber brackets and a concrete floor. The interior has been

comprehensively refurbished in recent years with plaster walls, gyprock ceilings, cornices and roses, concrete floors, new timber framed windows and doors, kitchen fitout, a fully wall and floor tiled bathroom with a spa installation, and a split system air conditioner.

The steel framed and clad outbuildings south of the homestead and granary, and the more recent dwelling east of the homestead are of no heritage significance.

There is no physical evidence of other structures, or the remains of other structures, on the site.

There is no evidence of any formal plantings or garden layout in the vicinity of the homestead.

13.3 COMPARATIVE INFORMATION

There are a number of other examples of Victorian Georgian style rural residences. *Sandilands* (Place 0394), Busselton was constructed in 1840 for Charles Bussell and comprises two structures linked by a glazed walkway. Building materials include wattle and daub, stone and weatherboard. The place is occupied and in fair to good condition. *Enderslea* (03569), Chittering comprises a single storey Victorian Georgian style homestead, with associated stone barn (c.1859) and ruins of a shepherd's hut, shearing shed and circular stone cool room. It is in good condition and is entered on the State Register. Both are single-storey residences.

Camfield House (Place 0017), Albany, is a brick and iron two-storey Victorian Georgian residence built in two sections in 1858 and the 1860s as residence and aboriginal institution for Henry and Ann Camfield. It is occupied as a residence and is in good condition. The place is entered on the State Register.

Walebing (Place 3628) comprises a significant group of stone farm buildings constructed in the late 1850s, probably with the help of convict, or ticket-of-leave, labour. The large single-storey homestead, also of stone construction, 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, which are in generally good condition with some recent restoration and conservation work having been undertaken. The place is entered on the State Register.⁶¹

Summer Hill Group (Place 3943), New Norcia comprises homestead, Stables, Cattle Barn, Shearing Shed and granary constructed in Victorian Georgian style in the 1870s and 1880s. Form of construction was generally random rubble granite and pug, with corrugated iron roofs later replacing the original sheoak shingles. The homestead was unoccupied from 1967

⁶¹ Molyneux, Ian & White, John, 'Farmhouses', in Pitt Morrison, M. & White, J. (eds) *Western Towns and Buildings*, UWA Press, 1988, Chapter 7.

to 1990, but has been renovated and occupied since. The buildings are in fairly good condition, and are entered on the State Register.⁶²

Glentromie, in the Victoria Plains District, was the property of Donald Macpherson, a Scottish shepherd who came to the Colony with his employer, Captain John Scully. He took up a 12,000-acre pastoral lease in 1845, increasing his landholding to 100,000 acres by 1855. The farm buildings at *Glentromie* were built in brick with the help of 26 ticket-of-leave men. The Stables is a two-storey building which housed horses bred for the British Army remount trade in India. The property was later owned by Walter Padbury. The homestead, Stables and Shearing Shed are in good condition.⁶³

Berkshire Valley, in the Moora district, was developed by James Clinch, the son of a labourer who worked as a shepherd after arriving in Western Australia. The buildings at *Berkshire Valley* include a one-room stone hut (c.1842), homestead (c.1847), two-storey Flour Mill (1847), Dairy, two-storey Stables (c.1855), Shearing Shed and Store (1869); triple-arched stone bridge (1869), and Pig Sty (1870). The buildings show gradual experimentation in construction methods and materials over the years, from pise to adobe bricks, random rubble, and finally baked brick. 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, is listed on the Register of the National Estate, and classified by the National Trust.⁶⁴

Other Dempster properties include *Dempster Homestead (fmr)* (Place 822) at Esperance, which is classified by the National Trust; *Dempster Homestead* at Muresk (Place 10913), which was Andrew Dempster's home and is now part of Muresk Agricultural College and has been occupied as a restaurant for a number of years; *Dempster's House* (Place 11851) Port Denison, owned by Edward Dempster; *Dempster's Woolshed and Sheep Dip*, (Place 05301), Esperance, designed and built by James Pratt Dempster with the help of a stonemason; an associated well labelled *Dempster's Stony Well* (05030) Esperance; *Hazelwood* (Place 05004) in the Donnybrook-Balingup district, a homestead designed by William Dempster; *Springfield Estate* (Place 03646), the home of Edward Dempster and his family after they left Buckland, comprising a two-storey residence and now associated with the Northam Golf Course; and *Wye Farm* (Place 12448) in the Irwin district, owned by Edward Dempster.⁶⁵ None of these places are entered on the State Register.

Buckland Homestead & Farm Buildings comprises only a small group of early farm structures, but they are good examples of their type and the

⁶² Erickson, R. Taylor, R. and Considine & Griffiths Architects Pty Ltd, *Summer Hill Farm Precinct Conservation Plan*, April 2001.

⁶³ Erickson, R. Taylor, R. and Considine & Griffiths Architects Pty Ltd, op cit.

⁶⁴ Erickson, R. Taylor, R. and Considine & Griffiths Architects Pty Ltd, op cit; Moora Historical Society, 'A Sketch of James Clinch of Berkshire Valley', Battye PR6461; Register of the National Estate, Database No. 010230 & 016073.

⁶⁵ HCWA database.

homestead is a good example of a substantial two-storey rural residence in the Victorian Georgian style.

13.4 REFERENCES

13.5 FURTHER RESEARCH

Possible archaeological interest of sites in the vicinity of the homestead and further afield (stables, barn, shearing shed, etc).

Investigate the possible significance of any plantings.