



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES

Removed Entry

The interim registration of this place was not made permanent and therefore lapsed on 18 January 2009. Notice of this decision under the Heritage of Western Australia Act 1990 appeared in the Government Gazette on 17 March 2009.

1. **DATA BASE No.** 01593
2. **NAME** *Berkshire Valley Farm (1842 and 1847 to c.1880s)*
3. **LOCATION** Old Geraldton Road, Berkshire Valley, Moora
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**

Portions of Melbourne Locations 3, 24 and 100 being part of the land contained in Certificate of Title Volume 1556 Folio 755 as shown on Heritage Council of Western Australia Survey Drawing No. 1593 (DP54324) prepared by Steffanoni Ewing & Cruickshank Pty Ltd.

5. **LOCAL GOVERNMENT AREA** Shire of Moora
6. **OWNER** Frederick Hamilton
7. **HERITAGE LISTINGS**

- Register of Heritage Places: Interim Entry 18/01/2008
Removed 17/03/2009
- National Trust Classification: 08/04/1970
- Town Planning Scheme: -----
- Municipal Inventory: 19/11/1997
- Register of the National Estate: 21/03/1978

8. **CONSERVATION ORDER**

9. **HERITAGE AGREEMENT**

10. **STATEMENT OF SIGNIFICANCE**

Berkshire Valley Farm comprises a farming property incorporating a number of Colonial farm buildings in the Victorian Georgian style – Shearing Shed, Bridge over a creek, Stone Wall adjacent to the Pond, Brick Wall around the orchard, Mill House, Pigsty, Men’s Quarters, Stables, Hay Barn, Gate House, Homestead and Manager’s Cottage, Slaughter House, two Stone Wells and one surviving Worker’s Cottage. The elements are constructed in local stone, clay brick, pise and mud block walling, dating from the late 1840s, with additions and alterations up to the present day in 2006. The place has cultural heritage significance for the following reasons:

the place is an outstanding and rare example of an early colonial farm with substantial evidence of farm buildings dating between 1842 and the 1900s;

through its setting and fabric, the range of original and adapted buildings provides important evidence of farming practices and technologies from the 1840s to the 1900s and evidences farming practices to the present;

the place is constructed from local materials, demonstrating a range of farm related functions; many of these buildings are fine examples of Victorian Georgian and Vernacular architecture;

the place is historically and socially important as a farming property taken up in 1842 by James Clinch and later taken over by the Benedictine Community from New Norcia and later Richard Hamilton and his descendants; and,

the place is historically and socially important as a centre for social activity and later tourism in the district; as a staging post where mail was delivered; and where prominent people stayed or visited while journeying through the Victoria Plains district.

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

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

PRINCIPAL AUSTRALIAN HISTORIC THEMES

- 3.5 Developing primary production
- 5.8 Working on the land
- 8.14 Living in the country and rural settlements.

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEMES

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

11.1 AESTHETIC VALUE*

Berkshire Valley Farm is an outstanding example of a Colonial Vernacular/Victorian Georgian style farm complex, incorporating building forms, methods of construction and the use of locally available materials (initially) indicative of the manner in which the requirements for farming practice in the 19th century were addressed. The farm environment is enhanced by surviving and introduced indigenous tree planting supplemented with exotic species in close proximity to the residential building elements. (Criteria 1.2 and 1.3)

11.2 HISTORIC VALUE

Berkshire Valley Farm is important for the diversity of its buildings and structures that reveal the evolution of a farming property since first settlement in the Victoria Plains district, and early settlement in this State. (Criterion 2.1)

Berkshire Valley Farm is important for the density of cultural features illustrating human occupation at the place and within the region, including the employment of indigenous people, convicts, ticket-of-leavers, and migrants (19th century and post World War II). (Criterion 2.1)

Berkshire Valley Farm has importance for its role as a military headquarters during World War II and where Italian prisoners of war worked. (Criterion 2.2)

Berkshire Valley Farm is important for its association with James Clinch, one of the first settlers in the Victoria Plains district; the Benedictine community of New Norcia that used the place as one of its outstations during the early 20th century; and the Hamilton family, a prominent family in the Moora district. (Criterion 2.3)

Berkshire Valley Farm has importance for the high level of technical expertise and design qualities and layout exhibited in its buildings and structures that were erected during the 19th century. (Criterion 2.4)

* 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.

11.3 SCIENTIFIC VALUE

Berkshire Valley Farm has the potential to yield information about early construction methods and materials for farm buildings in the latter decades of the 19th century. The layout of the farm complex and the original and subsequent uses for the buildings which survive, demonstrates the established residential habits and farming practices of the early settlers in the district. (Criterion 3.1)

Berkshire Valley Farm is important for its potential, including through archaeological investigation, to yield information about the lifestyle, social standing and prosperity of rural farming families on the property in Berkshire Valley. (Criterion 3.2)

Berkshire Valley Farm demonstrates technical achievement in the construction methods of the earlier buildings. (Criterion 3.3)

11.4 SOCIAL VALUE

Berkshire Valley Farm is important for its associations with Indigenous Australians who worked on the property and assisted with the care of stock. (Criterion 4.1)

Berkshire Valley Farm is important for its contribution to major social activities in the district of Moora, such as the first Victoria Plains racetrack meeting, which was held there; as a former significant tourist destination, and a place where for the past three decades early farming equipment and practices were displayed in the Old Mill Museum. (Criterion 4.1)

Berkshire Valley Farm is important for its contribution to the local community's sense of place and through association with James Clinch, the Benedictine Community from New Norcia and, later, Richard Hamilton. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1 RARITY

Berkshire Valley Farm is one of the earliest groups of substantial farm buildings in the State, and one of a few that can date sections of its construction back to the 1850s if not earlier to the late 1840s. As a consequence of the extent of early, original farm buildings surviving today (2006), notwithstanding the general deterioration, the place is rare. (Criterion 5.1)

12.2 REPRESENTATIVENESS

Berkshire Valley Farm is representative of mid-19th century farming practices and the buildings necessary for that approach to farming in the midlands in Western Australia. (Criteria 6.1 and 6.2)

12.3 CONDITION

Some elements of *Berkshire Valley Farm* are in a deteriorated condition. Other elements are in the process of repair or have been altered or adapted for continuing or new uses.

The following schedule records the current condition and status of all of the elements:

- Entrance gates – not in use; deteriorated;

- Shearing Shed – not in use; deteriorated; some repairs (and steel ties) but substantial further work is required;
- Bridge – pedestrian use only; deteriorated;
- Stone Wall adjacent to the Pond – in use; appears to be in sound condition;
- Brick Wall to orchard – in use; deteriorated; some strengthening by propping is in place;
- Mill House – in use as the Old Mill Museum; substantial repairs in the past; further deterioration is apparent;
- Pigsty – not in use; considerable deterioration; major reconstruction will be necessary to parts of the building;
- Men’s Quarters – in use as a crutching shed; major reconstruction has been carried out due to past collapse and adaptation to a new use; further deterioration to the remnant original fabric is apparent;
- Stables – not in use; major repairs and reconstruction have been carried out due to past collapse; repair work is in progress; substantial restoration will be necessary to the remnant original fabric;
- Hay Barn – in use; adaptation for modern technology and major reconstruction in the recent past have transformed the character of the building; further deterioration of the remnant original fabric is apparent;
- Gate House – in use; substantial additions and adaptation in the past is apparent; major deterioration of the original fabric is apparent; ongoing repairs continue;
- Central Courtyard – a green place in excellent condition;
- Homestead and Manager’s Cottage – in use; both have been subjected to substantial adaptation and extension; the condition of both buildings is sound, but extensive restoration work is necessary;
- Slaughter House – in use as guest accommodation and formerly as visitor amenities;
- Stone Wells (two) – not in use; deteriorated;
- Worker’s Cottage (one) – not in use; deteriorated.

Much, if not all, of the original timber farm fencing has not survived or has been removed or replaced with modern fencing.

Repairs and holding works continue on the built fabric of the farm, but on the basis of urgent need only as a consequence of the extent and the cost of necessary work, exacerbated by the shortage of specialised, skilled labour to carry out conservation work appropriately.

The overall condition of *Berkshire Valley Farm* is sound to poor. Conservation work to save some buildings, particularly those not in use is now an urgent priority.

12. 4 INTEGRITY

Berkshire Valley Farm continues to operate as a farming property including the paddocks and the Homesteads. Not all of the original farm buildings are in use by the farm - the Shearing Shed, the Pigsty and the Stables are not in use; the Mill House has been adapted for use as the Old Mill Museum; the Men’s Quarters

now operates as a crutching shed; and the Gate House and Slaughter House, adapted for visitor/tourist use, are currently not in use except for section of the Slaughter House as guest accommodation. The Homestead and Manager's Cottage, the Hay Barn and the former Men's Quarters are in use.

All the elements are capable of conservation but substantial work will be required in the conservation process. Repairs have been carried out to some damaged buildings, incorporating reconstruction using different materials and a different form. As a consequence the integrity of the farm is moderate.

12.5 AUTHENTICITY

Berkshire Valley Farm has evolved as a farming property over the period since 1842 to the present day in 2006, but with varying degrees of alteration or deterioration to the surviving original farm buildings. Change of use and cessation of use has seen change and substantial deterioration to some buildings. Earthquake activity in the recent past has resulted in collapse of sections of some of the original buildings and repairs uncharacteristic of the original materials and form. Some new buildings have been introduced generally in character with the original but are discernibly not original. The Homestead and Manager's Cottage demonstrate typical extensions, upgrading and adaptation to accommodate changes in living standards and amenity.

The authenticity, overall, is moderate as a consequence of the changes to the fabric of the buildings including deterioration and adaptation.

13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment by Dr. Robyn Taylor, Historian and Ronald Bodycoat, Architect, in April 2006 with amendments and/or additions by HCWA staff and the Register Committee.

13.1 DOCUMENTARY EVIDENCE

Berkshire Valley Farm is a farming property comprising a number of buildings in the Victorian Georgian style and other structures erected by James Clinch over several decades from the 1840s to the late 1880s. These include two Stone Wells (1840s), the main Homestead (c.1847), Mill House (c.1847), former Manager's Cottage (1856), Single Men's or Workers Quarters (1858), Gate House entry block (1867), Central Courtyard (1867), Worker's Cottage (c.1860s), former Stables (1867), Shearing Shed (1869), double-arch Bridge (1869), stone and brick walls (1869), Pond (1869), Pigsty (1870), Hay Barn (1884), underground water storage tank (predates 1887), former Slaughter House (c.1880s), enclosed Courtyard garden (1950s) and Entrance Gates (1950s), remnant Orchard and olive grove (1950s). Two other workers' cottages (c.1860s), kiln or kilns (c.1860s), post and telegraph office, and school building no longer exist.¹

James L. Clinch was born in 1815, the eldest son of William and Margaret Clinch of Cholsey, Berkshire, England.² His father and grandfather were farm labourers in Cholsey but little else is known about the family.³ Clinch was about 24 years of age when he arrived at Fremantle on board the *Westmoreland* on 31 December 1839 with Frederick Slade who had employed him to be a shepherd.⁴ Slade was a former naval officer with family connections in Berkshire and had sailed out with his family and a large number of servants, goods and chattels. He eventually settled at 'Glenavon' in Toodyay where Clinch would have started his employ as a shepherd. A number of shepherds took flocks northwards into what became known as the Victoria Plains and Clinch would have become familiar with this district.

George Fletcher Moore had been the first European to visit this area in 1836 and came across the river that would bear his name. Reports from expeditions in 1840 and 1842 by Resident Magistrate Captain Scully attested to the quality of the country and that it was 'well suited for sheep pasture'.⁵ It took a few more years before the first permanent settlers came to the area in late 1846. They were the Lefroy brothers, Gerald de Courcy and Anthony, who had taken out a pastoral lease of 4,000 acres, which they named 'Walebing'. This lease was beside a pool

1 Some buildings have the date inscribed on a keystone, others have dates that are repeated in various publications but for which no documentary evidence could be found at the time of writing to substantiate the dating. A sketch map published in 1976 shows three workers' cottages of which only one is still standing. Accounts vary regarding the post office and its location; the school building was removed by the Education Department.

2 *The Bicentennial Dictionary of Western Australians, Pre 1829-1888*, Vol. 1, A-C, General Editor, Rica Erickson, UWA Press, 1987, p. 577.

3 'A sketch on James Clinch of Berkshire Valley', Moora Branch of the Royal Western Australian Historical Society, Battye Library, PR6461. Mrs. Robin Hamilton, occupant of *Berkshire Valley Farm* and member of the Moora Historical Society made a couple of trips to Cholsey to research James Clinch's background in the parish records and observe the buildings in the district.

4 Erickson, R. and Taylor, R., *Toodyay Homesteads: Past and Present*, Hesperian Press, Victoria Park, 2006 (in press), p.157.

5 Laurie, Maxine, *Tracks through the Midlands*, Shire of Moora, 1995, p.4.

near the northern branch of the Moore River known by the local Aborigines as 'Beebano'.

According to family and local lore, Clinch had chosen the site for his farm as early as 1842 when his heavily laden dray became bogged in the valley during heavy rains.⁶ He apparently found rich dark soil going down to a considerable depth while digging out the dray and looking around he decided the place reminded him of his home in Berkshire.⁷

Despite his lack of education and illiteracy, Clinch must have been a diligent and enterprising young man.⁸ By December 1846 he had his own flock and had become an independent farmer.⁹ In January 1847 he secured a tillage lease of 4,000 acres on the north side of the Bebano pool.¹⁰ This would be the original name of his property before it was called 'Berkshire Valley'. In 1846 the Spanish Benedictine monks also took up land in the Victoria Plains district in order to establish a mission for Aborigines. The New Norcia mission was located to the south of the Lefroys.

Following the November 1847 harvest, Clinch carted his first crop of wheat to be gristed at Drummond's mill in Toodyay.¹¹ It is probable Clinch had already started work on his own mill during this time and lived first in a stone cottage using rocks readily to hand before starting on the ram-jam cottage that would become the first stage of his homestead.¹² Apparently both Clinch and Gerald de Courcy Lefroy had erected stone cottages on their leases, and Clinch was using the name 'Bebano' in letters written in 1848 suggesting he was well settled at this location.¹³ Clinch had to be away from his property for extended periods and, possibly after flour and sugar had been stolen from his house by an Aborigine, he decided to employ James Doust and his wife to look after the place.¹⁴

6 'James Clinch, First Settler of Victoria Plains', in *The West Australian*, 4 November 1933. The article is signed F.W.G. who was Rev. F. W. Gunning of St. James Anglican Church in Moora and a regular writer on the settlers and their stories.

7 *The Countryman*, 17 January 1957, p.24.

8 All references to Clinch indicate he had no formal education.

9 According to 'A sketch on James Clinch', op.cit., he had staked his claim to the area in 1842. This is the date given on the entrance gates to *Berkshire Valley Farm*.

10 'Description of Pastoral and Tillage Lands, Book 1, 1846-9', SRO, Cons.5000, Item 1222. Clinch is listed several times in Book 1 and Book 2, 1849-1851 (Cons. 5000, Item 1223) for various parcels of land most of which appear to be extensions of land around Bebano. The spelling of Bebano varies in the documents. The first time it is spelt, as Beebano, the writer used phonetics to indicate the aboriginal pronunciation. Various accounts put his eventual land holdings as 160,000 acres which included waterholes, creeks and grazing rights.

11 Erickson, R., *The Victoria Plains*, Lamb Paterson Pty Ltd, Osborne Park, 1971, p.18. Lefroy had recorded Clinch had taken his grain to Toodyay early in 1848. Erickson and Taylor, op. cit., p. 157.

12 The date for the homestead and mill are generally given as 1847. A stone cottage would have been quicker to erect than the more laborious process of ram-jam. According to Erickson, in *The Victoria Plains*, p.20, Clinch and Gerald de Courcy Lefroy had erected stone cottages on their leases. This information would have come from the Lefroy family papers lodged in the Battye Library that Erickson had used in her historical research. It has also been suggested that a mud cottage built by Clinch in c. 1842 formed the basis of the 1847 homestead. See Laurie, M. *Tracks through the Midlands*, p.246.

13 Erickson, p. 20.

14 *ibid.* The theft was recorded in July 1848 and the Aborigine was sentenced to seven years on Rottnest. According to Mrs. Hamilton Clinch set up a general store for the district in the large room on the west side of the wide entrance foyer to this homestead. A finely crafted jarrah counter with deep drawers is located in this room.

By November 1849 it appears Clinch's household had grown and his farm was well established. According to the Toodyay District Returns for 30 November 1849 there were 6 males above the age of 12 on the property (no females are recorded), 6 horses, 200 horned cattle, 3,600 sheep, 8 acres of wheat, 4 acres of barley, a 1/4-acre kitchen garden, and 4 acres of green crops.¹⁵

In 1850 Clinch had formal possession of 30 acres of freehold land at Melbourne Location 3.¹⁶ Another 10 acres were added in 1853 at 'Kiaka' to the west.¹⁷

In December 1853 Clinch married an immigrant girl named Catherine O'Connell and the couple would have six children, though only one girl the first borne Emma Jane (1854) would live to adulthood, the other two Mary (b. 1862) and Elizabeth (b. 1875) died in their infancy. The first son William Henry (b. 1855) died when he was only four years of age. The other two sons Alfred James (b. 1858) and Frederick would live to adulthood.¹⁸ The children were taught by Clinch's bookkeeper, then the two boys were sent to Hale College. There are a small number of graves in the area of the old orchard believed to hold still-borne infants and perhaps those that died at an early age.¹⁹

J.S. Harris, Toodyay's Resident Magistrate, gave a first hand account of Clinch's establishment in 1855. He had been instructed by the Governor to report on the feasibility of a road being put through the district from Guildford and on his journey he called on the various establishments.

Having recruited the horses I again proceeded, passing over some fine grassy hills and clay valleys, late in the evening reached the beautiful station of Mr. Jas. Clinch, formerly a shepherd in the employ of the late Resident Magistrate of this district Lt. Slade R.N. Consequent on the stormy state of the weather I remained here one day, myself and horses receiving much attention from Mr. Clinch. This station contains about 4,000 sheep, a fine herd of cattle and some fine horses, also about 50 acres of wheat in a fine healthy state. Mr. Clinch with unwearied diligence has put up a substantial house, a neat dairy and buildings for his men, stables and stockyards, has sunk numerous wells, has also planted a good garden.²⁰

After his departure Harris mentions some spiced beef Mrs. Clinch had given him for his supper that he had carefully placed in his saddlebag.

Around c.1856 construction commenced on what would be the Manager's Cottage, a substantial dwelling erected next to and east of the main Homestead. At the western end of the house is an entrance to a deep cellar built under the length of the house. The cellar door leads to a broad flight of wooden steps that go directly down to a square shaped stone well still containing water. At the bottom a door in the side wall east of the well has been filled in. This once led into the cellars. Apparently convicts working on the farm and who were considered troublesome were secured in this section during the night.²¹ Though not obvious in 2006, there were four ramps leading from the front verandah down into the

15 Erickson and Taylor, Appendix 1.

16 Land document dated 27 November 1850, Department of Land Information.

17 Erickson, pp.22-23.

18 *The Bicentennial Dictionary of Western Australians*, p. 577.

19 Mrs. Robin Hamilton, Berkshire Valley Farm, discussion with Robyn Taylor 8 May 2006.

20 Erickson, pp.29-30. Reference: CSO 341, 1 August, 1855, Battye Library Archives.

21 Mrs. Robin Hamilton, Berkshire Valley Farm, discussion with Robyn Taylor 8 May 2006.

cellars. A bell tower was built into the east end wall and was used to summon the men employed on the farm. Over the decades these would include Aboriginal workers, ticket-of-leave men and free labourers. In latter years, when the Benedictine community of New Norcia owned and operated the property as an out station, the bell may have also summoned the monks to prayer.

Major construction works undertaken during 1867-69 combined to give Clinch's property the character and feel of an English manor. These buildings were constructed of random rubble and brick with the year prominently located above a doorway. The clay for the bricks was dug from a pit on the property and fired in kilns. It is believed the clay pits were dug on the southern side of the road running through the property and over the brook that runs in winter.²² Included in these buildings is the substantial and lengthy 1867 brick Gate House consisting of several rooms located on either side of an arched entrance wide enough for carriages to pass through. The date 1867 is contained in the keystone of the arch. The large pair of iron gates spanning the entrance is said to have been brought out by Clinch from England.²³ The room on the west side of the entrance was used as a dairy while those on the east side of the entrance were used as guestrooms, kitchen and dining room.²⁴ A verandah shelters all the rooms on the courtyard side. A fake doorway is evident at one end of a double room, apparently to preserve the symmetry of the doorways along the verandah. According to one account, written in 1971, this door was painted to resemble the others complete with painted doorknob, keyhole and crest.²⁵ It is feasible the stone and brick wall that encloses the western side of the homestead precinct was constructed at this time.

The large Stables building was also constructed at this time (1867) and the Working Men's Quarters, although dates for this varies from 1858 and 1867.²⁶ The Quarters also referred to as the Coach House, (this is written on the building) could take several vehicles and had stalls for the horses. Stagecoaches would call into *Berkshire Valley Farm* bringing the mail and travellers between Perth and Geraldton who would stay overnight.²⁷ The Stable building had twenty-two stalls and loose boxes and included a large harness and bridle room, blacksmith's shop

22 This location was indicated by Mrs. Hamilton. However a sketch map produced in 1976 identifies the area of the present day dam (on the northern side of the road) as a clay pit and makes no reference to the dam or pond that is there today. *Country Museum*, No.16, June 1976, p.2. According to an article in *The Inquirer* dated 13 April 1887, Clinch had made a large excavation in a creek bed that created a dam at the lower end 'thus forming a splendid pond, which never dries'.

23 Mrs. Robin Hamilton, Berkshire Valley, conversation with Robyn Taylor 11 April 2006. According to Mrs. Hamilton the same type of gates can be seen at Walebing cemetery.

24 Various descriptions of the place have been published, each one giving a slightly different account of the buildings. 'Berkshire Valley browse', in *The Road Patrol*, June 1971, p.5.

25 'Berkshire Valley browse', in *The Road Patrol*, June 1971, p. 5. There is no evidence of the painted doorknob, keyhole or crest. It is highly doubtful Clinch had a crest.

26 A number of publications give 1867, whereas Mrs Robin Hamilton believes a more likely date is c.1858.

27 Mail had been carried by coach until 1894 when the Moora post office was built as a result of the new railway service. Exchange of mail from north and south took place at Berkshire Valley. Maxine Laurie, *Tracks through the Midlands*, Shire of Moora, 1995, p.42.

and forge, and a hayloft that ran the full length of the building.²⁸ Clinch also bred thoroughbreds and horses for the Indian Army.²⁹

In 1869 the large two-storey brick Shearing Shed was erected.³⁰ A number of dry years had probably caused the washpools used for the sheep before shearing to become shallow and muddy. Clinch had more wells sunk by Thomas Smith, a ticket-of-leave man and began on the erection of the Shed, including a deep trough for washing the sheep. The troughs held warm water heated in two large vats near the trough and after washing the sheep were placed in a drying room before shearing.³¹ A double-arched bridge was also erected at this time to span a brook that ran north-south across the road into the property. The Bridge was based on the design of a bridge near his former home in England and is believed to be the first and only existing masonry arch bridge in Western Australia.³² Of interest in regard to this bridge is an article published in the *Inquirer* in 1887 that comments on Clinch's need to obtain a permanent supply of water:

[This] difficulty was overcome by making a large excavation in a creek and throwing up a dam at the lower end, thus forming a splendid pond, which never dries. A large bye-wash, or escape carries off the surplus water in winter under a handsome and substantial stone bridge, one of the approaches to which is the dam.³³

The article also comments that the Bridge was the work of Clinch, 'who is his own architect both for this and for all his numerous buildings'.³⁴

One of Clinch's more remarkable buildings is the piggery or pigsty built to house his prized collection of Berkshire pigs. Constructed in c.1870, it was 'replete with every convenience'.³⁵ This building, referred to as 'Mr. Clinch's special delight',³⁶ was described in some detail in 1887 by a writer who wrote under the pen name 'Bucolic'. He had thought Walter Padbury's piggery at Yatheroo had been the best in the colony until he visited *Berkshire Valley Farm*.

The furnace-room built of stone with iron roof, contains two large vats, which boil such food as requires cooking, also hot water for scalding. The building is then continued to such an extent to cover eight large compartments, in which are kept a very nice lot of Berkshires. A long passage down the centre divides the pens, which are four on each side, all of which are kept as clean as possible. There is also a pen and swing-gate for bush pigs, which are often unruly members to manage. Adjoining the piggery a fig plantation has been started, where a number of young fig trees are looking very well. From these trees the proprietor some day hopes to fatten many pigs.³⁷

28 *The West Australian*, 13 December 1897, p.2.

29 Ray Oldham, 'Berkshire Valley, Western Australia', in *Historic Homesteads of Australia*, Vol. 1, Australian Council of National Trusts, Cassell Australia Ltd., Victoria, 1969, pp.158-163. The last sale of horses took place in 1892 when a mob of thirty were taken to Geraldton for sale to gold prospectors going to the goldfields at Mt. Magnet. Erickson, p.160.

30 The date 1869 is inscribed on a keystone.

31 Erickson and Taylor, p.158.

32 Register of the National Estate, Place ID16073, Reg. 21 March 1978. According to the entry the bridge spans the Wilgin or Wilgan Creek. The date 1869 is inscribed on the bridge.

33 *The Inquirer*, 13 April 1887, p.5 c-d.

34 *The Inquirer*, 13 April 1887, p.5.c-d.

35 *The West Australian*, 13 December 1897, p.2.

36 *The Inquirer*, 13 April 1887, p.5 c-d.

37 *The Inquirer*, 13 April 1887, p.5 c-d.

It is highly probable most of Clinch's buildings from this time were erected with the assistance of expirees and ticket-of-leavers. A convict-hiring depot had been established at Toodyay in 1851, and over the following decades expirees and ticket-of-leave men were employed in varying labouring capacities. In 1872 one such man named Bolton was making bricks at *Berkshire Valley Farm*, Patrick Byrne, a carpenter by trade worked there for six months in 1877, as did John McAllen who worked as a plumber.³⁸ Two Chinese tradesmen also worked at *Berkshire Valley Farm* for a short time in 1881-82.³⁹

Clinch was now a prominent citizen and in 1871 he was elected as a foundation member of the Victoria Plains Road Board. He would hold this position until 1888.⁴⁰ Many prominent citizens would stay at *Berkshire Valley Farm* including the explorer Ernest Giles who rested there in 1876 while he travelled overland from Perth to South Australia.⁴¹ Other visitors included Governor Weld and his wife, Governors Ord and Broome, Bishop the Duke of Edinburgh, Hale and Bishop Salvado, Sir Malcolm Fraser and many others including the infamous Moondyne Joe and Lomas the bushranger. Apparently Clinch was quite hospitable to Lomas who gave Clinch's daughter his small dog, which she kept for many years.⁴²

In 1878 the first Victoria Plains Race Meeting was held at *Berkshire Valley Farm* followed by a banquet hosted by Clinch and his wife.⁴³

The last major buildings constructed at *Berkshire Valley Farm* would be the Slaughter House⁴⁴ and Hay Barn (1884) The Slaughter House stands on the eastern side of the Courtyard, and runs in an east-west direction. According to the present owner the beasts were slaughtered in the cool of the evening and the carcasses hung up by the hocks using a gamble and ropes and allowed to set.⁴⁵

The stone Hay Barn was erected in 1884, and was described by 'Bucolic' as:

...a magnificent building 100 ft x 30ft with substantial stone walls 20 feet high. The roof is of corrugated iron and the floor planked with Singapore cedar. I have no hesitation in saying that I have never seen a barn to equal this. I was particularly pleased with the doors, which are double, very high, and wide; they do not swing open, but are made to travel on a train and can be run back along the wall, so that they are never in the way.⁴⁶

The writer gives a good coverage of the buildings and layout at Berkshire Valley in which he also refers to the main Homestead:

...like many an Australian home was built as circumstances permitted and is now under two roofs, but very comfortable withal - a commodious kitchen and store

38 Erickson and Taylor, p.159.

39 *ibid.*

40 *The Inquirer*, 1 March 1871. Walter Padbury also elected to the Board at this time. Erickson, p.160.

41 Plaque on the outside wall of the entrance block, placed there 1986 by Moora Historical Society.

42 *The West Australian*, 4 November 1933. A list of people who had visited Berkshire Valley, when it was owned by James Clinch, is held by the Hamilton family.

43 *Inquirer*, 20 March 1878.

44 Mrs Robin Hamilton believes the Slaughter House may have been erected in the 1880s.

45 Mrs Robin Hamilton, Berkshire Valley, telephone discussion with Robyn Taylor 21 April 2006. The gamble and ropes are still evident in the ceiling cavity. The east end of the Slaughter House has since been converted into a spacious guestroom.

46 *The Inquirer*, 13 April 1887, p.5 c-d.

attached, in all 14 rooms. A courtyard in front of the dwelling, in the centre of which is an underground tank, gives water for domestic purposes.... facing the road a little northward is a line of sheds, where carts, wagons, and farming machinery are kept; a small brick building in this line is used as a telegraph office, and an operator kept there by the authorities. All messages to the districts of Champion Bay, Murchison, Gascoyne and North-west pass along this line.⁴⁷

Reference is also made to a small brick dairy the location of which is not specified other than it was close to hand, and the flourmill which was operated with a 4 hp engine. While it was stated the mill was large enough to serve the requirements of the district, by the late 1880s there were two other steam mills and four horse operated mills in the district. Apart from Clinch, these mills were operated by other landholders such as Lefroy, Macpherson, the Clune brothers and the Benedictine Mission at New Norcia.⁴⁸ Other buildings referred to include four two-roomed brick cottages for married men that were in line with the Shearing Shed. Reference is also made to the garden, which consisted of:

...two acres, nicely laid out and neatly kept; the whole enclosed with a high brick wall built on stone foundations. The garden is well stocked with trees, all of which are in fall bearing, comprising oranges, lemons, pears, apples, peach, apricot, plum, and lots of vines, &c. Many of the trees are trellised after the English method, but I am not sure that in our dry climate the system is beneficial.⁴⁹

Clinch also experimented with seeds and planted carob trees reported to be still growing on the property in the 1930s.⁵⁰ There is also an account Clinch had sent a pair of black swans to Baroness Burdett Coutts, 'and as a return she sent him a pair of Angora goats from which he bred a large herd at Berkshire Valley'.⁵¹

During the late 1880s a good deal of Clinch's original land grant was resumed for the construction of the Midland railway that would run to Geraldton.⁵²

In 1897 Clinch decided to sell *Berkshire Valley Farm*. An advertisement in *The West Australian* described the property as consisting of around 2,000 acres freehold and around 107,000 acres.

Portions of the runs are enclosed with about 40 miles sheep-proof fencing, subdivided into convenient sized paddocks, and a reliable water supply is procured from wells, tanks, dams and pools, the latter being conserved in the beds of the River Moore, the northern branch of which River borders the estate.

The Stock. To be sold with the station consists of 5,000 mixed sheep; 100 head cattle; 100 head horses.

The Farm. Is without doubt one of the most highly improved and picturesque in the Colony. There are several substantially built dwelling houses, large stone barn, 110ft x 20ft, 20ft walls; Stables containing 22 stalls and loose-boxes. Granary, fitted with milling machinery and engine; large brick shearing and wool shed; Men's Quarters; several cottages for married couples; workshops, piggery, replete with every convenience; together with the advantage of a post and telegraph office.

47 ibid. Mrs. Robin Hamilton mentioned there had been a timber post office in a different location that was burnt down.

48 Erickson, *The Victoria Plains*, p.64.

49 *The Inquirer*, 13 April 1887, p.5 c-d. Mrs. Hamilton recalls seeing one trellised tree, but it didn't survive.

50 *The West Australian*, 4 November 1933. There is a carob tree at New Norcia that may have a connection with Clinch's trees.

51 ibid. Mrs Robin Hamilton is rather sceptical about the veracity of this story.

52 'A sketch on James Clinch of Berkshire Valley', Moora Historical Society.

A splendid garden and orchard, tastefully laid out with skill and care beautifies the farm, and surroundings are 300 acres of rich arable land under cultivation, subdivided into convenient sized fields.⁵³

The place either did not sell or was taken off the market. Not long after, on 28 April 1899, Clinch passed away at his home in *Berkshire Valley Farm*. To his eldest son Alfred James Clinch he willed his freehold property, his stock and machinery and other parcels of land comprising 41,000 acres held under pastoral lease or license. Alfred was also required to pay his mother thirty shillings per week for the rest of her life.⁵⁴ Clinch was a supporter of the Catholic Church and was buried in the Roman Catholic cemetery at New Norcia where Bishop Salvado and the clergy and brethren of the mission attended his funeral. The chief mourners were his sons Alfred and Fred W.B. Clinch and Thomas Morissey his son-in-law.⁵⁵

In 1905 Alfred Clinch sold the freehold and leasehold property to the Benedictine community at New Norcia.⁵⁶ A chapel was set up in one of the large rooms in the old Homestead and the front room of the former Manager's Cottage (the kitchen) was divided into two rooms by a partition wall.⁵⁷ There are photographs taken during the time the Benedictines operated the property that show Aboriginal shearers and the monks working in the Shearing Shed.⁵⁸

In 1913 the Benedictine community sold *Berkshire Valley Farm* to Richard Hamilton, a mine manager from Boulder who owned nearby Warwick Park.⁵⁹ Hamilton brought the two properties under the one management with staff and workers moving between the two properties while the family continued to live at Warwick Park. The workers included Aborigines and their families who continued to work on both properties until well into the 1950s.⁶⁰ At different times staff and their families lived in the Manager's Cottage at *Berkshire Valley Farm*. At some time a school was set up by the Education Department at *Berkshire Valley Farm* where Miss Kathleen Sullivan (who married Richard Hamilton's son Frederick) was the first schoolteacher.⁶¹

In 1942, when a Japanese invasion of Western Australia was threatened, *Berkshire Valley Farm* was taken over by the military as an anti-aircraft regimental headquarters.⁶² To this day a reminder of their stay is contained in a chalked salutation, 'Merry Xmas. Happy New Year from the officers. Circa 1942'. According to Mrs. Hamilton who 'refreshes' the chalk when it begins to fade, the

53 *The West Australian*, 13 December 1897, p. 2.

54 'A sketch on James Clinch of Berkshire Valley', Moora Historical Society.

55 Obituary in *The West Australian*, 4 May 1899, p.5b.

56 'A sketch on James Clinch of Berkshire Valley', Moora Historical Society.

57 Mrs. Robin Hamilton, Berkshire Valley, discussion with Robyn Taylor 7 May 2006. The altar from the chapel is now used as a sideboard in the Manager's Cottage where Mrs. Hamilton lives.

58 Battye Pictorial Collection, 74651P, 74652P, 74653P.

59 Certificate of Title, Vol. 515 [check numbers faint], Folio 192, dated 17 December 1913. The land comprised 331 acres being Melbourne location 24, 41, 141 and parts of Melbourne Locations 3, 23, 40 and 100.

60 Mrs. Robin Hamilton, Berkshire Valley, discussion with Robyn Taylor 7 May 2006.

61 Mrs. Robin Hamilton, Berkshire Valley, discussion with Robyn Taylor 7 May 2006. The schoolhouse had also been located at Warwick Park. It appears the building was moved around as required and when there were sufficient numbers of school age children. The building was eventually removed.

62 Oldham, R., op. cit., p.163.

'circa 1942' was always there. Apparently for many years after this time former military personnel would call in to see the place and look for the message.⁶³ During the war years the lead linings of the wheat bins in the Mill House were removed for war purposes. Italian POWs also worked on the property during the war, a number of them returning afterwards as migrants with their families. The Italians planted the olive grove in the orchard.⁶⁴

The Berkshire Valley area is subject to earthquakes and in 1945 a quake brought down most of the Shearer's Quarters building that had badly deteriorated. The building was subsequently reconstructed, with the floor raised and the place converted into a shearing shed. Today (2006) it is used for crutching sheep.⁶⁵

In 1951 the Hay Barn burnt down when it was full of hay. Frederick Hamilton, grandson of Richard Hamilton was about to bulldoze the remains of the building when it was decided to rebuild the barn using early photographs to enable a faithful reconstruction. The work was undertaken by a team of Italian stonemasons who had migrated to Australia after the war.⁶⁶

In 1952, following the death of Frederick Hamilton senior, Mrs. Elizabeth Hamilton left Warwick Park and moved into the 1847 Homestead. The house is reported to have had four rooms and a storeroom at one end.⁶⁷ This building was then restored by Perth architect William Bennett using the bricks from two of the Workers Cottages. This measure was taken because of the unavailability of building materials after the war. Apparently the floors of this building had originally been made of mud firmly tamped down. Later in some areas flag stones must have been laid which were then taken up and laid outside the building in the Courtyard area out front.⁶⁸ Mrs. Hamilton also laid out the gardens in the courtyard. According to a newspaper article:

Mrs. Hamilton also created an acre of lovely flower gardens in the courtyard and around the 11 cottages. Many friends and students of history, art and architecture were welcomed at Berkshire Valley by Mrs. Hamilton.⁶⁹

A sundial in the garden commemorates a visit to England by Mrs. Hamilton and her husband on the occasion of the coronation of King Edward VII.⁷⁰ The former large room used by the Benedictines as a chapel was converted into Mrs.

63 ibid.

64 ibid. Other post-war migrants who worked at Warwick Park and Berkshire Valley were a German couple.

65 ibid.

66 It needs to be established whether the Italian stonemasons were already working on the farm, or if they comprised a separate group of workers who came on site for what would have been a major undertaking.

67 *The Countryman*, 17 January 1957, p.24.

68 Mrs. Robin Hamilton, Berkshire Valley, discussion with Robyn Taylor 7 May 2006.

69 Article by Ray Oldham in *The West Australian*, 29 August 1970. Newspaper clipping in National Trust file for Berkshire Valley.

70 Ray Oldham, 'Berkshire Valley', in *Historic Homes of Australia*, op.cit., p.159. A large timber pergola with raised floor stands in the central Courtyard. If this had been constructed in the 1950s it may have been designed by the architect, William Bennett, who was responsible for a number of such structures at Araluen. A memorial plaque has also been placed in the garden to an infant, Simon Hamilton, who was born and died in 1993.

Hamilton's bedroom.⁷¹ It is believed the entrance gates to *Berkshire Valley Farm* may have been erected at this time.⁷²

In 1968 the Meckering earthquake caused extensive damage to the Mill House and in particular the Stables where the roof fell in. Mrs. Hamilton's son, Frederick, restored the buildings, with the assistance of Mr. M. Larkin, John Brassington a Moora builder, and Zeff Hendricks. The Mill House was braced with a 2cm steel rope. The timber dado inside the large kitchen of the Manager's Cottage was installed around this time.⁷³

The following year, in 1969, Mrs. Elizabeth Hamilton died. In 1969-70 her daughter-in-law, Mrs. Robin Hamilton a member and President of the newly formed Moora Historical Society, decided with the assistance of the Society to establish the Old Mill Museum and have the buildings open for public inspection.⁷⁴ In August 1970, the Museum was opened by Lady Alexandra Hasluck, accompanied by her husband the Governor-General Sir Paul Hasluck. More than 1000 people were reported to have attended the event.⁷⁵ *Berkshire Valley Farm* became a popular tourist attraction with Devonshire teas and luncheons being served from the kitchen at the east end of the Gate House. This area, apparently an early cowshed, was extended into a long dining room/restaurant for tourists arriving on coaches. Conducted tours of the Homestead were also offered from May to November.⁷⁶ In April of that year the National Trust gave *Berkshire Valley Farm* an 'A' classification.⁷⁷

In 1978 Berkshire Valley Homestead and outbuildings, and the Bridge were placed on the Register of the National Estate. The entry on the Bridge states, 'as far as it is known it is the only existing masonry arch bridge in Western Australia'.⁷⁸

In July 1983, the Manager's Cottage was restored and opened as a guesthouse, 'for one group at a time'.⁷⁹

In 1990, following the death of her husband Frederick Hamilton in 1987, Mrs Robin Hamilton moved from Warwick Park into the former Manager's Cottage which was then refurbished. Changes she made include the partition wall in the kitchen being removed and a false ceiling installed just below the rafters of the high-pitched roof to make the place easier to warm in winter. This room then became a large lounge and dining area. An extension was added to the back of the house with a new kitchen and a large bedroom. Timber flooring was used to create a dado along the length of the verandah. The western section of the Slaughter House (facing the garden courtyard) was converted into a guestroom.

71 This room continues to be a bedroom.

72 Discussion with Mrs Robin Hamilton, 10 May 2006.

73 Mrs. Robin Hamilton, Berkshire Valley, discussion with Robyn Taylor 7 May 2006.

74 *The West Australian*, 29 August 1970.

75 'Lady Hasluck opens Old Mill Museum', *The West Australian*, 31 August 1970.

76 'Berkshire Valley Browse', in *The Road Patrol*, June 1971, p. 5.

77 This was subsequently changed to the standard Classified rating on 11 June 1973 when the national system was changed. National Trust file for Moora 1/2.

78 Berkshire Valley Homestead and outbuildings. Place ID 10230. Road bridge, Place ID 16073. Register of National Estate, 21 March, 1978.

79 *The West Australian*, 14 July 1984, Country Special section on Berkshire Valley.

On 10 June 1996, the National Trust separately classified the Old Mill Museum. The following year *Berkshire Valley Farm* was placed on the Shire of Moora's Municipal Inventory of Heritage Places.⁸⁰

In 1999, Moora suffered severe flooding from the Moore River with floodwaters entering many of the buildings at *Berkshire Valley Farm*. Although the waters entered the Manager's Cottage and Homestead, they by-passed the Mill House to flow into the Pond and creek.⁸¹

In 2006, Mrs Robin Hamilton continues to reside in the former Manager's Cottage at *Berkshire Valley Farm* while her son Frederick Hamilton manages and farms the property as part of the family's larger Warwick Farm holding. Merino sheep are raised on the property and crops include wheat, oats and lupins. The original Homestead is still furnished, Mrs. Robin Hamilton's daughter had resided there before moving to Albany, while the Old Mill Museum is temporarily closed until funds can be found to make the stairs more secure. The Hay Barn is still used to store hay and the former Working Men's Quarters/Coach House is used for crutching sheep.⁸²

13.2 PHYSICAL EVIDENCE

Berkshire Valley Farm was established as a farming property in 1842 when James Clinch took up the land.

Berkshire Valley Farm comprises the following elements:

- A. Farm paddocks
- B. Entrance gates
- C. Shearing Shed
- D. Bridge
- E. Stone Wall
- F. Pond
- G. Brick Wall and Orchard
- H. Mill House
- I. Pigsty
- J. Men's Quarters
- K. Stables
- L. Hay Barn
- M. Gate House
- N. Homestead, Manager's Cottage and Central Courtyard
- O. Slaughter House
- P. Stone Wells
- Q. Worker's Cottage

SITING

Berkshire Valley Farm is located in Berkshire Valley, 19km northeast of Moora, on Old Geraldton Road. The context of the farm is rural, within cleared farm

80 Shire of Moora Municipal Heritage Inventory, 19 November 1997.

81 Discussion with Mrs Robin Hamilton 10 May 2996.

82 There are concerns about current proposals to deal with floods by damming the Moore River with levee banks on the Hamilton's number 3 and 4 paddocks. This would result in the flooding of *Berkshire Valley Farm*.

paddocks, with mature indigenous planting within the farm site. The paddocks are farmed for hay and sheep grazing.

The farm buildings are visible from the public roadway, accessed onto the property by a gravel roadway into the farm buildings complex. The internal Courtyard, associated with the Homestead and Manager's Cottage and the Gate House, is an oasis of greenery including lawns, flowerbeds, shrubbery and mature introduced exotic species trees – pepper trees and white cedars. There are timber pergolas supporting vines, a sundial and memorial plaque.

BUILDINGS

The physical evidence of each of the built elements is described as follows.

A. Farm Paddocks

The paddocks are currently in full use for cropping and grazing.

B. Entrance Gates

The gates date from the 1950s and comprise stone wing walls and piers with wrought iron double gates painted white and incorporating the wording 'Berkshire Valley Est. 1842'. A low wrought iron railing is incorporated along the tops of wing walls, painted white. The gates and railings are deteriorated.

C. Shearing Shed

The Shearing Shed comprises a single-storey brick building, rectangular in plan form approximately 28m by 7.5m, oriented north-south and set back approximately 23m from the boundary fence line to Old Geraldton Road. The building was constructed in 1869.

The footings are shallow local free stone. The walls are solid, one and one-half bricks thick facework externally in English Bond, utilising dark burnt headers alternately to the main north wall and incorporating a decorative brick band at gutter level to the north and east walls; a horizontal timber plate built into section of the western wall indicates provision for a lean-to roof along that side of the building.

The roof is hipped on timber framing, originally clad in timber shingles, which survive below unpainted corrugated galvanised iron sheeting. There are no gutters or downpipes except for the south wall and the southern section of the western wall.

Internal brick walls are finished as face brickwork, rendered and lime washed to the northern and central spaces up to the former first floor level, and rendered to varying levels above floor level to the southern space. Substantial cement patching has been applied internally and externally to all spaces.

The internal accommodation comprises three spaces divided by brick partition walls. The wall dividing the north and central spaces extends up only to first floor level.

Floors internally are gravel to the south and central spaces and wide hardwood planking to the northern space. Tree trunk beams extend across the central and northern spaces as beam supports for an upper floor; that upper floor survives only to section of the northern space as a hardwood plank floor over timber joists. Access stairs to the first floor level do not survive.

The doors and windows are detailed as follows:

- modern replacement double doors framed in timber and clad in vertical tongue and groove hardwood boarding, strap hinges and opening outwards, replace the original timber doors in the centre of the north wall; a timber-framed panel now without lining survives above the doors and supports a brick infill set back within the reveal of the flat brick arch over; the doorway is framed in simple attached brick piers at both sides of the soldier course brick arch, with four courses of projecting decorative brick moulding over, finishing one course below the decorative brick frieze which extends the full length at eaves level to the north and east walls; a keystone to the centre of the arch records the date of construction of the building – A.D. 1869;
- in the southern wall of the building, a similar double doorway is in place but with the head of the flat arch lower than the north wall opening and with simple brick piers extending up on both sides to the eaves line; to this archway, a keystone incorporates a low relief ram's head motif; the double gates to the south opening are timber-framed with spaced vertical timber slats with spiked heads – these are likely to be the original type gates;
- a series of four narrow double doors (two singles divided by a central fixed mullion) in brick arched openings are located along the eastern wall of the central space; the areas above the doors up to the soffit of the arches are open and the doors have narrow vertical open slats in the upper section;
- a double door opening with flat brick arch over is located in the west wall of the central space at the south end; the opening now has a single door with vertical timber-boarded finish and timber weatherboards to the remainder of the opening; open framework is in place over, with a notched timber beam supporting brick infill below the soffit of the arch; as for the north wall door, the notching in the beam appears to have formerly housed spaced vertical timber slats;
- an arched doorway with high sill level is located in the centre of the eastern wall of the northern space; that opening, as for all door openings has a timber frame flush with the internal wall face, a horizontal timber beam over supporting recessed brick infill up to the soffit of the brick arch over;
- a further two-leaf doorway within projecting attached brick piers is located in the centre of the eastern wall to the southern space; the doors are missing but a fixed timber mullion and timber framing survives over and up to the brick arch over; a single door opening without door but within a brick arch is located opposite in the western wall of the southern space;
- the three internal spaces have single connecting doorways in the centre of the dividing walls; the north door is a vertical-boarded door, the south door is a stable door with vertical boarding, both are in timber frames;
- along the full length of the eastern wall of the building, six small rectangular window openings with timber lintels over at eaves line, provide light and ventilation to the upper level of the building, including to the earlier first floor levels now missing or removed in part or never constructed.

A lean-to space extends partway along the western wall of the building, as a lean-to structure likely to be a later addition and/or alteration. End walls are local stonework with brick quoining above and brick infill from eaves line up to the

underside of the roof. The western outside wall consists of a stone dado with brick piers over and the panels between filled with hit-and-miss brick openwork. The roof is framed in timber and sheeted in corrugated galvanised iron sheeting. The opening in the western wall has no surviving doors/gates. The gutter at west eaves line is half-round galvanised sheet iron with a deteriorated downpipe at the northern end. A brick and stone buttress extends out westwards from the southwest corner of the lean-to.

The condition of the building is seriously deteriorated. A steel channel extends around the entire building above door head height with steel channel vertical struts extending down periodically to the plinth level, all bolted to the brickwork. Steel tie rods have been installed across the interior spaces – two to the northern space and three to the southern space. Brick walls are extensively cracked due to earth movement, settlement and possible earthquake activity in the past.

A rendered plinth has been added to the base of the north, east and part of the south walls; cement render has been applied above the plinth to the north wall and to section of the east and west walls, as an attempt to arrest deterioration of brickwork due to rising damp. The entire external perimeter walls have been whitewashed from ground level to approximately two-thirds of door height. Cement render has been applied to reveals at both sides of the doorway in the western wall of the southern space.

Within the southern space a large brick structure survives, housing two large coppers, wood-fired openings at floor level in the south wall and a brick chimney up to roof level; the chimney no longer extends beyond roof sheeting level. Against the northern face of the structure, a sunken brick trough finishes at floor level, with a ramp down from the western doorway. A brick pit is located against the northwest corner of the trough.

D. Bridge

Constructed in 1869, the Bridge, no longer in use for vehicular traffic, spans a creek, carries the access roadway and is constructed in solid brickwork in the form of two arched channels.

Face brick walls line each side of the roadway above the archways, with attached brick piers at the extremities and midway along the walls. The pier caps and the tops of the walls are projecting rendered brickwork weathered on top. The archways are rendered and painted white and sit on random local stone footings. The arch work and abutments, at both sides of the creek bed on both sides of the Bridge, are in local stone. Iron anchors, two to each archway, are provided on the southern face of the Bridge at road level, for fixing screens across the waterways. The brickwork of the walling above road level is deteriorated and has been patched incongruously in an attempt to arrest fretting of brickwork. The top of the central attached pier on the external southern face of the brick wall is inscribed 'A.D. 1869'.

The roadway across the Bridge is approximately 6m wide between the brick walls. The overall length of the brick walls is approximately 9m.

E. Stone Wall

A random local stone wall extends for approximately 80m along the northern side of the access roadway, opposite the orchard and abutting the Pond on the northern face. The Stone Wall was constructed in 1869.

The Stone Wall is approximately 1200mm high with attached brick piers at the extremities. The piers have rendered, projecting triangulated caps; the top of the wall is rendered, with small sharp stones bedded into the render and projecting above the finished level of the capping.

Some capping stones have been lost and cement patching has been applied to parts of the deteriorated mortar joints of the stonework.

A small separate section of stone walling curves down to the bank of the Pond at the eastern end of the wall. The wall is partly collapsed.

F. Pond

The Pond is located against the northern face of the Stone Wall, and several metres lower than road level at that point. The Pond contains water throughout the year and is broadly oval in shape, surrounded by sloping earth banks and indigenous, small-scale planting. The Pond was constructed in 1869 as a clay pit for the construction of pise and mud block walling.

G. Brick Wall and Orchard

A brick wall delineates the orchard, on the north and west sides; the northern section runs along the south side of the access roadway opposite the Stone Wall and the Pond. The Brick Wall was constructed in the 1860s.

The Brick Wall sits on a random local stone footing and stands twelve or thirteen bricks high, with a rendered top incorporating broken glass as a deterrent to accessing the orchard. The brickwork is one brick thick, laid in English Bond.

The wall is deteriorated, has some collapsed sections and shows fretting brickwork and incompatible repairs to mortar joints. The western section is propped on the inside face with metal stays to prevent collapse. Conservation work is in progress.

The orchard currently contains young olive trees planted after World War II, and is in sound condition.

H. Mill House

The Mill House (formerly the Old Mill Museum but now closed to the public except by prior notice) is located north of the access roadway as the western element of three major, original farm buildings – Mill, Men's Quarters and Stables. The building was constructed in the 1860s and adapted for museum use in 1970.

The building is rectangular in plan form, approximately 15m by 9m, oriented east-west, and two levels in height. A single-storey lean-to extends along the entire north wall of the building. The lean-to is constructed in local stone expressed as face stonework externally.

The two-storey section of the building is constructed in brick and mud brick, rendered externally and painted white, on a local stone footing. The roof form is hipped, framed up in timber, without ceiling linings, with bush pole ties across the building at eaves line, and clad in original timber shingles visible internally

beneath corrugated galvanised iron sheeting. There are no gutters or downpipes; roof water drops onto loose gravel paving and some precast concrete slabbing against the perimeter walls. Small skylights have been introduced into the roof hips at the east and west ends of the building. On the centreline of the south wall, the roof has a gable protecting the first floor level access; the gable on the wall line is built up in face brickwork.

Along the northern edge of the lean-to section of the building off the north wall, stone and brick paving survives. Stone paving is laid as well outside the entry doors in the south wall.

Internally, walls are rendered and finished in lime-wash to both levels of the building. The northern single level lean-to has bagged mud brick walls lime-washed internally. The roof to the lean-to is continuous with the main roof, and framed in timber with corrugated galvanised iron sheeting.

Ground floor and first floor areas have wide timber-boarded floors. The upper level floor is framed up in timber beams spanning north-south and supported on half hardwood posts against the outer walls. The northern lean-to similarly has a timber-boarded floor.

Door and window openings are framed in timber. External doors in the south wall are a wide vertical-boarded stable door into the western area and a pair of ledged and braced vertical-boarded doors into the eastern area. A pair of vertical-boarded doors under the gable at first floor level provides access to the loft; a timber-lifting beam projects from the apex of the brick gable over. The platform is likely to be a later adaptation, including the braced prop under.

Two outward-opening doors in the north wall of the lean-to provide access to the two areas under the lean-to. An internal door opening has been introduced between the two eastern ground floor areas when the building was adapted for Museum use. The two external doors are vertical-boarded with timber louvres over.

Windows in the south wall at both levels are fifteen-paned pivoting timber sashes, clear glazed. The eastern sash at ground floor level has been altered or is the sole surviving original detail. All door and window openings have timber lintels in square-headed openings.

The original mill machinery and loose stone millstones are in position in the southwest corner area at ground floor level. A timber staircase in two flights provides internal access from the ground floor western space up to the first floor loft. The original timber-framed grain bins survive in position at the eastern end of the first floor loft, but no longer with the original lead linings which were removed during World War II.

The mill building comprises two areas on the ground floor level accessed from the exterior through separate doors in the south wall. An internal staircase in the western area provides access to the first floor loft, which extends the full length of the building. The lean-to off the northern wall consists of two separate areas with access from doors in the north wall. The loft also has service doors and a lifting beam under the gable in the centre of the south wall.

Alterations

Alterations to the mill building comprise a corrugated galvanised iron roof covering over the original timber shingles, an introduced doorway between the two eastern ground floor areas, and a cement-rendered and lime-washed finish to the west, south and east walls. It is likely that the northern lean-to, built in local stone, is a later addition. Adjustments have been made to doors and to one ground floor window. The platform and timber prop at the loft access doors are also likely to be a later alteration. The building now contains an extensive collection of folk museum artefacts.

Condition

The external render is extensively cracked and in places detached, and wall cracks are apparent. The northern lean-to, not toothed into the two-storey structure, has moved outwards. Some timber-boarded floors are deteriorated and original wall finishes are in poor condition generally, but particularly in the ground floor eastern area and the lean-to areas.

The building has been stabilised by the installation of a steel tie around the entire external perimeter at first floor level and with x-shaped steel angle ties, two to each of the east and west external walls, with two steel tie rods extending through the entire length of the building and connecting to the external ties. Steel angles have been installed at all four corners of the building as part of the system to hold the fabric from collapsing.

I. Pigsty

The Pigsty is located northwest from the Mill House and approximately 12m north of the Mill House. The building was constructed in 1870 and is currently not in use and approaching a state of dereliction.

The building is rectangular in plan form approximately 20m by 7m, oriented north-south. A modern toilet block is located close to the northern end of the building, constructed for use for visitors to the farm.

The building comprises a two-storey volume at the southern end incorporating a pigeon loft above a room accessible from the outside, and two small toilets on the eastern side. Exercise yards extend out from both the east and west sides of the building, formerly with stone dividing walls most of which have been removed. A wood-fired brick copper and flue and the remnants of a sunken wash-down area, are in place at the southeast corner of the building.

Internally, the main single volume space is divided into stalls both sides of a central walkway, each stall opening out onto separate exercise areas. The stalls are divided by low rendered brick walls with vertical-boarded horizontal-hinged gates onto the walkway to allow access to feeding troughs. There are twelve stalls in total, some still with the original raised timber platforms. Hinged timber gates control access from the stalls into the external exercise yards, and between the four stalls at the northern end of the building. A vertical-boarded door divides the stalls area from the room at the southern end.

The walls are constructed in local free stone with red brick gable ends laid in English Bond and red brick quoins to openings. Render has been applied to the

brick piers between the stalls at the outer wall faces. Internally the render and stone walling has been lime-washed.

The roof is pitched high with a central ridge running north-south. The roof is framed up in sawn timber and sheeting in corrugated galvanised iron. There are no gutters. Collar ties are incorporated in the roof framing and bush pole ties at eaves level across the building, propped off the walls of the stalls. Decorative metal barges are provided to the north and south gable ends.

The toilet walls are rendered to door head height and face brickwork above. The floors are timber planks. Both toilets are equipped with a timber seat and toilet opening.

The internal floors are timber to the pigeon loft, concrete to the exercise yards, earth or concrete to the internal stalls.

The building is in a deteriorated and partly demolished condition. Stone walling and brick gables are cracked and extensively patched inappropriately in cement, timber doors, gates and framing to the stalls and elsewhere are deteriorated and, in many cases, no longer survive.

J. Men's Quarters

The Men's Quarters, now adapted for use as a crutching shed, is located between the Mill House and Stables, north of the access roadway. The building was constructed in 1858, and was adapted for its current use in the 1940s.

The building is rectangular in plan form, approximately 14m by 9m, located 10.5m east of and inline with the Mill House and oriented east-west.

The building comprises a single one-storey space with the current floor level raised approximately 1m above ground level. Metal-framed stock pens and fencing extend beyond part of the south wall towards the access roadway and around the east wall of the building.

The walls are constructed in local free stone up to a common roof plate level. Footings are local free stone projecting about 100mm beyond the wall face and close to ground level. The roof is a reconstructed steel pipe truss frame in five bays, incorporating a sawtooth facing south and glazed in a proprietary metal frame obscure glazing system. Trusses are seated on a concrete ring beam on top of the north and south stone walls.

The roof is clad in corrugated asbestos cement sheeting. The gable ends are similarly clad with vertical corrugated asbestos cement sheeting. Gutters at north and south eaves are quarter-round metal sections, all issuing in PVC downpipes from the western ends into a rainwater tank at the northwest corner of the building and mounted on a circular stone base.

Internal stone walls are lime-washed, with some areas of applied render to the east, west and south walls. The internal floor is concrete to the southwest section of the interior, with a slatted timber floor on timber framing and steel pipe stumps to the remainder of the interior. A slatted timber ramp extends from ground level to floor level at the northeast internal corner.

Double doors clad in vertical corrugated galvanised iron sheeting and opening outwards within a timber frame are located in the western wall. A small glass louvered window has been introduced at the top of the western and eastern walls.

A large opening with concrete lintel over is located in the eastern wall. This opening retains some original brick quoining and is clearly an altered opening. In the southern wall, an early doorway at the former floor level with arched brick lintel over has been built up with stonework.

An adjacent wider door opening with red brick quoins survives, now extended up to the underside of the introduced concrete ring beam. The brick quoining has been extended upwards and the area below the current floor level has been built up with stonework. A projecting timber sill supported on tree poles and a metal ladder are in place outside the opening.

At the eastern end of the south wall, an enlarged opening now contains timber framing clad externally with corrugated metal sheeting and incorporating two access openings for sheep, each with glass louvres over. Metal ramps connect the current floor level to ground level in the stock pens. Some remnant brick quoining survives at one side of this altered opening.

Alterations to the roof, floor level and all openings in the south and east walls do not allow an appreciation of the original details when the building was in use as Men's Quarters.

The condition of the Men's Quarters is deteriorated. Apart from the alterations and adaptation for use as a crutching shed, the stone walls are cracked, brick quoining is fretting, mortar joints are deteriorated and there is extensive evidence of inappropriate re-pointing, patching and repairs in cement.

K. Stables

The Stables are located east of and in line with the Men's Quarters, and are approximately 16m away. The building was constructed in 1867.

Rectangular plan form, the building is of two levels with a single-storey lean-to section along the entire northern wall, and oriented east-west. The overall plan is approximately 37m by 9m.

The building comprises a hayloft at the upper level of the main part of the structure. At ground level in the main part of the structure there are three separate spaces housing three wide horse stalls in the western space, nine horse stalls in the central space, and six stalls in the eastern space. Both the central and eastern spaces have doorways to passageways through the northern lean-to out to the open space behind. The lean-to section extends the full length of the two-level structure and comprises a blacksmiths with fireplace and forge at the western end; a saddle/harness room, passageway and space with five horse stalls in the centre; and a passageway and saddle/harness room at the eastern end. The blacksmiths is accessed from the external north wall; the five horse stalls are open along the north wall; and the saddle/harness rooms are accessed off the two passageways.

The walls of the Stables are constructed in uncoursed local free stone to the north and west walls up to plate height. The southern, eastern and internal walls are constructed in rammed earth up to first floor level and in mud bricks above, all formerly cement rendered. The lift levels in the rammed earth are apparent due to loss of the protective external coating.

Collapse of much of the fabric, including the roof, in the 1968 earthquake, has seen replacement in part in concrete to the south wall and in reinforced render coating (in process) to the east wall and part return at the south-east corner.

The high-pitched roof is a reconstruction utilising steel trusses, tied down with steel channel ties expressed on the exterior of the south wall. Steel angle ties are also expressed at the upper level of the eastern wall. Gable ends are clad in vertical timber planks with glazed windows close to the ridge, with decorative canopies over. The roof has a central ridge running east-west over the two-storey section, extending down in a continuous line at a slightly flatter pitch over the northern lean-to. The roof is clad in modern pattern metal sheeting, with moulded metal gutters to both eaves lines and rectangular section metal downpipes issuing onto the surface at the northwest corner into a concrete rainwater tank at the eastern end of the building. Concrete columns have been introduced into the north wall at the five horse stalls and two passageways. Internal rammed earth walls have been rendered and lime-washed.

Internal floors at first floor level are timber boarding on timber framing. The horse stall areas throughout are local stone cobbles now worn smooth and incorporating drainage channels into floor sumps. Saddle/harness room floors are stone or rammed earth. The blacksmith floor is finished in tarred gravel.

The hayloft is now accessed by an internal timber ladder. The loft floor incorporates open slots to drop hay down into the mangers of the horse stalls.

The horse stalls are well constructed with stop chamfered hardwood posts and horizontal spaced timber-boarded dividing partitions. Each stall is provided with timber mangers constructed from hollowed-out tree trunks supported on timber framing, with slatted racks above to guide the hay down from the hayloft above at first floor level.

The hayloft is accessed by double vertical-boarded timber doors central in the south wall of the building, and a projecting timber platform. The lifting beam over the doors is no longer extant. A similar pair of timber doors in a timber frame is located immediately beneath the loft access doors and loading platform.

Windows in the south wall at ground floor level into the horse stall areas are framed up in timber with vertical spaced timber spoke infill. Access doors in the south wall at ground floor level are timber-framed openings with timber gates lined with spaced vertical battens and pivot hinges. Double doors in the north wall to the blacksmiths do not survive. Other doors in the lean-to section are vertical-boarded timber doors in timber frames.

The fireplace and chimney and the forge in the blacksmith's room are constructed in stone; the chimney no longer extends through the replacement roof covering. Windows in the north wall are openings in the stone wall, now without any framing or enclosure.

The condition of the Stables is deteriorated. Some reconstruction/ restoration work has been carried out or is in process. But much work remains to be done and there is considerable evidence of deterioration of rendered finishes, rammed earth and mud block walling, cracks in stone walling and inappropriate patching of stonework with cement. Internal wall finishes are substantially deteriorated.

L. Hay Barn

The Hay Barn is located a short distance of 27m east of the Slaughter House and approximately 82m south of the Stables. The building was constructed in 1884.

The building is rectangular in plan form, approximately 32m by 8m, oriented east-west. The building is a single-storey high-volume single space, constructed with walls of local free stone enhanced externally and internally, in horizontal courses of mortar jointing at 300mm to 400mm intervals vertically indicating the wall construction method carried out in a series of lifts possibly within a moveable timber formwork similar to rammed earth construction. The external horizontal mortar joints have applied raised pointing. A series of vertical ventilation slots are ranged at regular intervals along the southern and northern walls. The footing is in local free stone, projecting about 100mm beyond the external wall face.

The building has been subjected to major reconstruction. Large openings the full height of the wall have been retained centrally in the north and south walls but the original sliding timbers do not survive; the pitched roof with a central east-west ridge is supported on steel pipe trusses, with timber purlins and is clad in corrugated asbestos cement sheeting; the gable ends of the roof are clad in vertical corrugated asbestos cement sheeting; a concrete ring beam has been installed on top of the stone walls to the entire perimeter of the building, and concrete columns line both sides of the large door openings in both walls.

Gutters at overhanging eaves are asbestos cement at timber fascias; downpipes at the eastern end issue onto the surface; downpipes at the western end are asbestos cement and PVC, both issuing into a concrete tank at the southwest corner of the building.

Original windows at high level to the north, south and east walls retain the original soldier course brick arched lintels but have been reduced in width to the north and south walls and the reveals relined in a single skin of red face brickwork – the east wall window retains the original width; all window openings have introduced concrete lintels below the original brick archwork.

The entire floor is concrete, replacing the original Singapore cedar floor, with ramped concrete aprons extending beyond the external wall face at door openings. Link mesh double gates have been fitted to both door openings. Stone and rammed earth wing walls extend northwards for a short distance from the east and west walls, terminating in red face brick piers.

The stone walling is cracked and shows extensive and inappropriate external repointing and patching in cement.

M. Gate House

The Gate House is the original point of entry for visitors, guests and travellers to *Berkshire Valley Farm*. The arched gateway was built to accommodate coaches, carts, carriages and other horse-drawn vehicles of the 19th century, passing through the gateway into the large Central Courtyard where the vehicles could turn around ready to depart. In 2006, the Central Courtyard is an oasis of lush planting of trees, shrubbery, garden planting and lawn – a sublime place for residents, guests and visitors.

The Gate House is a long, single-storey, rectangular plan form building separated to the north of the Homestead and Manager's Cottage by the Central Courtyard.

The access road, from the public roadway to the west, extends over the Bridge and along the northern face of the Gate House. The building is approximately 35m by 7m and oriented east-west, with a modern addition onto the eastern end approximately 18m long replacing an earlier cowshed. A brick paved courtyard, bordered on the east and south sides with stone walling, provides an outside extension to the south side of the modern eastern extension.

The Gate House was constructed in 1867, as the keystone over the northern archway records. The eastern replacement to the earlier cowshed was added to provide a restaurant at the time the farm extended activities in the 1970s to accommodate the Old Mill Museum in the Mill House, and tourist buses and other visitors to the farm and to the restaurant at that time.

The building presents with a high degree of symmetry, an attribute of Clinch who was responsible for the design and construction of the major elements at the farm.

The walls are predominantly clay brick in Flemish Bond and without cavities. A section at the western end of the building incorporates stone walling for the lower part of the western and northern walls, with brickwork above. The western wall is oblique to the north and south walls. The northern and southern external walls have been subjected to various applications of hard cement render and white paint or whitewash, as a means of addressing deterioration caused by rising damp. The same treatment has been applied to walls in the central gateway. The roof is framed in sawn timber with rafters at close centres for timber shingles. The external roof covering is now corrugated galvanised iron sheeting unpainted. Shingles have been removed but the battens remain.

The roof to the eastern extension (formerly the cowshed area) is timber-framed, supported on large rectangular timber posts, stop chamfered, and clad in metal decking at a flat pitch. Walls to the north and east sides of the extension are local stone uncoursed with horizontal timber louvres over in timber frames. The entire south wall comprises timber doors and fixed panels, all clear glazed, opening out onto the southern brick paved courtyard. The floor is brick paving. The ceiling comprises exposed rafters on the rake of the roof with painted fibro sheeting over as ceiling lining. Four-pane windows extend across the eastern wall above a stone dado.

A verandah extends along the full length of the southern wall of the original section of the Gate House, with a gabled roof opposite the central gateway. Posts are in square timber with stop chamfers. A decorative flounced timber fascia is in place along the eastern section.

Wrought iron gates secure the gateway opening in the north wall. The floor of the gateway is paved in local stone flags, extending out to the edge of the south verandah. The north and south walls of the gateway are constructed with brick arches and keystones inscribed with the date '1867'. The verandah floor to the eastern section is now concrete; the western section floor is stone flagging.

Internally, the western section floor is stone flagging; the eastern section is concrete to all areas with vinyl finish to the farm kitchen. Doors to the guestrooms onto the verandah are original panelled timber doors with three glazed lights at the top. A false painted door survives to a bricked up opening onto the verandah at the farm kitchen. Double doors in vertical timber-boarded linings open out onto

the verandah from the farm kitchen. Modern two-way flush doors have been introduced between the eastern guestroom and the farm kitchen, and from the kitchen into the restaurant area. A prefabricated cool room projects from an opening in the eastern wall of the farm kitchen into the restaurant area.

The original large open fireplace and bread oven survive at the west wall of the farm kitchen. Fireplaces survive to both guestrooms - with a later timber overmantel to the west guestroom and an altered cream brick fireplace to the eastern guestroom. Brick lined archways have been introduced between the two guestrooms on both sides of the fireplaces. Two chimneys survive in red face brickwork at the ridgeline of the roof over the eastern section.

All internal walls in the eastern section are plastered and painted. Ceilings in this section are flat with exposed rafters and fibro sheeting above, painted white.

Internal walls in the dairy are stonework rendered and whitewashed. There is no ceiling in the dairy but timber joists across the room at plate height.

The farm kitchen is fitted out as a modern kitchen facility to service the adjacent restaurant.

Windows in the north wall of the eastern section are timber sashes in small panes, of paired sliding sashes. Frames and lintels are timber. External brick arching over windows is flat over the timber lintels with soldier courses in narrow bricks, four courses high. One window in the western wall of the building (the dairy) has a brick arch over, with brick infill in the space between the arch and the timber head of the window frame.

In the gateway, a similar timber-framed window and arch treatment is provided on the western side into the dairy. That window retains the original spaced vertical timber slats, now with glazing behind. The former slats to the western window of the dairy have been replaced with glazing.

Double doors are provided into the dairy off the south verandah, vertical-boarded with timber lintel and rendered archwork externally.

In summary, the accommodation provided in the Gate House is, from west to east, dairy, gateway, two guestrooms, farm kitchen, and restaurant (area of former cowshed).

The condition of the Gate House is reasonably sound, with wall cracking evident and ongoing deterioration of external brickwork and render. The application of hard cement render and white-wash up to door head level, and similar pointing of cracks to external walls, is a matter for concern and urgent resolution.

N. Homestead, Manager's Cottage and Central Courtyard

Of the two surviving residential buildings at *Berkshire Valley Farm*, the first to be constructed, in 1847, was the **Homestead**. The building originally was a long rectangular structure, one room deep, incorporating a verandah along the northern face, and a lean-to enclosed and under an extension of the main roof along the southern face. Small rooms are located at both ends of the northern verandah. Both were initially accessible only from the verandah.

The building is oriented east-west, with the main entrance to the north facing into the Central Courtyard. The building is single-storey without cellars, and is located a short distance east of the creek line and south of the later Gate House and

access roadway. The building is approximately 25m by 10m, and approximately 3m west of and inline with the Manager's Cottage.

The western section of the Homestead is constructed in local uncoursed stone. The remainder of the building is rendered, both internally and externally so that the materials of the fabric are not established. It is known that the internal walls at least were constructed from rammed earth. Documentary evidence makes reference to an early stone cottage; that cottage may be part, at least, of the Homestead that survives in 2006. The external render is lined out as ashlar and painted white. The rooms at the ends of the verandah are brick enclosures. An additional plinth has been added at the base of the east wall, extending around the northeast corner, probably as a means of addressing deterioration of the fabric.

The roof form is pitched high with gable ends east and west and a central ridgeline. The northern verandah roof and the roof over the southern lean-to are both continuous with the pitch of the main roof, with a slight discernable flattening of pitch beyond the main north and south walls. The roof is framed in sawn timber, now clad in corrugated galvanised iron over the earlier timber shingles. Gutters are half round metal. Brick chimneys survive at both gable ends, in Flemish Bond brickwork now painted.

Verandah posts are square timber with stop chamfers, above an introduced rendered masonry plinth. The verandah is screened along the entire north wall.

The floor to the verandah is concrete with red granolithic finish. All internal floors are now narrow timber boards spanning east-west, replacing original earth floors and stone flagging. Some part at least of the flagging has been relocated as a semicircle of paving outside the verandah on the north side and along the south wall.

The original or early glazed and panelled timber doors are in place in the north wall on the verandah and internally in some locations. Substantial replacement of joinery has been carried out to doors and windows, generally in character, but likely in a more sophisticated detail than the original. Some internal doors are now replacement flush doors. Similarly, windows throughout the original section of the building are of early Colonial character - small panes and sliding sashes, in pairs to windows to the verandah.

Major alterations and additions have been carried out to the entire fabric. The ceilings are flat and finished in fibrous plaster or plasterboard sheeting with simple moulded plaster cornices. Walls have been substantially replastered. Architraves and skirtings are timber replacements. As a consequence, identification of original details and the original or early location of door and window openings is difficult to determine, or not possible without opening up the fabric.

Along the southern lean-to section of the building a modern kitchen has been introduced and a bathroom with toilet, and modifications in brick to external walling including discernibly different windows, are now in place. The ceilings under the lean-to section follow the pitch of the roof, but are lined in plaster sheeting.

The two surviving fireplaces at the east and west extremities of the building have been modified. The former large open fireplace at the western end has been

reduced in size and clad in modern cream face brickwork. The fireplace at the eastern end has similarly been modified, and faced with cream face brickwork.

Major refurbishment of the interior of the building has improved the condition of the fabric. However, cracking is evident in walls externally, render is fretting and spalling off, and rising damp above floor level has caused deterioration of paintwork and render to many of the internal rooms.

The form of the **Manager's Cottage** follows closely to that of the Homestead. Constructed in 1856 for the farm manager, the building lines with the Homestead, is oriented east-west and is set approximately 3m east of the Homestead.

The building is rectangular in form, single-storey and approximately 23m by 12m in its original form. The building initially was one room deep with a verandah along the entire northern wall and a lean-to along the south wall, built up to provide small rooms. The roof is high pitched with a central ridgeline, and hipped. The farm bell is raised high in a brick pier externally at the centre of the eastern gable.

The entrance to the cellar is located in a small room at the northwest corner of the building, formerly accessed off the verandah. The entire cellar, apart from the entrance steps down (which at cellar level also incorporates a well) has been filled with earth and the floors concreted over.

The accommodation in the original section of the building comprises the northern verandah, a large parlour, formerly the kitchen and family dining room, a living room and a bedroom at the western end of the building. The lean-to section along the south wall now houses a modern laundry, two small bedrooms, a passageway into southern extensions, and a small lobby providing access to one of the small bedrooms and a modern bathroom/toilet.

The modern brick extension onto the southeast corner of the Cottage comprises a kitchen, pantry and back verandah, and a large bedroom with ensuite bathroom.

The entire building is constructed with brick walls in Flemish Bond, with the headers dark burnt bricks to the north wall onto the verandah. The southern extension is built in modern red face brickwork. The roof is clad in corrugated galvanised iron sheeting, and zincalume to the southern extension. Gutters are moulded metal. Chimneys project above the ridgeline in painted brickwork.

Verandah posts are square timber with stop chamfers and a simple timber balustrade. The entire outer wall of the verandah is screened. The verandah floor is concrete. The northern brick wall of the Cottage has a dado of timber boarding, reversed to express the central shrinkage grooves, and painted. The dado is likely to be a means of covering or addressing deterioration of brickwork due to rising damp.

Internally, original doors survive generally throughout as panelled and glazed or vertical-boarded doors. In some cases, flush doors have been introduced. Windows throughout the original section of the Cottage are small-paned sliding sash windows with timber frames and arched brickwork over, three courses high in soldier bricks. Lintels over doors are timber.

The floor finish to the eastern section of the large parlour (former kitchen and dining room) retains the early octagonal wood block floor. Throughout most of the

rest of the building, slate tiling has been introduced as a floor finish. Some rooms are carpeted.

In the parlour, the original large open kitchen fireplace survives and the adjacent bread oven. Ceilings throughout are high and flat except to the lean-to section, now ceiled with plaster sheeting. The ceiling in the parlour exposes the rafters and collar ties with plaster sheeting above, painted white.

Walls throughout internally are rendered (or plastered in the extensions) and painted. Painted vertical-boarded timber dados have been introduced to some areas, to deal with deterioration due to rising damp, and in the parlour cement render has been extended above the dado.

The overall condition of the building is sound. There is evidence of cracking, deterioration and fretting of brickwork, and ongoing deterioration of finishes due to damp intrusion.

The **Central Courtyard** between the Gate House and the two residential buildings presents as a transformation of the original open space, the core of activity for the farm where the families and visitors met and horse-drawn vehicles entered and turned readily to depart again through the Gate House. An early stone well survives in the Courtyard, and a covered underground tank.

The whole area is now landscaped and is a sublime haven of mature trees, shrubbery, lawn and planting beds, with a gravel driveway around the perimeter. The transformation from a former dusty service yard to a landscaped garden courtyard was carried out in 1954.

O. Slaughter House

The Slaughter House is located northeast of the Manager's Cottage at the eastern end of the Central Courtyard. The Hay Barn is approximately 29m away to the east, and the Manager's Cottage is approximately 15m away to the southwest.

The building is oriented east-west, and dates from the 1880s. The building is a single-storey structure of rectangular plan form approximately 21m by 7m.

The walls are constructed in uncoursed random local stone on a stone footing projecting a short distance beyond the base of the walls. The roof is hipped, framed in timber and clad in corrugated galvanised iron sheeting with moulded metal gutters.

The building, constructed originally as a slaughterhouse, has been adapted for new uses. The central section was originally open in the north and south walls with 3m wide high openings with timber lintels over spanning the openings. Timber gates or doors may have been fitted to the openings formerly. The northern opening is now closed with a single vertical-boarded door set in timber framing face externally with vertical, corrugated translucent sheeting. The southern opening remains open. The floor of this section is paved with stone flagging. The original timber beam survives across the centre of the space, close to ridge height, and is complete with the original iron hooks used for hoisting carcasses.

Three of the original four large timber bollards survive at the corners of the central space on the walls at the sides of the large openings, to secure the ropes used in conjunction with the lifting hooks. A timber gate with vertical timber slats opens

out from the western space of the building. A modern flush door opens into the space at the eastern end of the building. The Slaughter House originally comprised a symmetrical plan form of two large spaces separated by the central space through which carts were driven.

The western space has been converted into a guest bed-sitting room with an ensuite bathroom introduced into the southeast corner of the space. The floor is brick paved, walls are the original face stonework, and a flat ceiling has been introduced with exposed timber joists and white painted fibro sheeting over. A glazed pair of timber doors and a fixed sidelight have been introduced into the western wall, protected with a bracketed awning clad in corrugated metal sheeting. A flush door has been added to the doorway in the eastern wall. The space is in use.

The eastern space has been converted into a common area from which toilets are provided for men and women. The amenities are partitioned with timber framing clad in vertical steel sheeting. The same sheeting also lines the walls. A flat ceiling covers the entire area, lined in painted fibro sheeting. The floor is poured concrete or precast concrete slabs.

Original windows survive in the north and south walls, two to the north wall and one to the south wall, constructed in timber frames, timber lintels and spaced vertical timber spokes as infill. The openings are now lined with clear glass.

Along the entire southern wall a verandah type structure has been introduced, constructed with large timber posts, stop chamfered, timber roof framing lined with corrugated metal sheeting. The floor is gravel with some brick paving at the perimeter. The structure serves for under cover car parking. A stone wall extends between the south-west corner of the Slaughter House and the north-east corner of the Manager's Cottage. The introduced door in the north wall is linked to the Gate House courtyard by an introduced covered way in timber framing, brick paved floor and metal sheet roof cover.

The condition of the building is sound, but some cracks are apparent in stone walling where various incongruous patching in cement or mortar joints has been carried out in the past. Areas of stone walling elsewhere are in need of re-pointing of fretted mortar joints.

P. Stone Wells

The two Stone Wells, circular in plan, are located south-east of the Bridge at paddock level, and between the Brick Wall on the western side of the orchard and the creek running under the Bridge. The superstructure over the Wells has not survived and, whereas both Wells need to be cleaned out, the local stone walling is reasonably sound. The Wells date from the 1840s as the important early source of potable water for the farm.

Q. Worker's Cottage

One of the original three cottages built to house married farm workers in the early 1860s, survives close to the paddock fence line on the western side of Old Geraldton Road and north of the entrance gates into *Berkshire Valley Farm*. The Worker's Cottage faces east towards the roadway, and are oriented north-south.

The building comprises a small rectangular plan form approximately 9m wide by 4m deep and one-storey in height. The accommodation provides two rooms with

the front and only door central in the eastern wall directly into the living room. A bedroom adjoins on the northern side; at this time the 230mm thick brick wall dividing the two rooms has been removed. A fireplace survives centrally in the south wall of the main room. Small pivoting sash windows, one to each room, are provided symmetrically in the front eastern wall.

The walls are one brick thick (230mm), solid and laid in Flemish Bond brickwork. The hipped roof is framed in sawn timber and retains the former battens and timber shingles under the later corrugated iron sheeting. There are no gutters or downpipes. The chimney is two bricks square with projecting brick top coursing. The doorframe is timber; the hinged door does not survive. The floor remains as compacted earth. Timber lintels are built into the brickwork over the door and window openings. Externally, faux archwork is marked out in white tuck-pointing at the brickwork above the timber lintels, to represent arched brickwork. A stringcourse of diagonally projecting brickwork is provided two courses down from the roof plate to the main eastern wall.

The indications on site are that there were no ceilings, consistent with the status of the Cottage and the earth floor.

The condition of the Worker's Cottage is seriously deteriorated. The southeastern corner brickwork has collapsed; a modern brick pier has been introduced on the corner to curtail further collapse of roof and walls. A rendered dado has been applied along the base of the eastern front wall, as a means of addressing deterioration of brickwork as a consequence of rising damp. Brick walls are seriously cracked and the original internal rendered wall finish is mostly lost.

OTHER ELEMENTS

Other relevant elements of *Berkshire Valley Farm* which do not survive or are difficult to discern but are known to have been part of the activities on the site are:

- **Kiln.** A kiln for the firing of brick used in construction of brick buildings on the site was located in the paddock to the north of the Shearing Shed and access roadway. The clay for brick making was dug from a pit on site south of the Shearing Shed. Little if any evidence of the pit or the kiln is visible on the surface in 2006. Bricks were also fired in the kiln operated by the Griffiths family south of Moora townsite. The two kilns, both supplying bricks to *Berkshire Valley Farm*, account for subtle variations in the size of bricks in the walls of the farm buildings;
- **Graves.** Early records relating to the Clinch family period of occupation of the farm, as well as records from the Walebing Cemetery, indicate that some early grave burials took place on the site of *Berkshire Valley Farm* in the area of the old orchard. The burials are understood to be of stillborn children and date from the earliest decades of the development of the farm.
- **Schoolhouse.** Early in the 20th century, if not earlier, a timber government one-teacher schoolhouse was moved to *Berkshire Valley Farm* from Warwick Farm and later removed by the Education Department.
- **Post and telegraph office.** A brick building housing a post and telegraph office apparently operated somewhere across the road (north) from the Gatehouse block. Another timber office is said to have operated just west of the Gatehouse block. This building burnt down.

- **Dairy.** Early accounts indicate a brick dairy once stood not far from the Gatehouse.

13.3 COMPARATIVE INFORMATION

Berkshire Valley Farm represents a farm equipped with 19th century buildings, which demonstrate in farm layout, amenity and design excellence for that time, an exceptional understanding of farming practice and attention to aesthetic detail. James Clinch clearly gained his expertise in his early farming days in his home country in Berkshire, England. Many of the buildings that survive at *Berkshire Valley Farm* have outlived their usefulness in terms of present-day farming practice, or have been adapted to new uses or to accommodate new technology.

The following data is extracted from the Heritage Council of Western Australia database.

There are 122 registered places listed as 'farming/pastoral' use, nine of which are in the Wheatbelt region. Four comparable places are:

- 02968 *Wyening Mission Group (fmr)* (1892) vernacular style with Spanish influence, set up for farming purposes, comprises winery, mission house, manager's house, worker's cottage, other cottage, stone dam and stone lined well. Comparable;
- 03268 *Walebing* (1850-80) granite and corrugated iron, Vernacular style. Comprises main homestead (1880), original homestead (1852, rebuilt 1892), men's kitchen/dining room/cook's room/storeroom (c.1850s), bulk store/staff quarters (c.1850s), 'light' horse stables (c.1850s), hayshed (demolished), new shearing shed, old shearing shed with 1859 inscription, storeroom under flour mill, 'horseworks', meat house, 'heavy' horse stables. Assessment is brief, is based on report by J. Taylor 1992 in PD wallet. From photographs appears somewhat ruinous. Comparable;
- 03522 *Slater Homestead*, Goomalling (1856-1907) common brick, local stone, corrugated iron. Victorian Georgian. Comprises homestead (c.1856 and 1907), school (c.1868), ruin of inn (c.1889), barn (c.1896) and outbuilding ruin (c.1889). Previous commercial and educational use - hotel and school. Not directly comparable;
- 03943 *Summer Hill Group*, New Norcia (1870-2000) Victorian Georgian style, complex of farm buildings (stables, cattle barn, shearing shed, granary) and homestead. Random rubble, granite, corrugated iron. Comparable.

Of the 122 registered places, 26 were constructed at least in part prior to 1850, only one of which is in the Wheatbelt region:

- 03268 *Walebing*, see above.

Of the 122 registered places with farming/pastoral use, twelve are constructed at least in part before 1842, none of which are in the Wheatbelt region. Six of the twelve places are in the Victorian Georgian style:

- 00394 *Sandilands* (1840) limestone, wattle and daub, metal (other), weatherboard;
- 01132 *Maddington Homestead* (1836) adobe (mud brick), wattle and daub, slab timber, corrugated iron, shingle;

- 01843 *Buckland Homestead and Farm Buildings* (1836-1876) corrugated iron, granite, shingle, earth (other);
- 02476 *Moulton's House (fmr)* (1842) common brick, corrugated iron;
- 03414 *Bardeen* (1840-1970) common brick, corrugated iron, local stone;
- 04536 *Alverstoke* (1840-1990) common brick, wattle and daub, slab timber, weatherboard.

The database does not show any place with the combination of 'military' and 'farming/pastoral' uses. *Berkshire Valley Farm* was associated with the military during World War II.

The database shows 50 bridges built prior to 1870, but none are recorded as constructed of brick. Only one bridge built prior to 1870 is registered:

- 01166 *Maley's Bridge, Greenough* (1864). Timber decks on stone piers (limestone).

There are fourteen other places on the database associated with Benedictine Monks, Benedictines, Benedictine Monastic Order, Benedictine Brothers or Benedictine community. Four of these are registered:

- 01598 *St. John the Baptist, Moora* (1908);
- 02124 *St. Mary's Roman Catholic Cathedral*, Victoria Square, Perth (1865-1930) Victorian Academic Gothic;
- 02126 *Archbishop's Palace*, Victoria Square, Perth (1855-1936) Federation Academic Classic;
- 03011 *Thomas Little Memorial*, Dardanup (1854-1992) Victorian Rustic Gothic.

There are two other places associated with James Clinch, one is registered:

- 01599 Moora Town Hall (registered) (1913) (Federation Georgian Revival, brick and iron, governmental use);
- 11169 Waverley (site of ruin and well), Coomberdale (1853).

Eight places contain the name Hamilton as an association; an association with the *Berkshire Valley Farm* family has not been recognised. Two of those places are in the Wheatbelt region, neither is registered:

- 11064 Warwick Park Homestead (1908);
- 11209 Warwick Park School, site of (1912).

Seven places are listed as being associated with prisoners of war, three of which are registered:

- 00598 *Wanslea, Cottesloe* (1905-1958);
- 00713 *Brookhampton Hall* (1899-1922);
- 06126 *Northam Army Camp* (1934-1997).

Italian prisoner of war labour was used at *Berkshire Valley Farm*.

No places are shown as having the word 'Aborigine' in the 'builder' category. Indigenous people are known to have worked on *Berkshire Valley Farm*.

Five places are shown as being associated with 'ticket of leave' labour, all are registered, none are in the Wheatbelt region:

- 00114 *Walcliffe House and Landscape*, Prevelly;
- 00368 *Higgins Cut (fmr)*, Capel;
- 01230 *Russ Cottage*, Port Denison;
- 01511 *St. Marks Anglican Church*, Upper Warren;
- 03540 *Moir Homestead Ruins*, Esperance.

Convict/ticket-of-leave labour is recorded in use at *Berkshire Valley Farm*.

13.4 KEY REFERENCES

No key references.

13.5 FURTHER RESEARCH

Archaeological evidence for kiln or kilns, two married men's cottages, separate dairy building, and other remnants of walls and structures.

The family has a diary kept by Richard Hamilton that has entries on Warwick Park and is believed to include material on *Berkshire Valley Farm*.

A comprehensive thesis or report on *Berkshire Valley Farm* was undertaken in the recent past. A copy may be held by the Hamilton family who are currently searching for this.

Mrs Ray Oldham and a team of architectural students documented the place possibly in the mid 1960s. A search for the folio that was produced has so far proved unsuccessful.

Lefroy papers may yield further information about Clinch and *Berkshire Valley Farm*.