



**HERITAGE  
COUNCIL**  
OF WESTERN AUSTRALIA

## **REGISTER OF HERITAGE PLACES – ASSESSMENT DOCUMENTATION**

### **11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE**

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

#### **PRINCIPAL AUSTRALIAN HISTORIC THEME(S)**

- 2.2 Adapting to diverse environments
- 3.3.4 Looking for land with agricultural potential
- 3.5.1 Grazing stock
- 3.5.3 Developing agricultural industries
- 3.7 Establishing communication
- 3.9 Farming for commercial profit
- 3.12.2 Developing sources of fresh local produce
- 3.16 Struggling with remoteness, hardship and failure
- 3.23 Catering for tourists
- 5.8 Working on the land
- 6.5 Educating people in remote places
- 8.14 Living in the country and rural settlements
- 9.7.1 Dealing with human remains
- 9.7.3 Remembering the dead

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

- 103 Racial contact & interaction
- 104 Land allocation & subdivision
- 107 Settlements
- 117 Rural industry & market gardening
- 209 Technology & technological change
- 301 Grazing, pastoralism & dairying
- 407 Cultural activities
- 506 Tourism
- 603 Early settlers
- 604 Local heroes and battlers

### 11.1 AESTHETIC VALUE\*

*Wellsteads' Homestead Group* is a unified complex of simple cohesive granite Victorian Georgian farm buildings picturesquely sited at the end of a grassy valley and in an imposing position rising up the hill from the valley. (Criteria 1.1, 1.3 & 1.4)

### 11.2. HISTORIC VALUE

*Wellsteads' Homestead Group* illustrates the development of farming in the south-east region since 1850, and the associated development of a substantial and largely self-sufficient farm complex in an isolated area of Western Australia from this period through the 19th and 20th centuries by a resourceful and hard working family. (Criterion 2.1)

In the mid-19th century, *Wellsteads' Homestead Group* was one of the first stations developed in the south-east region, and the first at Bremer Bay. In the 1870s, it was associated with the development and early operation of the Telegraph Station at Bremer Bay as part of the overland telegraph, which stimulated development and expansion of *Wellsteads'* operations. The place has been an integral part of the development of Bremer Bay and the region since 1850. (Criterion 2.2)

From 1850, *Wellsteads' Homestead Group* has been associated with early colonial pioneer John Wellstead and his family, who were among the earliest European settlers in the south-east of Western Australia, and their descendants. In 2007, the place continues to be owned and occupied by members of the Wellstead family. (Criterion 2.3)

*Wellsteads' Homestead Group* demonstrates a high level of technical achievement in the construction of such an extensive group of buildings and structures in the mid-to-late 19th century from locally available and salvaged materials in an isolated location while concurrently establishing agricultural activities. Some of the artefacts, including tools, which remain at the workshops and elsewhere at the place evidence the technical skills and innovation of John Wellstead and his family. (Criterion 2.4)

### 11.3. SCIENTIFIC VALUE

*Wellsteads' Homestead Group* has the potential to contain archaeological material relating to an understanding of early agricultural practices in the region dating from the mid-19th century and the various stages of agricultural development from that period through into the 21st century. (Criteria 3.1 and 3.2)

### 11.4. SOCIAL VALUE

*Wellsteads' Homestead Group* is highly valued by the community as the first farm complex established by European settlers at Bremer Bay and one of the earliest in the Great Southern region, for its continuous association with the Wellstead

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\* 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.

family, and for its aesthetic value as an especially picturesque and cohesive group of 19th century farm buildings in a valley setting.

*Wellstead's Homestead* is valued by some members of the Nyoongar community, whose ancestors were associated with the place, in particular the McGlade family, retain strong ties to Bremer Bay and to the place itself. (Criterion 4.1)

*Wellsteads' Homestead Group* contributes to the community's sense of place as a central and integral part of Bremer Bay throughout its history. (Criterion 4.2)

## **12. DEGREE OF SIGNIFICANCE**

### **12.1. RARITY**

There are only two other known examples (Walebing and Cape Riche) of an early homestead group of stone construction as extensive and intact as *Wellsteads' Homestead Group*, remaining in the original family and with original artefacts associated with the development of the place. (Criterion 5.1)

*Wellsteads' Homestead Group* demonstrates the isolated, self-sufficient, resourceful and hard working lifestyle of the first settlers in the region, a lifestyle no longer practised but of interest to the locality, region and State. (Criterion 5.2)

Photographs and artefacts in Wellstead Museum at *Wellsteads' Homestead Group*, and information in the book about the Wellstead family, reveal and reflect a close and valued association with Nyoongar people, whose significant role in the development of this and other regions of the State has not always been acknowledged. (Criterion 5.2)

### **12.2 REPRESENTATIVENESS**

*Wellsteads' Homestead Group* is a fine, intact, extensive and cohesive group of mid 19th century granite Victorian Georgian farm buildings constructed of locally available materials. (Criterion 6.1)

*Wellsteads' Homestead Group* is a particularly extensive and intact example of a mid-19th century pioneering farm, which together with an extensive number of original artefacts, demonstrates the lifestyle of the early European pioneer settlers. (Criterion 6.2)

### **12.3 CONDITION**

The condition of the group is largely good. Since the early 1980s, there has been a programme of works to restore many of the elements and an ongoing programme of maintenance where the condition is monitored and appropriate action taken. While there are still areas that require attention, the area of greatest concern at the present time is the wool barn and shearing shed, where the roof over the higher eastern section, including the 1878 granite construction Wool Room is rusting and allowing moisture penetration of the fabric. This in turn is causing cracking in the granite walls and loss of fabric, particularly over the north window. The original teak floors are also displaying damp stains. The wall structure of the shearing shed had been destabilised and this has been partially repaired, but still requires attention. The walls had begun to lean out of plumb. Some damaged fabric has been replaced and the structure stabilised, but additional work is required to fully stabilise the structure and reinstate some missing elements.

#### **12.4 INTEGRITY**

Both the homestead houses are occupied by descendants of the original family, and the Main Homestead House is used as the operational headquarters for the farming and business pursuits of the current owner, Max Wellstead, the great-grandson of the founder, John Wellstead. The Girls' and Boys' Rooms are now used for accommodation for the extended family and farm stay accommodation. The vegetable gardens and orchards are well tended and the meadow is maintained. The workshops are no longer used, but remain set up as if they were for interpretive purposes, and are open for viewing in association with the Museum. Other elements are no longer used for their original purpose, but are intended to be displayed for interpretative purposes. The original intention of the farm complex is clearly legible, and the place could easily revert to being a functioning farm if the barn was restored. Overall, the place displays a moderate to high degree of integrity.

#### **12.5 AUTHENTICITY**

The original layout is intact and a great deal of fabric is original. Some new sheds have been introduced within the complex. The workshops and barn have had little alteration. The vegetable gardens and orchards are in their original locations with a number of early plantings surviving. There have been some modifications to the Main Homestead House, with the addition of modern service areas in place of the original rear verandah, and the entrance altered to the rear of the property, but these could be reversed in the long term. Other modifications include the addition of the bathroom at the rear of the Boys' Room and the kitchen/dining and bathroom/laundry area added in fibre cement sheeting to the Girls' Room. The windows of both the homestead houses have been altered, and some other modifications to Mount Joy during the restoration process. The main vehicular approach that came up the hill to the front (north-east) of the Main Homestead House to the Boys' Room is extant, but is no longer used as the main approach. While John's Cottage has largely been reconstructed and some missing elements of other structures have been partly reconstructed, e.g. the Boys' Room and 'Mount Joy' house, there has been ample photographic and oral evidence to reconstruct these elements in their original form, which is reflected in the end result. In view of the extensive nature of the place, despite these modifications, the place retains a high degree of authenticity.

### 13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment completed by Howard and Heaver Architects, project Architect Lynne Farrow, with Robin Chinnery, Historian, in March 2007, with amendments and/or additions by HCWA staff and the Register Committee.

#### 13.1 DOCUMENTARY EVIDENCE

*Wellsteads Homestead Complex* is a substantial complex of mostly granite construction buildings including two homesteads, separate buildings known as the Boys' Room and the Girls' Room (converted from sheep pens), workshops, wool barn and shearing shed with associated engine room, and stables, built in the 19th century, with a rebuilt granite cottage on the site of the first building (1850), and more recent farm and Museum buildings, together with a large collection of artefacts, dating from the mid-19th century, continuing in the family of the original owner, John Wellstead.

In June 1840, John Wellstead (b. East Sussex, England, 1820, d. Albany, 1896), then known by his stepfather's surname of Pullen, arrived at the Swan River Colony as a Private in the 51<sup>st</sup> Regiment, with which he served at York, Albany and Kojonup. It is believed he commenced his pastoral activities at some date during this period when he ran sheep on the town common. Following his discharge at Kojonup in 1845, when he changed his name to Wellstead, he engaged in sandalwood cutting, and explored some of the country between Kojonup and Albany. In the late 1840s, while working as a carter, John Wellstead tendered successfully for the mail contract between Albany and Perth,<sup>1</sup> and then pioneered a new route. He carried passengers as well as mail, and became well known during this period.<sup>2</sup> He is believed to have commenced squatting activities at Bremer Bay c. 1848-49, following the exploration report of Surveyor-General J.S. Roe, who named the bay and John's Cove after Captain John Bremer.<sup>3</sup>

In the late 1840s, John Wellstead assisted the stonemason in the construction of St. John's Church of England, Albany. He and Ann Amy Crawford (b. Aberdeen, Scotland, 1826, d. Albany, 1907), whom he had met when she was traveling to Albany to take up an appointment as governess to the Hassell family, were the first couple married at the church. The family Bible presented to them as a gift from the Church in recognition of the work Wellstead contributed to its construction remains in the family's ownership.<sup>4</sup> They made their home at Albany, where their first child, Mary Ann Isabella, was born in 1850, and he continued his various activities farther afield, including sandalwooding, which was among his activities at *Wellsteads' Homestead Group*. In 1848-50, he tried several sites at Bremer Bay to determine one with a good, reliable supply of water, before deciding on Kent Location 7. Here, in October 1850, he built a hut constructed of stone on three sides and wattle and daub construction on the south side, with a

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1 Wellstead, John and Pat, *The Wellstead Family 1820-1998: A Genealogical Record and brief History of an early Bremer Bay family* (Albany: Warjam Publications, 1998), pp. 10-11. Note: Erickson, Rica (*Bicentennial Dictionary of Western Australians pre-1829-1888*, UWA Press, Nedlands, 1988, p. 3259) states he was discharged at Albany.

2 Max Wellstead, conversation with Robin Chinnery, 10 October 2006.

3 Stephens, Robert 'John Wellstead the Elder, Pioneer Settlers at Bremer Bay' in *Early Days* Vol. VI Part VI, 1967, p. 23; and Wellstead, John and Pat, op. cit., p. 208.

4 Stephens, pp. 22-24; and Max Wellstead. Note: Stephens states the marriage was 28 October 1848; Wellstead, John and Pat, op. cit. and Erickson, op. cit., state it was 15 March 1849.

stone chimney and fireplace, and a thatched roof, at the place he named 'Peppermint Grove' for the peppermint trees growing there.<sup>5</sup>

In 1850, convict transportation to the Swan River Colony commenced. In late 1851, when a convict depot was established at Albany, James Daniel's residence was rented to serve as the initial hiring depot before the first stage of the convict built depot was completed at Point Frederick in 1854. Most convicts sent to Albany were ticket-of-leave men, who were hired out by European settlers requiring labour. Others were employed on public works including building and road making.<sup>6</sup> John Wellstead, who had been working and residing at Three Mile Plain, where his daughter, Elizabeth (d. 1936) was born in 1851,<sup>7</sup> was appointed as Assistant Warder at Albany in November 1852.<sup>8</sup> At Albany, as elsewhere in the Swan River Colony, Pensioner Guards were granted an allotment, and a 1855 plan shows Wellstead's name at Allotment No. 121 (11 acres in area) on the northern side of King Road, conveniently located for him to graze his sheep on the commonage extending eastward from Allotment 121 to Middleton Beach.<sup>9</sup>

Through much of the 1850s, the Wellstead family resided at Albany, where three children were born: John (b. 1854, d. 1922), Susan Rebecca (b. 1856, d. 1933), and twins in 1857, Barbara Amelia (d. 1868) and Jane Christina (d. 1906), while Emma was born at Three Mile Plain in January 1860, indicating the family had returned there by that date.<sup>10</sup> Meanwhile, in 1858, John Wellstead's application to purchase land at Kojonup was 'outbid in a rather contentious manner', stifling any plans he may have had to establish himself there on a permanent basis.<sup>11</sup>

Through the 1850s, John Wellstead continued his squatting activities at Bremer Bay extending the area over which his cattle ranged as far as the Gairdner River and the Fitzgerald River. On the flats at Gairdner River he established an out-station, where he built a homestead (present day Quaalup Homestead) and a barn of stone construction in 1858, while at the Fitzgerald 'a lesser dwelling' was erected.<sup>12</sup> Circa 1857-58, a short walk up the hill from the hut at Kent Location 7, John Wellstead built a wattle and daub house in readiness for his wife and seven children, whom he brought overland from Albany to their new home in 1860.<sup>13</sup> A short distance from the house, he constructed a stone well to provide water for vegetable and fruit growing and domestic use. It is extant in 2006, but no longer in use and has been boarded over as a safety measure.<sup>14</sup> A short distance

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5 Max Wellstead, *ibid*; *Inquirer* 15 March 1848. and Wellstead, John and Pat *op. cit.*

6 Garden, Donald S. *Albany: A Panorama of the Sound from 1829* Thomas Nelson, West Melbourne, 1977, pp. 116-17.

7 Clerk of Courts, Albany, to G. P. Stevens, 20 August 1941, in Stevens, G.P. 'Bremer Bay and John Wellstead' typescript, Battye Library, 1941.

8 Erickson, Rica (Ed.) *op. cit.*

9 Stephens, Robert *op. cit.*, p. 23.

10 Clerk of Courts, Albany to G. P. Stevens, *op. cit.*

11 Wellstead, John and Pat *op. cit.*, p. 11.

12 *ibid.* Note: In 2006, Quaalup Homestead (HCWA Place No. 01249) is extant, but the barn is only partly standing, and the worker's hut is a ruin. (Site visit, Robin Chinnery and Lynne Farrow, October 2006.) The site of the dwelling at the Fitzgerald has not been ascertained.

13 John Wellstead, correspondence, 20 July 1896, in SROWA Cons. 541 Item 1896/3571; Wellstead, John and Pat, *ibid*; Max Wellstead, *op. cit.*; Emma Harris (nee Wellstead) letter to G. P. Stevens, in Stevens, G. P. *op. cit.* Note: A pamphlet for Wellstead Museum and Ann Crawford Gallery states John Wellstead's family 'joined him on completion of the homestead "Peppermint Grove", in 1857'. However, Emma was born at Three Mile Plain in January 1860, and she believed the family comprised seven children including herself when they moved to 'Peppermint Grove'. (Emma Harris, *ibid.*)

14 Max Wellstead, *ibid*; and site visit, Robin Chinnery and Lynne Farrow, October 2006.

directly downhill from the house he built three sheep pens of stone construction. Across from the house, a short distance farther up the hill, were the cowshed and dairy, and the stables. The wattle and daub hut (sometimes referred to as John's Cottage or First House) served as worker's accommodation until it burnt down in the early 1900s, leaving some ruins.<sup>15</sup>

On 3 August 1860, John Wellstead, farmer, of Taoreburrup applied to purchase the freehold of Kent Location 7, 40 acres in area, as a homestead block. However, the Crown Grant was not issued until 18 August 1871.<sup>16</sup> Subsequently, he acquired freehold title to Kent Locations 19 (100 acres in area), 62 and 89.<sup>17</sup>

On flat ground beyond the sheep pens, John Wellstead built two workshops of stone construction, with timber shutter windows and a shingle roof, comprising the carpenter's shop and the blacksmith's shop.<sup>18</sup> He needed a bullock wagon for transporting his produce to Albany, so he built it himself, making everything that was needed in the shops, including the wheels, using home made-wheel forms, one of which remains in the carpenter's shop through into 2006. He made the harnesses and everything else required, such as shackles for the harnesses and nails for the wagon, tools and equipment needed for working his property, and for the erection and working of all the various structures, including the cow shed and dairy, stables, and a mill, located on the flat (beside the present day road into the complex) to grind the grain he grew.<sup>19</sup>

In the early 1860s, stone was quarried on the slopes near 'old Tooleburrup Hill' and stockpiled near the house ready for building a substantial dwelling on the same site. John Wellstead built a limekiln near the base of the hill below the house, before commencing to build his new homestead 'over' the wattle and daub house, whose walls were then dismantled and removed.<sup>20</sup> The central portion of the present homestead corresponds to the area of the original wattle and daub house.<sup>21</sup> G.P. Stevens, who knew John Wellstead at Bremer Bay from 1877, recollected 'the scope of his knowledge on all kinds of trades, carpentering, stone masonry, pit sawing, blacksmithing, bootmaking, etc., and his personal ability to make anything he needed', when seeking confirmation from Emma Harris (née Wellstead) as to whether her father had built the homestead, as he could 'quite believe that, possibly with a little unskilled help, he built the house, the dairy, the shops, sheds, yards etc. himself'.<sup>22</sup> She recollected her father did 'all the stone works himself or had one man to help him', that 'he done most the works himself but generally had a man with him when all the timbers were cut and sawn green. Most or all of the places were put up with green timber'.<sup>23</sup> The original saw pit is extant in 2006, but may be built over if plans for further buildings at the place are realised in the future.<sup>24</sup> The saw used for pit sawing, other saws, and tools and

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15        *ibid.*

16        G. Stevens to R. Stephens, 2 September 1941, Local History Collection, Albany Library, IRS 105/28; and Enrolment 2898. Note: G. Stevens and R. Stephens were uncertain as to the location of Taoreburrup, which had passed out of usage.

17        Wellstead, John and Pat *op. cit.*, p. 11.

18        Max Wellstead, conversations with Chinnery, Oct 2006; and site visit, Chinnery and Farrow, Oct 2006.

19        *ibid.*

20        Max Wellstead, *ibid*; Perry, John 'A Home for all seasons' in Weekend Magazine Supplement, to *Weekend Mail*, 4 January 1969, p. 8; and Wellstead, John and Pat, *ibid.*

21        Max Wellstead, *ibid.*

22        G.P. Stevens to Mrs. Emma Harris in Stevens, *op. cit.*, 2 February 1941.

23        Emma Harris, *op. cit.*, 9 August 1941.

24        Site visit, Chinnery and Farrow, Oct 2006; Max Wellstead, conversation with Chinnery, 10 Oct 2006.

implements utilised at the place from the mid-to-late 19th century have remained at the place and comprise a significant collection. Some of these items are displayed in the museum established by the current owner, Max Wellstead.<sup>25</sup> He believes two brothers, both experienced builders, assisted John Wellstead in building the homestead, but no documentary evidence survives since his diaries perished.<sup>26</sup>

The expertise of its builder(s) is evident in the high quality construction of the Victorian Georgian style homestead with shingled roof. At the ground floor level, the front entry (where the original door survives in 2006) opened to a spacious sitting room with a large fireplace at each end of the room. The dining room also had a large fireplace. At a slightly higher level than these rooms were two minor bedrooms, while the main bedroom was at the first floor in a spacious attic with views from the window north-east across the property to Bremer Bay in the distance. At one side of the house, at lower ground level of the sloping site, was a cellar, which was entered via an external door that is extant in 2006, including its original lock. The kitchen was under a skillion roof at the rear of the house.<sup>27</sup>

In 1863, John Wellstead employed two ticket-of-leave men, Thomas Carroll (4838) and James Wilson (4850) as labourers,<sup>28</sup> who may have been involved in building the homestead. In England, Carroll had been a painter and Wilson a blacksmith, and both had arrived on the *Lord Raglan* in June 1858.<sup>29</sup> Their trade skills would have been welcomed by Wellstead when building his home and in the shops that were an integral part of operations at his Bremer Bay station.<sup>30</sup> Top-heavy ships discarded timber during heavy swell, and it often washed ashore at the bay, where Wellstead collected it for use in building projects. It is believed that teak and oregon timbers in the homestead and wool barn and other buildings at *Wellsteads Homestead Complex* are materials salvaged at various periods by Wellstead and his family.<sup>31</sup>

In the isolated location, the Wellsteads had to be self-sufficient, and the family 'all went to work', with the children responsible for various chores, while John Wellstead concentrated on raising cattle and sheep, 'mostly cattle at that time', which he raised and fattened before driving them to Albany for butchering, while whalers came to buy meat directly from him.<sup>32</sup> Dairy cows provided the means to produce butter and cheese, which was packed and taken to Albany for sale. Some of the 19th century equipment used in these processes remains at the property and is on display at the Wellstead Museum, which was established at *Wellsteads' Homestead Group* in the late 20th century.<sup>33</sup> In the latter half of the 19th century, numerous geographical features in the region came to bear the name Wellstead, reflecting John Wellstead's prominent pioneering role, including Wellsteads Crossing at the Pallinup River, Wellstead River and Wellsteads

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25       ibid.

26       Max Wellstead, *ibid.*

27       Max Wellstead *ibid.*; and site visit, Robin Chinnery and Lynne Farrow, October 2006.

28       Employers of ticket-of-leave men, WABI Index, Battye Library, microfilm Reel 3; and

29       Erickson, Rica and O'Mara, Gillian *Convicts in Western Australia, 1850-87, Dictionary of Western Australians Vol. IX* UWA Press, Nedlands, 1994, pp. 89 & 603.

30       Max Wellstead *ibid.*; and site visit, Robin Chinnery and Lynne Farrow, October 2006.

31       Max Wellstead, conversations with Robin Chinnery, October 2006.

32       Emma Harris *op. cit.*

33       Max Wellstead *op. cit.*



Estuary.<sup>34</sup> Around 1950-51, there was debate as to whether the town at Bremer Bay should be named Wellstead before it was officially named, and subsequently a township near Cape Riche was named Wellstead.<sup>35</sup>

On 2 May 1870, Barbara Amelia Wellstead (b. 1857) died of typhoid, and was buried near the homestead.<sup>36</sup> In the 1870s, the growing family of eight girls and four boys, including those born at Bremer Bay (Ellen Matilda (b. 1861, d. 1932), George Edward (b. 1863, d. 1937), Robert Allan (b. 1866, d. 1942), Roderick Thomas (b. 1868, d. 1937), Margaret Laura (b. 1870, d. 1910), were increasingly cramped in the homestead and more accommodation was needed. Rather than adding more rooms to the homestead, the stone walls to the sheep pens near the homestead were raised and the building roofed to accommodate the girls in what was known as the Girls' Room. With some supervision from their father, the boys were permitted to design and build a separate building a short distance up the hill from the homestead, comprising a large open room, floored with spongelite cut from the river, and with two fireplaces, one at either end of the room, known as the Boys' Room. The children were educated at home, with the older children teaching the younger, and sometimes a governess or teacher coming to stay for a period.<sup>37</sup> Music was an essential part of the children's education, and likewise for the next generation of Wellstead children, as evidenced in the family's collection of instruments, some of which may be seen at Wellstead Museum.<sup>38</sup> The girls had a more extended education than their brothers, whose schooling was relatively short before they commenced full time work for their father at an early age, often as shepherds on the home station and/or the out-stations and other areas, mostly lying between the rivers. Shepherds employed by the Wellsteads included Aboriginal people (Nyoongars).<sup>39</sup>

In August 1872, a map shows 'Wellstead's Stn' as the only named property in the Bremer Bay area.<sup>40</sup> As there was no mail service to this destination, the *West Australian Almanack* recorded him as a farmer under Albany,<sup>41</sup> where he collected mail when visiting the town, until the overland telegraph was erected. In the early 1870s, communications in the Swan River Colony were vastly improved by construction of a series of telegraph lines connecting the major centres to Perth. At Albany, on 1 January 1875, Governor Weld erected the first pole for the overland telegraph line to South Australia that enabled Perth to be connected by telegraph with London via Adelaide and Darwin on its completion in late 1877.<sup>42</sup> Initially it had been planned that the first telegraph station would be erected at West Mount Barren, but Bremer Bay was selected instead, 'within an hour's walk' of 'Peppermint Grove', which would prove 'a boon to the officials who served it'.<sup>43</sup> John Wellstead assisted in developing the route for the telegraph line between

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34 Perry, John 'A Home for all seasons' op. cit., p. 8.

35 Stephens, Robert op. cit., p. 31.

36 Wellstead, John and Pat, op. cit., p. 167.

37 Emma Harris, op. cit.; and Clerk of Courts, Albany, op. cit. Note: Wellstead, John and Pat, p. 204, record Ellen Matilda, but Erickson, Rica (Ed.) op. cit., p. 3529, records her as Eileen Matilda.

38 Max Wellstead, op. cit.; and site visit, Robin Chinnery and Lynne Farrow, October 2006.

39 Wellstead, John and Pat, op. cit., p. 81.

40 Map of Part of the Colony of Western Australia Shewing the Progress of the Geological Survey, August 1872, in *Votes and Proceedings* 1873.

41 *West Australian Almanack and Directory* 1872.

42 Crowley, F.K. *Australia's Western Third: A History of Western Australia from the first settlements to modern times* Macmillan & Co. Ltd., London, 1960, pp. 72-73.

43 Stevens, G.P. 'The East-West Telegraph 1875-77' in *Early Days* Vol. 2, Part 13, 1933.

Albany and Bremer Bay,<sup>44</sup> where the Telegraph Station was erected on rising ground overlooking the estuary. To the south-west, 'on the slopes of the hills bounding Dillon Bay three miles distant could be seen the Wellstead Homestead'.<sup>45</sup> Mary Ann Isabella Wellstead, who worked at gardening and dairying on the family property, was trained in Morse code by Superintendent J.C. Fleming, in charge of the construction of the line, who appointed her as temporary Stationmaster at Bremer Bay.<sup>46</sup> By mid-1876, the telegraph line was completed to Bremer Bay and communication established with Albany, with Bremer Bay and Esperance commencing later that year.<sup>47</sup> Miss Wellstead continued as temporary Stationmaster at Bremer Bay until the appointment of three permanent staff in late 1877.<sup>48</sup> Subsequently, she worked there as a telegraph clerk until 1881,<sup>49</sup> when she married John 'Jack' James Harris, who had been employed on construction of the telegraph line, and they moved to the out-station at Quaalup.<sup>50</sup>

Establishment of the Telegraph Station at Bremer Bay, which brought regular shipping of freight and personnel to service the various Telegraph Stations, opened up numerous opportunities for John Wellstead in the 1870s, because his produce, including skins, sandalwood, and dairy goods, could be shipped to Albany more quickly than the overland journey that took bullock drays 14 to 15 days. He expanded into commercial growing of fruit and vegetables, including potatoes, to supply the Station and for shipment to Albany, and, as wool could now be readily transported from Bremer Bay, he concentrated his efforts on sheep rather than cattle, taking up extensive pastoral leases around and beyond Bremer Bay, under the system introduced in 1875.<sup>51</sup>

In the mid-1870s, the first stage of the timber shearing shed was erected, with melaleuca timber up-rights and a shingle roof. Around 1878, Wellstead built a large stone wool barn, and an addition to the timber and iron shearing shed, with a shingle roof, adjacent to the wool barn.<sup>52</sup> At the Fishery, 'the port where everything was landed',<sup>53</sup> a wool shed was built of timber and iron for short-term storage of bales awaiting shipping.<sup>54</sup>

In 1882, a mulberry tree was planted. In the late 19th century various fruit trees were planted at the property, where two orchards came to be established.<sup>55</sup>

In July 1882, an overland traveller between Western Australia and South Australia wrote:

At Bremer Bay, about 110 miles from Albany, there is a Telegraph Station and one squatter (Mr Wellstead). He has about 700 head of cattle and 800 sheep. This

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44 Max Wellstead, conversations with Robin Chinnery, October 2006.

45 Stevens, G.P. op. cit.

46 *ibid*; and Wellstead, John and Pat, op. cit., p. 16.

47 Report upon the Eucla Telegraph Line, July 1876, in *Votes and Proceedings, Legislative Council of Western Australia*, 1876, p. 3.

48 *ibid*.

49 *Western Australian Almanac and Directory 1878 to 1880*.

50 Wellstead, John and Pat, op. cit., p. 16.

51 Max Wellstead op. cit.; and Stephens, Robert op. cit., pp. 25-27.

52 Max Wellstead, *ibid*.

53 Emma Harris, op. cit.

54 Max Wellstead, op. cit.

55 Max Wellstead, *ibid*.

gentleman came into the colony in the early days, with very little money. By hard work and economy he has gained an independence, which he richly deserves.<sup>56</sup>

Similarly, an 1884 article in an Albany newspaper, described John Wellstead Senior as 'one of the most successful farmers in this district', who 'by careful management, assisted by his large family' had achieved 'a position of independence, which he well deserves'.<sup>57</sup> By this period, his holdings included Kent Locations 7, 19, 62 and 89, and 14 pastoral leases over a total area of 50,400 acres.<sup>58</sup>

In September 1884, John Wellstead (b. 6 January 1854), married Bridget Muir (b. 1865) at Albany, they returned to Bremer Bay, where their granite homestead, believed to have been built by the builders who had built the Telegraph Station, was nearing completion. In celebration, they named their home 'Mount Joy', which the family often referred to as 'Top House' as it was sited higher up the hill from the earlier homestead.<sup>59</sup>

Around 1884, at around the period 'Mount Joy' was completed, a saddlers' shop /harness room, of stone construction with an iron roof, was completed, adjoining the carpenter's shop. A view of 'Peppermint Grove', painted by Charlotte Taylor, a friend of Bridget Wellstead, shows the homestead with a skillion roofed section at the rear, the Boys' Room with a verandah, the stables, Top House (i.e. 'Mount Joy'), the blacksmith's and carpenter's shops with top hinged shutters to window openings, and a portion of the roofing timbers for the third shop.<sup>60</sup>

In August 1885, John and Bridget's first child, John 'Jack' was born at the town residence of John Wellstead (Senior), at Rowley Street, Albany. Most of their children would be born at Albany: Robert 'Bob' (or RWT) White Trail (b. 1887), Mary White (b. 1888), James Muir (b. 1892), Edward 'Ned' Melville (b. 1894), Andrew (b. 1897), Roderick 'Eric' (b. 1899) and his twin, Thomas, who died aged two days, Elizabeth Melville (b. 1901), William (b. 1903), and Charles 'Charlie', while George Bremer (b. 1890) and Frederick 'Fred' Kent (b. 1896) were born at Bremer Bay.<sup>61</sup> The 11 children who survived infancy were mostly educated at home by a resident governess (when one was available), who was generally accommodated in a small room at the earlier homestead, where a moderate sized room, previously the dining room, served as the schoolroom. It was later restored to its original use and furnished with the family's English Oak dining suite, which continues in use to the present day (2007). An iron-framed piano in this room has been at the homestead for more than 100 years.<sup>62</sup>

In common with their father and his brothers, the boys began work as shepherds at an early age, often alongside the Nyoongar shepherds, in whose language the boys became fluent, and from whom they learn bush craft. In adulthood, Eric

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56 Sutcliffe, Henry 'From Western Australia to South Australia Overland' in *Inquirer* 12 July 1882, p. 3.

57 News cutting, September 1894, Local History Collection, Albany Library, IRS 105/26.

58 R. Stephens to Fred Wellstead, 16 March 1964, Local History Collection, Albany Library, IRS 105/34.

59 Stephens, Robert op. cit., p. 28; and Wellstead, John and Pat, op. cit., pp. 81-85; and Max Wellstead, conversation with Robin Chinnery, 10 October 2006.

60 Painting at 'Mount Joy', and John and Pat Wellstead conversation with Robin Chinnery, site visit, October 2006.

61 Wellstead, op. cit., pp. 80, 89, 95, 105, 107, 114, 121, 131, 137, 141, 148; and Erickson, op. cit.

62 Wellstead, John and Pat, *ibid*, p. 81; and Max Wellstead, op. cit.

often told his children 'about being a blood brother to Charlie Bullfrog a local aboriginal [*sic*] of the Bremer Bay area'.<sup>63</sup>

Roderick 'Rod' Wellstead (b. 1868, d. 1937) worked on the family property from a young age, until his marriage in 1904. Under his father's tutelage, he became a skilled builder, and later built 'many buildings around Bremer Bay', and restored the 'Peppermint Grove' homestead in the early 1930s.<sup>64</sup> A keen musician and photographer, he took numerous photographs of the family and views of the buildings at *Wellsteads' Homestead Group*, which show shingled roofs to the homestead, Boys' Room and Girls' Room, and also around Bremer Bay, of which a number remain in the family's collections. An early photograph of his father, one of his older brothers (Robert Allan, b. 1866, d. 1942) and a woman near the 'Peppermint Grove' homestead, shows the end wall with the door to the cellar at ground level, and windows to the house and attic above.<sup>65</sup>

In 1886, John Wellstead received a Commemorative Medal from the Colonial and Indian Exhibition, held in London, which remains in the Wellstead family.<sup>66</sup>

On 23 July 1890, John Wellstead was registered as sole proprietor of Kent Location 62, 60 acres in area, when the first Certificate of Title was registered.<sup>67</sup> Buildings already erected on this Location included the wool barn and shearing shed, which are extant in 2007.<sup>68</sup>

On 27 February 1891, John and Bridget's fourth child, George Bremer Wellstead (b. October 1890), died of pneumonia and was buried that day, close to 'Mount Joy', beside his aunt, Barbara Amelia.<sup>69</sup>

In 1890, when Susan Wellstead married Captain Fred Douglas, owner of the *Agnes*, she was given a wedding chest, which remains at *Wellstead Homestead Group* in 2007. On 25 April 1892, the *Agnes* was wrecked at John Cove. Next day, all the family went to the beach to salvage whatever they could of the vessel and her load of sandalwood. Material from the wreck was brought back to 'Peppermint Grove', where the timber companionway, complete with balustrades, was used to replace the existing stair to the attic room of the main homestead, in which some of the salvaged timber was used to line the ceiling. John Wellstead (Junior) also took a considerable quantity of material up to re-use at 'Mount Joy', including some timber he used later that year to build a wash-house at the rear of the house, as Bridget had previously done all her washing in the open air.<sup>70</sup>

In 1893, the Homesteads Act was passed, providing a free homestead farm of up to 160 acres in area, and conditional purchase homestead leases of land rated as second and third class at 6s 3d and 3s 9d respectively, and half the cost of the survey, payable over 30 years without interest, both having a residential

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63 Wellstead, John and Pat, *ibid*, pp. 81-85, and p. 132.

64 *Ibid*, pp. 209-210; and Max Wellstead, conversation with Robin Chinery, 10 October 2006.

65 Peppermint Grove, 1880s. Collection of Max Wellstead.

66 Site visit, Robin Chinery and Lynne Farrow, October 2006.

67 Certificate of Title Vol. XXXII Fol. 344.

68 Max Wellstead, *op. cit.*; and site visit, Robin Chinery and Lynne Farrow, October 2006.

69 Wellstead, John and Pat, *op. cit.*, p. 167.

70 Max Wellstead, *op. cit.*; and Wellstead, John and Pat, *op. cit.*, p. 77.

requirement for a portion of five years.<sup>71</sup> As intended, the expansion of agriculture was encouraged in the 1890s.<sup>72</sup>

On 13 February 1896, John Wellstead died, and Probate of his Will was granted to the Executors, his sons, John Wellstead and Roderick Thomas Wellstead, sheep farmers, of Bremer Bay, on 28 February 1896.<sup>73</sup> John Wellstead (Senior) had arrived at Swan River Colony without money in 1840, and through hard work over more than 50 years accumulated substantial assets to bequeath to his family, including the freehold to two Albany Town Lots, seven Plantagenet Locations, and 17 Kent Locations, and numerous pastoral leases. His eldest son, John, inherited 'Peppermint Grove', comprising Kent Locations 7, 19, 62 and 89; Robert inherited Kent Locations 20, 54, 56, 57 and 58; Roderick inherited Kent Locations 32, 50, 51, 52, 53, 59, 60 and 61; and George inherited six Plantagenet Locations. All four sons inherited Plantagenet Location 56, the leasehold runs, stock, vehicles, machinery and farm implements, and were directed to 'look after their single sisters', who were to be allowed to reside on any of the farms, 'board and rent free'.<sup>74</sup> The brothers later entailed their Locations to provide an annuity for Ann Wellstead (d. July 1907), and to provide for their spinster sisters, Emma and Ellen Matilda Wellstead, in accord with the wishes of their late father.<sup>75</sup>

In April 1896, when a total of 5,000 acres under conditional purchase selections had been 'made recently' at Bremer Bay, a plan showing the lands applied for under Conditional Purchase, shows Wellstead's property at Kent Locations 7, 19, 62 and 89, and the name 'Peppermint Grove', and his pastoral leases 66/847 and 66/2285. The latter was an area of 5,000 acres, 500 acres of which was the subject of a conditional purchase selection that included frontage to the bay. The applicant was permitted to withdraw his application and apply the deposit to four applications (totaling 500 acres within the same pastoral lease), which included much of the initial application including sea frontage. John Wellstead objected because it took the frontage for which he had applied, noted the fence would be rendered useless, and advised he was lodging a claim for severance. Initially, he was notified he had no claim, but after he advised there was a well on the land this decision was amended as severance from it consequent to the conditional purchase would render his lease 'so as to be useless'.<sup>76</sup> Features named on the plan include Tooreburrup, Wellstead River and Wellstead's Estuary.<sup>77</sup> Tooreburrup appears to have been an intermediary stage in the evolution of the name of the area from the earlier spelling of Taoreburrup to Tooleburrup. In the late 1890s, there were numerous applications to purchase hundreds of acres of land that the Wellsteads had occupied under pastoral leases, causing much anguish after all the hard work and struggle over so many years.<sup>78</sup>

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71 Colebatch, Sir Hal (Ed.) *A Story of A Hundred Years* Government Printer, Perth, 1929, pp. 274-76.

72 Crowley, F. K. op. cit., p. 104.

73 Certificate of Title Vol. XXXII Fol. 344.

74 Will of John Wellstead, 25 May 1892, and May 1893, copy in Local History Collection, Albany Library, IRS 105M; excerpts of John Wellstead's Will, in Wellstead, John and Pat, op. cit., pp. 12-13.

75 Certificate of Title Vol. XXXII Fol. 344; Memorial Bk. XV No. 443, SROWA WAS 417 Cons. 1800 (microfilm); copies of Indentures and Memorials, September-October 1898, held in Local History Collection, Albany Library, IRS 105M; and Stephens, Robert op. cit., p. 31.

76 Correspondence and plans in SROWA Cons. 541 Item 1896/2207, May-November 1896.

77 Correspondence, and attached plan of Bremer Bay, in SROWA Cons. 541 Item 1896/2207, 18 April 1896.

78 Correspondence in SROWA Cons. 541 Item 1896/2207 and Cons. 541 Item 1896/3571.

On 4 October 1898, John Wellstead was registered as sole proprietor of Kent Location 62.<sup>79</sup>

In 1899, the wash-house at 'Mount Joy' was incorporated in a timber-framed building John Wellstead erected utilising undressed bush timber, timber planks salvaged from the *Agnes* for partitioning, and doors he made in the carpenter's shop, with corrugated iron walls and roof, to provide an additional two rooms for his growing family, and a wash-house with a built-in copper.<sup>80</sup> This building had fallen into disrepair by the late 1980s, and was demolished to make way for the building erected by John and Pat Wellstead to serve as accommodation during their restoration of 'Mount Joy'.<sup>81</sup>

An early 1900s photograph shows a team of bullocks with a cart loaded with bales of wool in the foreground, and the wool barn nearby. Another photograph shows the barn and the shearing shed with a fenced yard, and in the rear-ground the stables, the Boys' Room and the main homestead.<sup>82</sup>

In September 1907, John Wellstead planted 100 apple trees and six quince trees. In August 1908, he planted six apple trees, three pears, and 58 peaches in the 'lower garden', and six pears 'at the back of the workshop',<sup>83</sup> some of which are believed to be among the most mature trees surviving in the orchard in 2006.<sup>84</sup>

In 1910, a photograph of a family gathering at 'Mount Joy' shows stonework at the front facade, the front door, and balustrading and posts to the front verandah.<sup>85</sup>

In 1915, the shearing shed underwent alterations and additions. The central portion of the timber building was relocated to the eastern end. To accommodate a new four stand mechanised shearing plant, the central section was rebuilt in timber with a high, corrugated iron roof, planned, but not implemented, to be extended at a later date; and a single-storey engine room was built at the north side to house for the engine that powered the shearing plant. On 5 October, John Wellstead recorded 'Great excitement, commenced shearing with a machine'.<sup>86</sup> This plant proved unsatisfactory after 12 months, and was returned to Sunbeam, who replaced it in 1917. The later plant remains in situ at the place in 2006.<sup>87</sup>

Around 1919-20, a photograph shows a portion of the main homestead, the nearby limekiln and a large mature peppermint tree in the foreground.<sup>88</sup>

In the early decades of the 20th century, the eldest of the Wellstead sons were sent out farther afield to develop their own properties. Jack established 'Martiquinup' on the creek by that name south of Borden.<sup>89</sup> In December 1922, John Wellstead died, and probate of his will was granted to the Executors, Edward Melville Wellstead, grazier of Salt River, and Frederick Kent Wellstead,

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79 Certificate of Title Vol. XXXII Fol. 344.

80 Wellstead, John and Pat op. cit., pp. 167-68.

81 John and Pat Wellstead, conversation with Robin Chinnery, 11 October 2006.

82 Photographs 'Peppermint Grove', c. 1905-06. Collection of Max Wellstead.

83 John Wellstead's Diary, quoted in Wellstead, John and Pat, op. cit., p. 78.

84 Max Wellstead, conversations with Robin Chinnery, October 2006.

85 Reproduced in Wellstead, John and Pat, op. cit. 160.

86 John Wellstead's Diary, quoted in Wellstead, John and Pat, op. cit. p. 78.

87 Max Wellstead, op. cit.; and site visit, with Lynne Farrow, 10 October 2006.

88 Photograph of William Wellstead, aged about 16-18 years. Collection of Max Wellstead.

89 Wellstead, John and Pat, op. cit., p. 78.

grazier, of Bremer Bay, on 9 February 1923. On 12 November 1923, Kent Location 62 was transferred by endorsement to Frederick Kent Wellstead, grazier, of Bremer Bay.<sup>90</sup> His youngest brothers, William (b. 1903, d. 1968), known as Willy as a child, but as an adult generally known as Bill, and Charles 'Charlie' (b. 1904, d. 1984), continued to live at 'Mount Joy' with their mother, working the Peppermint Grove property in partnership, and using 'Marningarup', about 31 miles (50 km) away for grazing their flocks for part of each year.<sup>91</sup> On 12 June 1925, William and Charles Wellstead were registered as the proprietors of Kent Location 62, as tenants in common.<sup>92</sup> Their working partnership deteriorated and then came to an end after Bill's marriage to Grace Susan Irene Garnett (b. 1907, d. 1958) in 1932, and Charlie, and his wife, Doris (b. 1901, d. 1990) moved to live and work at 'Marningarup'. Although they did not ever return to live permanently at 'Mount Joy', they visited and spent holidays there. They retained a strong feeling for the place, and after their deaths and cremation their ashes were scattered nearby on Tooleburrup Hill.<sup>93</sup>

In 1931-32, Roderick Wellstead restored the main homestead, which had been little occupied since World War I, to become Bill Wellstead's home. The shingled roof was replaced with corrugated iron, and the original oregon framed windows were replaced where necessary. In future, on her extended visits, Bridget Wellstead would use the attic room, from which she enjoyed the view to Bremer Bay, as she had in bygone days when watching for the arrival of the *Agnes* and later the *Grace Darling*.<sup>94</sup> Shortly after his marriage to Grace Susan Irene Garnett (b. 1907, d. 1958) in 1932, Bill began suffering from giddiness, resulting in several falls from horseback, followed by headaches and balance problems, before he collapsed and was taken to hospital at Gnowangerup, and thence to Perth. Medical investigation revealed a blow to the head when he was about 19 years of age had caused previously unknown damage to the skull, resulting in pressure on the brain, which was successfully relieved by neurosurgery, in what is believed to have been the first operation of this type in Perth. Bill was left with a weakness in his right side and prone to epileptic type seizures, and, as he could no longer drive and had difficulty writing, his wife assumed these duties and also assisted in various other ways enabling the successful operation of the property over many years.<sup>95</sup> Among the various artefacts that remain at the homestead into the 21st century are items dating back to the late 19th century from Grace Wellstead's family.<sup>96</sup> Draught horses continued to be used at the property in the interwar period, and various artefacts relating to their use, and the use of bullocks, remain at the place in 2006-07, including a four wheel wagon (1913).<sup>97</sup>

In the mid-1930s, as the State emerged from the Great Depression, Bill Wellstead worked to clear more land. After the Government's rabbit proof fence to the east was broken through during the rabbit plague in 1934, he erected a rabbit proof fence across the peninsular in 1934-36, much of which remains standing in the early 21st century, assisted by Jim McGlade, who had come to

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90 Certificate of Title Vol. XXXII Fol. 344.

91 Wellstead, John and Pat, op. cit., p. 142 and p. 149.

92 Certificate of Title Vol. 888 Fol. 190; and Wellstead, John and Pat, op. cit., p. 142.

93 Wellstead, John and Pat, op. cit., p. 149.

94 Max Wellstead, conversation with Robin Chinnery, 10 October 2006.

95 Wellstead, John and Pat, op. cit., p. 142; and Max Wellstead, conversations with Robin Chinnery, 9-10 October 2006.

96 Max Wellstead, *ibid*.

97 *ibid*; and site visit, Robin Chinnery and Lynne Farrow, October 2006.

'Peppermint Grove' in 1927, following the death of his teenage daughter at Quaalup, an out-station under the Hassells of 'Jerramungup'.<sup>98</sup> In the pre-WWI period, while working at 'Jerramungup', James 'Jim' McGlade met Ethel 'Wayung' (also spelt 'Woigan') Bateman (or Williams) (b. c.1890, d. 1980), who was working as a shepherdess. She was the daughter of a local Nyoongar, Mary Bateman, and Ah Lee, a Chinese in the Hassells' employ. Jim McGlade, Woigan and their surviving children (Rodney, Jane, Lilly, Bella and Dennis) lived and worked at 'Peppermint Grove' for a number of years.<sup>99</sup> Mrs Wellstead taught the McGlade girls to knit and sew, and in appreciation they gave her two bowls they carved, which have been handed down through the family, and are on display at the Museum in 2007.<sup>100</sup> McGlade descendants, including prominent Nyoongar, Mingli Wanjurri-Nungala (Moreen McGlade), who grew up in the bush around Bremer Bay, where she was raised by her father and his mother (Wayung) retain strong ties to Bremer Bay, returning annually.<sup>101</sup>

In 1941, German stonemason, Dick Handoof of Hopetoun, constructed a stonework sheep dip near the shearing shed, for which Bill and Charlie Wellstead dismantled part of the boys' room and part of John's Cottage. Once the new dip came into operation, the sheep no longer had to be driven to the 'dipping block' at the far end of Dillon Beach about six miles (10 km) away. The original front door to the cottage was stored beneath the chaff shed, and the stone at the side of the fireplace inscribed with the date of construction, 'October 1850', was retained and not reused in construction of the sheep dip.<sup>102</sup> Around 1942, the well was cleaned out and re-timbered.<sup>103</sup>

Around 1950, after Grace Wellstead received an inheritance from her late father's Estate, she decided to use it to make some improvements to the Peppermint Grove' homestead, where she and Bill continued to live with their three children, James 'Jim' John (b. 1934), William Max (b. 1936), known as Max, (who were accommodated in the Girls' Room), and Valerie Muriel (b. 1941). A windmill was erected to pump water from the well to an overhead tank, providing a ready supply of water for the vegetable garden, the flower garden around the house, the fowl run, and to a new water closet (w.c.) connected to a septic system that replaced the earth closet (e.c.). A 32-volt lighting plant to provide electric light and power was purchased and installed in the second of the three original stone sheep pens (raised and roofed).<sup>104</sup> The place was connected to the State electricity grid in 1981.<sup>105</sup> The chimney to the large (2m x 1.5m) fireplace in the sitting room had always smoked, and so it was sealed over and a Metters stove

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98 Wellstead, John and Pat, op. cit., p. 142; and Max Wellstead, conversations with Robin Chinnery, October 2006.

99 Coate, Yvonne and Kevin, *More Lonely Graves of Western Australia* Hesperian Press, Carlisle, Western Australia, 2000, p. 241; and Tilbrook, Lois *Nyungar Tradition: Glimpses of Aborigines of South-Western Australia, 1829-1914* UWA Press, Nedlands, 1983, pp. 128-29. Note: It appears likely Ah Lee worked for the Hassells for many years, as he was one of two Chinese in their employ at Albany in 1877. (Atkinson, Anne (Compiler) *Asian Immigrants to Western Australia 1829-1901* Bicentennial Dictionary of Western Australia, Vol. V, UWA Press, Nedlands, 1988, p. 54.)

100 Max Wellstead, conversation with Robin Chinnery, and site visit to Museum, 11 October 2006.

101 Mingli Wanjurri-Nungala (Moreen McGlade) and her daughter, Kathy McGlade, telephone conversations with Robin Chinnery, March 2007.

102 Max Wellstead, conversations with Robin Chinnery, October 2006; and Wellstead, John and Pat, op. cit., p. 143.

103 Max Wellstead, conversation with Robin Chinnery, 11 October 2006.

104 *ibid.*

105 Max Wellstead, information to HCWA, and telephone conversation with Robin Chinnery, 12 June 2007.



installed, and the smaller fireplace at the other end of the room was converted to a linen cupboard. A cement brick construction verandah was added to the front of the homestead.<sup>106</sup>

In 1950, after completing his education, Jim Wellstead (b. 1934) commenced full-time work on the farm, including fallowing and planting with clover and rye grasses within the rabbit proof fence. Max (b. 1936) joined his father and brother working on the farm, and 100 acres (40 ha) were established by 1952, enabling sheep and cattle to be fattened for market at 'Peppermint Grove'. While Jim continued working there until his marriage in 1957, when he and his wife departed to start their own farm at Tambellup, Max has spent his working life at Bremer Bay, where he continues to work in 2006-07. By 1958, 450 acres (180 ha) was cleared, fenced and pastured.<sup>107</sup> The blacksmith's shop and the carpenter's shop continued in use in the 1950s.<sup>108</sup>

In April 1953, a photograph of 'Mount Joy', captioned 'The historic homestead (not in use today) of the Wellstead family, at Bremer Bay', shows a front view, with the remains of balustrading to the front verandah, which appears to be under the same roof, and the tops of the three chimneys.<sup>109</sup>

In 1956, the large Kurtzer wool press at *Wellsteads' Homestead Group* was sold to a furniture maker, who removed it from the place. Some years later, Max Wellstead acquired a wool press from 'Glenroy' from his Garnett relatives, which was brought to the wool barn, where it remains on display in 2007. Numerous artefacts remain in the wool barn, shearing shed and engine room, including the large hand cut teak log fleece table (c. 1878-80), while others have been put on display in the Museum building, including the Wellsteads' original wool scales.<sup>110</sup>

In the late 1950s, the hay shed was demolished to make way for erection of a garage.<sup>111</sup>

On 24 November 1958, the one half share of Charles Wellstead in Kent Location 62 was transferred to his brother, William Wellstead, who became sole proprietor.<sup>112</sup>

Following his marriage in 1959, Max Wellstead and his first wife, Iris May (known as May) lived at the homestead, which they 'tidied up' to make it more livable.<sup>113</sup> Through the 1960s and 1970s, he worked hard to keep the farm going, and also did contract work for others to earn supplementary income.<sup>114</sup> In 1962, he received a bravery decoration for his role in a coastal rescue.<sup>115</sup>

On 25 April 1968, William Wellstead died. On 11 November, probate was granted to the Executors, Verdun Leonard Garnett and Glen Hope Garnett, farmers, of

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106 Wellstead, John and Pat, *ibid.*

107 Wellstead, John and Pat, *op. cit.*, pp. 143-144; and Max Wellstead, conversations with Robin Chinnery, October 2006.

108 Max Wellstead, conversation with Robin Chinnery, 11 October 2006.

109 *Western Mail* 9 April 1953, p. 46.

110 Max Wellstead, conversations with Robin Chinnery, October 2006; and site visit, Robin Chinnery, October 2006.

111 Max Wellstead, *ibid.*

112 Certificate of Title Vol. 888 Fol. 190.

113 Max Wellstead, *op. cit.*

114 *ibid.*

115 Perry, John 'A home for all seasons' *op. cit.*, p. 9.

Gnowangerup. After Glen's death on 17 December 1973, Verdun became sole executor.<sup>116</sup>

Around 1968, scheme water and electricity from the State grid were connected to *Wellsteads' Homestead Group*.<sup>117</sup> In October 1968, the Meckering earthquake resulted in a crack 'almost from top to bottom in one of the massive outside stone walls', at 'Mount Joy'.<sup>118</sup>

In 1969, photographs show the 'Peppermint Grove' homestead with the skillion roofed addition at the rear and water tanks, and the shops.<sup>119</sup> In 1969-70, the milking sheds were taken down. In 1970, the skillion roofed portion of the homestead was removed to make way for additions, which included a new kitchen and living/dining area, bedroom, study, bathroom and laundry; some timber flooring was replaced where necessary; and a new heater was installed in the fireplace in the lounge room.<sup>120</sup>

By the early 1970s, Max Wellstead expanded his business interests to include development of a caravan park at Bremer Bay. In 1973, after low levels in the river exposed the keel of the *Agnes*, Max Wellstead and John Shothouse initiated its retrieval, and it was put on display as a tourist attraction at the caravan park at Bremer Bay.<sup>121</sup>

On 11 October 1977, William Wellstead's son, William Max Wellstead, farmer, of Bremer Bay, was registered as the sole proprietor of Lot 62 on Deposited Plan 251076.<sup>122</sup>

In April 1978, when Cyclone Alby cut a swathe of damage across much of the southern portion of the State, including Bremer Bay, the corrugated iron roof was torn from 'Mount Joy' and other buildings also sustained some damage. In 1979, the Cadoux earthquake opened up more cracks in 'Mount Joy', and widened existing cracks, but there was less damage than from the 1968 Meckering earthquake. The sorry state of the building is evidenced in a newspaper photograph showing the exposed roofing timbers, when it was reported 'The fine old house, one of the best examples of last century workmanship, has not been lived in for years now and its days seem numbered'.<sup>123</sup> Without protection from the weather, the homestead deteriorated further, and by January 1988, when it was the venue for the Wellstead family's 'Back to Bremer' reunion, it was in 'a very sad condition, with most of the roof missing, walls badly cracked, ceilings collapsed, doors and windows smashed'.<sup>124</sup> Those attending were saddened by its deterioration, which spurred John and Pat Wellstead to undertake a long-term project to restore the building commencing at Easter 1988, which was finally

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116 Certificate of Title Vol. 888 Fol. 190.

117 Max Wellstead, conversation with Robin Chinnery, 10 October 2006.

118 *Great Southern News*, supplement to *West Australian*, 20 September 1979, p. 12.

119 Perry, John 'A home for all seasons' op. cit., p. 9.

120 Max Wellstead, conversation with Robin Chinnery, 10 October 2006.

121 *Albany Advertiser* 21 March 1973. Note: When the keel first reappeared in 1953, it had been dragged into shallow water, before being carried away by floods in the 1960s, to lodge near the old Telegraph Station, where it became buried in sand. (ibid.)

122 Certificate of Title Vol. 888 Fol. 190.

123 *Great Southern News*, supplement to *West Australian*, op. cit.

124 Wellstead, John and Pat, op. cit., p. 6.

completed in 1998. They and their family did much of the work, and Albert Dietz was responsible for the stonework.<sup>125</sup>

Since the 1980s, encouraged and assisted by his second wife, Marie Progin (b. Switzerland, 1939, m. 1983), Max Wellstead has worked on the restoration of various buildings and structures at 'Peppermint Grove'. At the homestead, asbestos ceilings were removed to reveal the original hand sawn timber beams, and furniture was restored. Around 1984, an addition to the Girls' Room, comprising a kitchen/meals area, bathroom and laundry, was built to provide guest accommodation for family and friends. Max Wellstead tendered successfully for the removal of a railway goods shed from Wagin, which was brought to the 'Peppermint Grove' property and re-erected to accommodate his collection. This became the genesis of the Wellstead Museum and Ann Crawford Gallery, named for his forbears, which he opened some time later to provide for an increasing number of visitors to the property wanting to view the buildings and artefacts associated with the Wellsteads and the history of Bremer Bay. Further buildings were erected for the Museum as the collection expanded, and visitor numbers increased as it became a well-known attraction at Bremer Bay.<sup>126</sup> Around 1985, the limekiln was reconstructed at its original location, retaining the original stonework that remained at this date.<sup>127</sup>

From the mid-1980s, Max Wellstead expanded his business interests to include development of a caravan park at Fishery Beach, where construction commenced in 1984. It opened for business as Fishery Beach Tourist Park in 1990, and has recently been renamed Bremer Bay Beaches Resort and Tourist Park.<sup>128</sup>

From the early 1990s, development, subdivision and sale of some of the Wellsteads' long-held land at Bremer Bay provided some of the finance to enable Max Wellstead to undertake restoration and conservation works to *Wellsteads' Homestead Group*. John's Cottage was rebuilt in stone on the original site. The stone bearing the construction date was reset above the fireplace, and the original door was retrieved from storage and re-hung at the cottage. Albert Dietz was employed on this project and at various other periods to carry out the stonework. In the early 1990s, the stables were re-timbered where necessary with white gum posts replacing the original melaleuca timbers that had rotted, and the building was re-roofed. The main homestead was re-roofed also. Some work has been done to restore the shops, where numerous artefacts remain, evidencing the continued history of *Wellsteads' Homestead Group*. After rejecting a proposal from National Trust of Australia (WA) to assist with re-shingling the blacksmith's shop on condition that he transfer the property, which he could continue to occupy, to the Trust, Max Wellstead re-roofed the shop with galvanised iron, which was more affordable, and the saddlery/harness room was also re-roofed. Remnants of the original shingle roof remain visible in the carpenter's shop.<sup>129</sup>

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125 Wellstead, John and Pat, *ibid.* pp. 6-7, Max Wellstead, conversation with Robin Chinnery, 10 October 2006; and John and Pat Wellstead, conversation with Robin Chinnery, October 2006.

126 Max Wellstead, conversations with Robin Chinnery, October 2006.

127 *ibid.*

128 Max Wellstead, information to HCWA, and telephone conversation with Robin Chinnery, 12 June 2007.

129 Max Wellstead, conversations with Robin Chinnery, October 2006; and site visit, Robin Chinnery, October 2006.

In 1997, the Wellstead family marked each family grave at the property with a granite rock with a brass commemorative plaque for Barbara Amelia Wellstead (d. 1870) and George Bremer Wellstead (d. 1891).<sup>130</sup> In July, the place was included in the Municipal Inventory for the Shire of Jerramungup, and recommended for entry in the Register of Heritage Places.<sup>131</sup>

On 25 January 2002, the notice of intention to take a portion of Lot 62 for the purpose of a registered road was registered on the Certificate of Title. On 27 June, a portion of the land was transferred, and a new Certificate of Title was issued for the newly created Lot 401 on Deposited Plan 35353.<sup>132</sup>

In recent years, Max Wellstead's continued work on the buildings and structures includes repairs and restoration works on the earlier section of the shearing shed, where the original uprights had deteriorated. It was jacked up, white gum poles put in to serve as uprights leaving the original up-rights in place, and the footings cemented to stabilise the building. Galvanised iron has been placed over the old section of roofing, and replacement flooring put in as required.<sup>133</sup>

In 2004, the end room of the Boys' Room, which was built on elastic soil and had been damaged by the earthquakes and Cyclone Alby, was pulled out, the elastic soil was removed, compacting carried out, and after the necessary preparatory works, the wall was re-built by Albert Dietz. A new front verandah was built; some antique timber windows imported from Transylvania were fitted; and bathroom and kitchen facilities were installed to provide tourist accommodation.<sup>134</sup>

In 2007, some artefacts in the ownership of the Wellstead family since the 19th century are displayed in the museum, while others, including some furniture, remain in the 'Peppermint Grove' and 'Mount Joy' homesteads, which continue to be owned and occupied by members of the Wellstead family. Max Wellstead continues to work the farm, and maintains his involvement in the Museum and numerous other ventures, and his active role in the community. The Girls' Room and the Boys' Room are offered for rent as tourist accommodation. Most buildings are in good repair, other than the shearing shed, which requires re-roofing, and where the floor also requires some further work.<sup>135</sup>

## 13.2 PHYSICAL EVIDENCE

*Wellsteads' Homestead Group* comprises a substantial number of significant elements, including:

1. Main Homestead House, (wattle and daub, 1858; granite, 1860s; additions, 1970)
2. Second house, ('Mount Joy', also known as Top House) (1884)
3. Girls' Room (fmr. sheep pen, 1850s, 1860s)
4. Boys' Room (c. 1870s)
5. Workshops building (blacksmith's shop and carpenter's shop, 1850s-1860s, and saddle-room, 1884)

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130 Wellstead, John and Pat, op. cit., p. 167.

131 Municipal Inventory, Shire of Jerramungup, adopted 17 July 1997.

132 Certificates of Title Vol. 888 Fol. 190 and Vol. 2503 Fol. 683.

133 Max Wellstead, conversation with Robin Chinnery, 10 October 2006.

134 ibid.

135 Max Wellstead, conversations with Robin Chinnery, site visit, 10-11 October 2006.

6. Wool Barn (1878) and attached timber framed shearing shed (1870s, 1915) and engine room (1915)
7. Stables (1850s)
8. John's Cottage (reconstruction on original site),
9. Graves
10. Mill site
11. Saw pit
12. Sheep dip (1941, constructed using materials from earlier buildings)
13. Well (1850s) and additional well site (1880s)
14. Dairy site (now occupied by shed and garage)
15. Orchards and vegetable garden
16. Significant trees
17. Lime kiln (reconstruction on original site)
18. A large number of significant artefacts relating to the place.

The Main Homestead House, Workshops and Barn contain a considerable number of artefacts associated with the place. 'Mount Joy' (Top House) and John's Cottage contain a lesser amount of items associated with the place. Other artefacts associated with the place are housed and displayed in the introduced 'Museum' buildings, the first of which was a large jarrah-framed, and trussed corrugated iron shed that was the former Wagin Goods Shed and is now located in the valley floor towards the western end of the group.

The main buildings are mostly single storey and are constructed of granite in the Victorian Georgian design style with strong vernacular overtones. The roofs are medium to steeply pitched gable roofs with some hipped ends. The stables, and the shearing shed with its associated engine room, are of timber and iron construction.

The second homestead, named 'Mount Joy', and often referred to as 'Top House' due to its geographic location in relation to the first homestead, the site of which was originally part of John Wellstead's Kent Location 7, is now on a separate lot (Lot 1), in the ownership of his descendant, John Wellstead. Elements associated with this homestead include a well and an orchard.

The substantial stone construction wool barn and associated shearing shed and engine room of timber and iron construction are on a portion of Lot 401, part of Kent Location 62.

*Wellsteads' Homestead Group* is located approximately four kilometres east of the small town of Bremer Bay, 180 km east of Albany and 515 km south-east of Perth. The original property was located on a peninsula, bordered by the Wellstead estuary and Bremer River to the north and the Great Southern Ocean to the south and east, which facilitated the containment of stock.

A large portion of the original farm has been disposed of, with the townsite of Bremer Bay occupying part of the original property and much of the coastal land subdivided into small lifestyle lots. The place is now sited over three Locations that were at the centre of the original land holding: Kent Locations 1, 7, 400 and 401. 'Mount Joy' and associated elements are located on Lot 1. The main Homestead House, Stable, Workshops, Girls' Room, Boys' Room, John's Cottage, well and well site, orchards, vegetable garden, and significant trees are

located on Location 7 and the barn, sheep dip and sheep pens located on a long thin eastern portion of Lot 401. The mill and gravestones are located on Lot 401.

The place is sited on a north-west facing slope, at the western end of a grassy valley. A bituminised drive follows the valley floor with the Girls' Room, Main House, Boys' Room, and Stables climbing the slope to the south. 'Mount Joy' homestead is located towards the top of the slope, affording views over the property and into the far distance. The access road to this building runs along a separate title between Location 7 and Lot 400. Few plantings remain of the orchard associated with 'Mount Joy'. The workshops are located close to the road towards the valley floor, with the orchards and vegetable garden behind (to the north-west). The barn is located at the west side of the group on a narrow strip of land attached to Location 401.

John's Cottage is located close to the north side of the road at the eastern end of the group. The Mill site is located approximately 100 metres to the east of John's Cottage.

Two other sheds to the south of the barn are of recent construction and have little significance and similarly a number of sheds and elements to the north of the band of Peppermint trees at the valley floor. Some of the mature Peppermint trees are believed to be more than 100 years old, and are significant.

### **Main Homestead House (wattle and daub, 1858; granite, 1860s, additions, 1970)**

The Main Homestead House has been constructed about a quarter of the way up the slope, with the original front (north-east) facade overlooking the long flat paddock at the valley floor and the entrance to the property. Like most of the buildings in the group, it is constructed of random rubble capstone granite and has a steeply pitched gable roof clad with corrugated iron, while the original roof was clad with shingles. The eaves are flush.

The form of the building consists of two gable wings, one facing north-west and one facing north-east. A large granite fireplace and chimney project from the north-west gable wall. The north-east facing gable is in effect three-storeys high, with a small bedroom window (now boarded in) located in the apex, a casement window at the main floor level, where the original was a twelve light double hung timber sash window, and a door into a cellar at the basement level. A dormer window in the north-east facing plane of the roof provides light, ventilation and a view to the main bedroom, which is located within the roof space. The original front door is located at the south end of the north-east wall of the north wing. A verandah with a shallow skillion roof runs along this east wall and returns along the north-west wall of the north-east wing, where it has been partially enclosed at its eastern end. Historic photographs show that the original verandah had a lower floor and the roof over was a continuation of the main roof. In the 1950s, the verandah was modified to its present form, the floor was raised and the roof pitch reduced. The eastern portion was enclosed to provide a north facing sewing room that provided some warmth from solar gain. The south-east wall is partially built into the hill and recent drainage works are visible at the base of this wall. The south-west façade of the building, which was originally the rear, was considerably altered in 1970, when the original verandah (which by that date had been extended to project beyond the plane of the original north-west wall and enclosed with corrugated iron) was reconstructed and extended in brick with a breezeblock feature wall at its south end. The main entrance to the house is now from the

south-west side, and a concrete floored verandah provides an entrance porch. Two chimneys shown on the west façade in early photos are no longer extant.

The original approach to the house was from a gravel driveway, which climbed up the slope to the north-east. While this driveway is still extant, the garden to the east and north of the house, which originally followed the natural slope of the site, has now been terraced behind retaining walls and is no longer accessible from the original driveway.

The internal layout of the building consists of a large living room which occupies most of the north-west wing and which contains the original front door. A steep companionway leads up to the main bedroom, which is located in the roof space over the living room. A moderately sized dining room within the north-east facing wing opens up off the south end of the living room. A smaller room to the north-east of the dining room was originally a bedroom and contained a steep ladder, which is no longer in situ, which led up to another small bedroom within the roof space. Four timber steps at the north-west end of the dining room lead up to another small bedroom where the governess slept.

A verandah on the south-west side of the house, which contained the original kitchen, and had been extended and enclosed, was substantially enlarged and modified in 1970, to provide the present facilities of more modern kitchen, additional bedroom and study, with a bathroom and laundry projecting beyond the original north-west façade.

Finishes in general are timber floors, plastered walls (with the plaster retaining its original hand finished texture), and varnished timber skirtings and architraves. Original windows were 12 light double hung timber sash. Only one of these is extant, in the small east bedroom, where it has been protected by the introduced enclosure of the original front verandah. The others were replaced with timber casement windows during the restoration of the place. Doors are timber ledged and braced with the original doors constructed of wide boards of oak that were salvaged from the ocean. The ceilings below the upper bedrooms and the lining of the first floor bedroom ceilings are lined with varnished timber boards, which are supported on dark timber joists. Other ceilings appear to be lathe and plaster.

The living room is 5.7 metres long by 4.5 metres wide. A large fireplace is located at each end of the room. Both have been filled in, with the north fireplace now containing a heater and the south fireplace converted into a storage area for the television. The timber floorboards are covered with carpet. The ceiling consists of timber joists covered with timber floorboards. The original front door is extant at the south end of the north-east wall and is a particularly fine example using the wide oak boards that were salvaged by the Wellsteads. The steep timber ship's companionway at the south end of the room is also a feature. The two other doors, into the dining room and present kitchen (original external door to the west verandah) are also constructed of timber boards. The only window in the room is located in the centre of the east wall and is a three pane timber casement.

The dining room is 4.7 metres long by 4.4 metres wide. It has a high ceiling, which is partially raking and is constructed of lathe and plaster. A chimneybreast at the east end of the room projects forward, with the original timber mantle shelf supported on brackets. A timber cabinet built into the alcove at the south side of the fireplace is also original. Fenestration consists of a narrow window at the west end of the south wall (this window was originally a doorway and was converted to the existing window in 1931 when the house was renovated by Roderick

Wellstead) and a three pane timber casement window on the north wall. Four varnished timber steps at the west end of the dining room lead up to a small bedroom (the governess' room) and a door on the north side of the fireplace leads into a small bedroom.

The governess's room is 3.5 metres long and 2.4 metres wide. Raised approximately 700 mm from the dining room, there is a small timber casement window on the south wall. The door is constructed of timber boards.

The small bedroom to the east of the dining room is 4.3 metres long and 2.7 metres wide. This room has timber floorboards, and a timber board ceiling supported on exposed ceiling joists. A ship's companionway that was located in the room to provide access to the small bedroom located in the roof space has been removed. The timber window on the east wall has a single sheet of glazing. This window was installed in 1970 to replace the original window which was identical to the one on the north wall. A window on the north wall is a 12 light sash window, which is the only original window in the building.

An original verandah to the west of the living room is likely to have contained a kitchen. This verandah was eventually enclosed. In 1970, the verandah was extended and rebuilt to contain the present kitchen and dining room with a bedroom constructed behind the governess's room, on the south-west corner of the building. An entrance hall and study project forward from the main plane of the extension. A bathroom, toilet and laundry to the north of the kitchen project beyond the plane of the original north wall of the building, as they had from the early history of the house.

The main bedroom, located in the roof space over the living room, is accessed by the steep ship's companionway, at the head of which a timber board door opens into the bedroom. The bedroom walls are dwarf, and the ceiling, which reflects the moderate to steep pitch of the roof, is lined with varnished teak boards. A dormer window in the eastern plane of the roof provides the only fenestration. Initially there were views to the ocean from this window and Ann Wellstead, wife of John Wellstead the elder, watched for ships arriving at Bremer Bay.

#### **'Mount Joy' (Top House) 1884**

'Mount Joy' is located at the top of the slope, on Lot 401. A driveway on a separate narrow title leads up the hill between Lots 400 and 7.

'Mount Joy' is a single store granite house with a corrugated iron gable roof in the Victorian Georgian style. The granite is laid in random rubble with squared quoining in a softer red stone to the windows, doors, corners, parapet cappings and chimneys. The front elevation faces north and has a central front door with a nine light window on either side. The two side walls are parapet gables each with a chimney rising from the apex of the gable.

The front section of the building had started to subside, causing cracking in the side walls. The house was uninhabited for a period and a large portion of the roof sheeting had blown off in a cyclone, resulting in the loss of much of the interior fabric including ceilings, floors and trims. Most of the doors and windows were lost, as were the fire surrounds and mantle shelves. The front verandah, which had been an early addition to the building, was no longer extant.

In 1988, the owners, John Wellstead, (Max Wellstead's cousin) and his wife, Pat, began the process of restoration, which was completed in 1998. They have occupied the place since that date.



The verandah was reconstructed to its present form, approximately 2.5 metres deep and spanning the width of the north (front) façade. The verandah roof is separated from the main roof and supported on six timber posts. The verandah floor is raised from the adjacent ground level behind a random rubble granite retaining wall. Early timber railings, shown on photographs, are no longer extant.

The two side walls are gable parapets, each with a chimney at the apex. There is a third chimney on the south plane of the roof over the kitchen fireplace.

The internal layout of the building consists of a narrow central entrance corridor with a medium sized room on either side. The corridor leads through to a medium sized kitchen, which has a room on either side at the south-east and south-west corners of the building.

Floors and skirtings are painted, walls plastered and painted, ceilings are high and are generally plaster board, although the two rear corner rooms may retain some original lathe and plaster. There are no cornices, apart from the reception room to the north-west corner, which are contemporary coved plaster. The two front rooms and the kitchen all have fireplaces with a varnished timber surround and mantle shelf. The windows are nine pane pivoting windows and are all reconstructions, apart from the window at the east side of the south wall, which is original, and on which the others are modelled. Doors are four panel timber with moulding around the panels and painted architraves.

The steel ties, which were introduced during the restoration works, are visible in the two rear corner rooms. In the two front rooms they have been hidden by introduced cabinetwork.

Cabinetwork has also been introduced to the south wall of the kitchen.

Artefacts of significance in 'Mount Joy' include an early watercolour of the homestead group painted by Charlotte Taylor, and a large coloured commemorative certificate of the Colonial and Indian Exhibition, held in London in 1886, presented to John Wellstead, both of which are framed and mounted in the front hall.

A well to the east of the house is original, but has been covered over with steel roof sheeting. The remains of an early orchard are extant to the east.

Other early outbuildings are no longer extant. A corrugated galvanized steel shed to the rear was erected in the late 1980s, to provide accommodation during the restoration of the homestead, on the site of an earlier structure timber and iron building, which was in poor condition and was demolished.

### **Girls' Room (fmr. sheep pen)**

The Girls' Room was originally constructed as a sheep pen with granite walls approximately one metre high. The wall height was raised and a rectangular room, approximately 3.5 metres wide and 5 metres long, was created in the 1860s, to provide additional accommodation for the girls of the large family. Internally the ceiling is partially raking. This space has a timber board door and a casement window, both on the east wall. The floor is timber, walls plastered and the ceiling has been re-lined with plasterboard with a coved cornice. Around 1950, the second sheep pen was converted to provide a room to the north side of the building to house the electrical plant. The north gable wall is lined with fibre cement weatherboards at its apex, and there is a timber casement window on the

west wall to the former electrical room. The roof is clad in corrugated galvanised steel roof sheeting.

A low granite wall to the north of the gable is part of the original sheep pen.

Around 1984, a small gable wing constructed of fibre cement sheeting was added to the east side of the Girls' Room to provide a kitchen/dining area and bathroom /laundry for self-contained accommodation.

### **Boys' Room (c. 1870s)**

The Boys' Room, which was damaged by earthquakes and Cyclone Alby, is located above the Main Homestead House and is a small granite structure with a steeply pitched gable roof clad in galvanised corrugated iron, replacing the original shingle roof. Each gable end contains a projecting chimney. The (present, 2007) front elevation, which faces north-west, has a shallow pitched broken back verandah paved with granite slabs. The original verandah, while still broken backed, had a steeply pitched shingled roof, as shown in early photographs. The front door is central and is flanked by two windows. At the rear (east) a projecting bathroom has been added to the central portion of the façade and a small verandah constructed behind a retaining wall at the north end. Access to the bathroom is external off the verandah.

Internally, the original large open space of approximately 5 metres deep by 8 metres long was divided by a plasterboard partition wall into two equal spaces in the late 20th century, to provide a kitchen at the north end and a bedroom to the south. The walls are plastered, ceilings are high and partially raking with what appears to be plasterboard on top of exposed varnished timber rafters and collar ties. A stove has been set into the northern fireplace and kitchen cabinetry wraps around the north-east corner.

### **Workshops Building (blacksmith's shop, carpenter's shop 1850s, and saddlery/harness room, 1884)**

The workshops building is a simple rectangular single storey granite building with a steeply pitched corrugated iron roof, which is gabled at its east end and hipped at its west end. There is a granite chimney on the northern slope of the roof at the east end, next to the gable. The building was constructed in two stages, with the blacksmith's and carpenter's shops constructed first, between 1855 and 1858, around the same period as the sheep pens and the limekiln, and the saddlery/harness room added onto the south-west end in 1884. The first two shops were originally shingle roofed, while the later shop was iron roofed. The front (south-east) façade of the original two rooms is symmetrical, with two ledged and braced doors in the centre and a small window on either side. The saddlery/harness room only has a door onto the front wall, the floor is higher, and the roof over is hipped.

Internally the workshops building is three metres deep and is divided into three rooms, each with its own external access door. The eastern room (Blacksmith's Shop) is paved with its original granite flagstone floor. The central room (Carpenter's workshop) has compacted lime floors. The saddle room was cemented in 1990, prior to that it was an earth floor. Walls are random rubble granite, and there are no ceilings, only the underside of the roof which pitches steeply off approximately 2.7 metres. There are three timber boarded doors on the south (front) façade. Each door has a distinctive homemade timber Wellstead latch. Windows are filled with timber boarded shutters.

The eastern room is the blacksmith's shop, which is six metres long and has a large fireplace on the eastern wall. The door is located at the west end of the south wall and there is a small window with a timber shutter in the centre of the south wall. There are two benches, one in the north-west corner and one behind the door. The wall adjacent to the fireplace and the west wall are lined with a large number of tools dating from the early development of the property. Other artefacts are the original bellows, as large as an adult, constructed of elephant hide, which never dries out as opposed to a cowhide bellows adjacent, which requires oiling. A large number of artefacts relating to the blacksmith's operations at the place are displayed in this room.

The central room is the carpenter's shop, which is approximately five metres long. The entrance door is located at the east end of the south wall, and there is a shuttered window in each of the long walls. A timber bench runs along the western end of the north wall. The room is lined with a large number of carpenter's tools and implements, including casts for moulding the architraves and skirtings etc., which are mounted next to the door on the south wall. A couple of barrels used for storing butter, which were made in the carpenter's shop and used by the Wellsteads, are also displayed in this room.

The saddlery/harness room at the west end of the workshop building, added on to the original building in 1884, is over six metres long, with two timber board doors, one at the east end of the south wall and one in the centre of the north wall. There is a window in the end (west) wall. A considerable number of artefacts that were used in the manufacture, repair and maintenance of saddlery and harness equipment are on display, together with numerous items made in this shop and used at *Wellsteads' Homestead Group*.

### **Wool Barn And Shearing Shed**

The wool barn and shearing shed, located at the lower end of the slope and the westernmost structure of the group, is large (over 30 metres long and 6 metres deep) and was constructed in four stages. The first section of the timber shearing shed was constructed c. 1875, then the granite wool barn with four metre high granite walls (the westernmost section of these structures) was constructed in 1878. It contained a large Kurtzer wool press, which was sold in 1956 to a furniture maker. An addition to the shearing shed was constructed to the east using melaleuca uprights with a mix of vertical and horizontal timber cladding and a shingled roof. In 1915, the roof of the central section was raised to the level of the stone section and the roof clad with corrugated galvanised iron. An engine room constructed of jarrah weatherboards with a skillion roof was added to the north face of the building in 1915.

The present (2006-07) roof is clad in corrugated iron and has a hipped form at the west end and gabled at the east. The sheeting over the higher section is rusting. The roof of the shearing section and the machine room has recently been re-sheeted with corrugated roof sheeting. Evidence of the earlier shingled roof has been retained.

A door on the south wall of the granite section is constructed of the wide timber boards salvaged from ships, which are a feature of the property. The main entrance to the barn is through a large opening in the south wall of the 4 metre high jarrah weatherboard wall, directly adjacent to the granite. There is a vertically proportioned 6 light window over the large opening and two smaller

openings to the east. A window on the north wall of the granite section has a thick timber lintel and frame, but the glazing is missing.

Internal wall surfaces are unlined granite and the exposed underside of the jarrah weatherboard. The roof structure of the granite section is simple with the sheeting spanning two battens on widely spaced (1200 mm) timber rafters. Two beams span between the plates to tie the long walls. The roof over the higher weatherboard section is supported by four unusual and elaborate Oregon trusses tied back to the lower wall with brackets.

The floor of the high barn is constructed of 150 mm teak. The floor of the shearing shed is raised by 300 mm from the floor of the main barn and lined with timber battens to allow sheep excrement to fall through. Sections of these battens are missing. The roof over the shearing section pitches off 2.1m.

The barn and shearing shed contain a large number of artefacts associated with the place from its the early development, including the fleecing table and the 1917 Lister shearing plant.

### **Sheep Dip**

The sheep dip is located to the south of the shearing section with the sheep runs in front of the high jarrah section of barn. A platform of slotted battens to the east of the dip fed the sheep into the shearing shed. The dip itself is constructed of concrete with the runs constructed of timber posts. The concrete may overlay the stone used in the 1940s. The Meckering Earthquake cracked the bottom of the dip. It remains in this condition and no longer holds water.

The timber fencing and platform are in poor condition with no horizontal railings in situ and many of the uprights requiring attention.

### **Stables**

The stables are located up the slope to the south-west of the Main Homestead House. The building largely retains its original form, which is that of a long narrow single storey granite building set into the hillside. The rear (south) and east walls are constructed of granite, with the rear (south) facade retaining approximately one metre of soil. The front (north) façade is open and is divided into 6 bays by 5 undressed melaleuca poles. The roof is clad in colorbond custom orb roof sheeting and is gabled at the east end and hipped at the west. A corrugated iron wall has been introduced to partition off the bay at the west end and a projecting shallow roofed skillion section has been introduced in front of this bay.

Internally, the roof pitches off the granite walls at the rear and is supported on dressed timber rafters and battens with ties spanning off each post. The floor is gravel.

A number of early timber wheel carts are stored in the stables.

### **Dairy Site**

The dairy was located to the south-west of the Main Homestead House and below the stables. The early painting shows a generous area defined by horizontal timber rail fencing with a smaller area fenced off to the south.

A corrugated iron gable shed flanked by skillion additions has been constructed on the west end of the dairy site, in front of the west end of the front façade of the

stables. A narrow brick gable roofed garage has been constructed directly adjacent to the west side of this shed.

### **John's Cottage (reconstruction on original site),**

John's Cottage was the first building on the site and is a simple rectangular one room gable building with a fireplace and large square chimney projecting from the east wall. The original building was constructed of granite on three sides and wattle and daub on the fourth side, and was reconstructed in the 1990s. Although largely authentically reproduced from Max Wellstead's memory, much of the original stone had been removed to construct the sheep dip. The original window, which was in fact a shutter was lost, while the original door had been stored under the chaff room floor and reinstalled into the building, complete with original handle, when reconstructed in 1996. New granite was sourced from the property and a second hand double hung timber sash window was introduced. A new door was made from timber boards. Internally, the space has an internal width of 4.2 and depth of 3.8 metres. The internal face of the walls is unlined granite and the medium to steeply pitched roof is also unlined. A fireplace located in the east wall is flush with the internal plane of the wall. The original door and inscription over the fireplace have been reinstated into the building.

### **Saw Pit**

The saw pit is located to the north-east of the barn and is a sandy depression in the grass approximately 100 metres to the north-east of the barn.

### **Well and Additional Well Site**

The wells are located in the meadow in the valley floor to the north-east of the Main Homestead House. The earliest well located towards the centre of the meadow, has been boarded over. The other well, which is located close to the road, has been covered with a pyramid of horizontal logs.

### **Orchards, Vegetable Garden, and Other Significant Plantings**

The orchards and vegetable garden at the bottom of the slope below the Main Homestead House remain in their original locations and the mulberry tree, planted in 1882, remains from the early fruit trees. The fig trees adjacent to the driveway at the north-east of the Main Homestead House were also early plantings and were located close to the privy for their laxative effect. The peppermint tree outside the Museum also remains from the original development of the place.

### **Lime Kiln (reconstruction on original site)**

The lime kiln is located adjacent to the driveway directly below the Main Homestead House. It is constructed of granite and is approximately two metres high with a circular shape and a small door on its north-eastern face. The lime kiln has required some conservation works and has been partially reconstructed.

### **Mill Site**

The remains of the original mill are located 100 metres to the east of John's Cottage.

## Graves

Two lonely graves are located at *Wellsteads' Homestead Group*. These were not inspected on the site visit. Subsequent photos show brass plaques of recent date attached to medium sized granite boulders mark the graves of Barbara Amelia Wellstead, the 12 year old second child and daughter of John and Anne who died in 1870, and George Bremer Wellstead, the three month old son of John and Bridget, who died in 1891.

## Museum Collection and Other Artefacts

The museum collection is located in a large shed, and associated sheds, in the valley floor. The main shed was relocated from Wagin, where it was originally the Railway Goods Shed. The property, because of its isolation, has had to be as self-sufficient as possible and a large proportion of the tools and implements were well looked after and retained in situ. Even when they were superseded, they were retained and stored on site. Therefore the collection consists of a large number of artefacts, most of which were originally used on the property, and a large number of these date from the early development of the property. A small number of items have been acquired that were identical or similar to items which were originally on the property but are now located elsewhere. The artefacts include a wide range of farming and household implements and tools, personal possessions of the members of the first family and the subsequent generations of the Wellstead family, and motor vehicles, some of which were directly associated with the place and others acquired by Max Wellstead, who had an interest in this area. The collection also includes early machinery and vehicles, including some from the period of horse drawn transport.

A large number of tools relating to the work of the blacksmith, carpenter and saddler are displayed in the respective workshops and a number of carts and other implements are located around the group, particularly near the barn.

The Main Homestead House contains a number of significant artefacts including John Wellstead's original rosewood marriage bed and an inlaid writing desk that is known to have belonged to John Wellstead (the Younger) and is likely to have belonged to his father (the Elder).

'Mount Joy' contains two significant pictures, one by Charlotte Taylor showing *Wellsteads' Homestead Group* in the 1880s, and a large brightly coloured Commemorative Certificate of the Colonial and Indian Exhibition, held in London in 1886, inscribed to John Wellstead.

## Other Structures

Other structures that are considered to have little significance are:

- The museum, a relocated Goods Shed from Wagin, which may have some significance in the development of railway facilities at Wagin
- Two sheds near the Museum
- Shed and garage on site of former dairy below stables
- Shed to rear of Mt. Joy

## 13.3 COMPARATIVE INFORMATION

The HCWA database lists 115 homesteads constructed before 1860, of which 35 are registered. Only six of the 115 are located in the Great Southern Region, and

of these (P00032) Strawberry Hill Farm & Gardens, Albany, is the only one entered on the Register of Heritage Places. John Wellstead would have been familiar with this place, which was built by Sir Richard Spencer (a fellow soldier), comprising pisé construction workmen's accommodation (1833) and a two-storey granite farmhouse in the Victorian Georgian style (1836). In the early 21st century, Strawberry Hill Farm & Gardens is not as extensive as *Wellsteads' Homestead Group*, and, while the orchard is extant, and includes some original and early plantings, much of the farm's context has been lost as suburbs developed around it in the 20th century.

Another homestead of particular interest is P00081 Cape Riche Homestead, located 60 km east of *Wellsteads' Homestead Group*, which was designed and built by Alexander Moir between 1850 and 1860, the same period in which Wellstead was developing *Wellsteads' Homestead Group*. The Cape Riche Homestead is an extensive group of early spongelite (local stone) buildings, which continue in the ownership and occupation of the Moir family, and therefore may retain some original artefacts, as does *Wellsteads' Homestead Group*, after more than 150 years in the original family. The Cape Riche Homestead group is not entered on the Register of Heritage Places but may be worthy of future assessment, as is a nearby stone wool barn located on the point at Cape Riche.

The other five comparative places in the Great Southern region are P01247 Jerramungup Homestead and Barn, which comprise two buildings constructed in stone that are not as extensive as *Wellsteads' Homestead Group*; P04604 Quartermaine's House at Katanning, which is a single house with a grave; P02694 Wagin Homestead at Arthur River; and P06503 Yeriminup Homestead ruins at Cranbrook, built of hand made bricks for the Egerton-Warburton family in 1857. The quartzite homestead (1858) and wool barn (1870s) at P01249 Quaalup Homestead Group (under assessment for RHP in 2006-07), built when John Wellstead was operating the place as an out-station to *Wellsteads' Homestead Group*, were part of a smaller complex of buildings, reflecting its role under the Wellsteads and subsequently under the Hassells, who likewise used it as an out-station for Jerramungup.

A number of homestead groups dating from pre-1860 or earlier, have been entered on the Register, some of which are now part of the wider metropolitan area, including P02495 *Oakover*, P02494 *Spring Park*, and P01132 *Maddington Homestead*, where the homesteads are of brick construction.

Six extensive homestead groups outside the metropolitan area have been entered on the Register:

P02867 *Balladong Farm Group*, the first farm in the Avon Valley.

P02893 *Bridge House & Grounds*, in the Old Colonial Georgian design style, is an extensive group of brick stone and timber buildings dating from 1850, although the farm itself was established in 1831.

P01843 *Buckland Homestead and Farm Buildings* is also an extensive group of single and double storey buildings in this design style, constructed in stone between 1840 and 1874.

P01763 *Old Blythewood* at Pinjarra, a Flemish bond brick complex in the same style, was built between 1856 and 1861.

P03271 *Oakabella* at Northampton, was constructed of stone in the 1860s.

P03522 *Slater Homestead* at Goomalling was constructed in stone between 1856-89.

P03268 *Walebing*, on the Great Northern Highway at Walebing, is a homestead group of local granite buildings, built for the Lefroy family between 1848-80, which continues in the family's ownership.

P00381 *Forrest Homestead* at Picton also continues in family ownership, but comprises only a single house, which has been substantially altered.

Most homestead groups on the Register dating from pre-1860 are less extensive than *Wellsteads' Homestead Group*, few have remained in the same family ownership throughout their history, and only a small number are known to retain original and early artefacts.

The HCWA database includes a small number of homestead groups developed in the Great Southern and South-East regions from the 1860s, of which Martinup Homestead (1863) at Gnowangerup, and Glen Lossie (1864) at Kojonup, may be as extensive as *Wellsteads' Homestead Group*. In the South-East region, Dempster House (fmr), at Esperance (assessed for RHP in 2006), a single storey (white-washed) stone and iron residence in the Victorian Regency design style, which has been restored, differs in style to the homesteads at *Wellsteads' Homestead Group*, and is of later date than the Main Homestead House, and has lost the farm buildings that were part of the Dempsters' substantial pastoral enterprise at the place in the 19th century.<sup>136</sup>

In conclusion, *Wellsteads' Homestead Group* appears to be one of three extensive intact stone homestead groups (with Walebing and Cape Riche) at which construction commenced before 1860, which remain in the ownership of the original family and retain a large proportion of original artefacts associated with the place.

#### 13.4 KEY REFERENCES

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#### 13.5 FURTHER RESEARCH

Further research in records held at the State Records Office and Battye Library, and in family records held by descendants of John and Ann Wellstead, may yield additional information about the place.

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<sup>136</sup> Draft Assessment, Dempster House, HCWA Place No. 00822.