



**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)

- 2.5 Promoting settlement
- 3.5 Developing primary production
- 3.9 Farming for commercial profit
- 3.11 Altering the environment
- 4.6 Remembering significant phases in the development of settlements, towns and cities
- 5.8 Working on the land
- 8.12 Living in and around Australian homes
- 8.14 Living in the country and rural settlements

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation and subdivision
- 106 Workers
- 107 Settlements
- 301 Grazing, pastoralism and dairying
- 306 Domestic activities
- 602 Early settlers

11.1 AESTHETIC VALUE *

The stone, brick and corrugated iron stables (c.1860-70s) is a well-proportioned and well-built rural vernacular building with intrinsic aesthetic value. (Criterion 1.1)

The buildings and their associated setting extending from the river to the levee and beyond, including stands of Olive Trees, a mature Oak and Cape Lilac, is a typical segment containing all of the elements of the progressive linear landscape of the Swan Valley highly valued by Western Australians. The collection of buildings, spaces around and between buildings, and mature trees have a bucolic elegance reminiscent of its British origins. (Criteria 1.3 & 1.4)

11.2. HISTORIC VALUE

* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, North, Ryde NSW, Angus & Robertson 1989.

From January 1835, Oakover has been continuously associated with working property. The uses of the surrounding land and the buildings have evolved over more than 170 years, reflecting significant changes in the Swan Valley, and some of the pre-1850 plantings survive in the present day, in particular the mature Olive Trees, the Oak, and the Cape Lilac. The maintenance of the traditional layout of the farm complex and the continued use of portions of the adjacent property for vine growing for wine production over more than 160 years is significant. (Criterion 2.1)

Swan Location 10 was one of the first rural grants at the Swan, and among the first in the State, and the first improvements in the vicinity were made in 1829-30, the first year of European settlement in Western Australia. From at least 1834, agriculture has been practiced on the property surrounding the place, and its development through the 19th and 20th centuries reflects the various phases in the development of agriculture and especially viticulture in the State and in the Swan Valley in particular, as the place is associated with some of the earliest vineyard plantings of wine grape vines in Western Australia and with early wine-making, commercial sales and export. The property continues to supply fruit to the industry, thus maintaining its association with the industry. (Criterion 2.2)

Oakover is associated with Ensign D.H. MacLeod of the 63rd Regiment; Ensign Robert Dale, known for his exploration work in finding a way through the Darling Scarp and later to York, who is commemorated in Dale Road, Middle Swan; Samuel Moore, who named the place *Oakover*, a well-known businessman and one of the few experienced farmers in the Swan River Colony; William Dalgety Moore Snr., a successful merchant and entrepreneur; William Dalgety Moore Jnr., who returned to the place to live and work in the pre-World War I period; and, the Ferguson family, who expanded their holding from the adjoining vineyard property of *Houghton*, including Donald Ferguson, MBE, long time member of the Swan Roads Board and the first Freeman of the Shire. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

Oakover's low soil disturbance rate since the mid 1840s suggests that the archaeological sites recorded probably represent a small percentage of the available subsurface material remains. The potential therefore to yield further information about Western Australia's early cultural history and agricultural development through the archaeological record is high. (Criterion 3.2)

11. 4. SOCIAL VALUE

Oakover is valued by the community of Swan and the wider community of Western Australia for social and cultural reasons, as evidenced by its entry in the Register of the National Estate, Classification by the National Trust of Australia (WA), and inclusion in the Municipal Heritage Inventory of the City of Swan. (Criterion 4.1)

Oakover contributes to the community's sense of place for its association with one of the first established rural properties on the upper reaches of the Swan River, whose connections with the pioneering families of the region and the development of viticulture in the State continue to the present day. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

12.2 REPRESENTATIVENESS

The buildings comprising *Oakover* are a relatively intact demonstration of homestead for a working vineyard, the various elements each providing a demonstration of vernacular farm building construction pertinent to their respective provenance. (Criterion 6.2)

12.3 CONDITION

Overall, *Oakover* is in good condition. As the property is still a working farm, the priority for maintenance of the farm improvements is shared with other necessities and responsibilities. The present (2007) owners are aware of the heritage values of the homestead and are trying to ensure the condition of the buildings and landscape is at least stabilised. The non-invasive past activities at *Oakover* suggest that much undisturbed archaeological material is still present.

12.4 INTEGRITY

The original intention of Samuel Moore is visible and apparent, the intentions of the Ferguson family since 1920 are virtually intact. *Oakover* has a high degree of integrity.

12.5 AUTHENTICITY

The property has remained in the same family associations, and the main improvements have been little altered since the 1920s. The buildings at *Oakover* have evolved through time and there is much authentic underlying fabric. Successive layers of improvements are an important part of the story of *Oakover*. Many of the archaeological sites remain undisturbed and suffer only from gradual attrition. The authenticity of *Oakover* remains high.

13. SUPPORTING EVIDENCE

The documentary and physical evidence has been compiled by David Kelsall and John Pidgeon, Architects. Further research and referencing of sources in the documentary evidence has been carried out by Natasha Georgiou BA. In 2004, the documentary evidence was updated by Robin Chinnery, historian, physical evidence by Philip Griffiths, Architect, incorporating archaeological evidence by Shane Burke, archaeologist, and amendments by HCWA staff and the Register Committee.

13.1 DOCUMENTARY EVIDENCE

Oakover comprises a farm complex with a barn (c.1850s), homestead (c.1860s, c.1880s, 1921), stables (c.1860-70s), and loft/case shed (c.1900) and associated plantings including a mature Oak by the homestead, Olive Trees, and mature Cape Lilac by the stables, a well (1835-36) and an artefact scatter.

For ease of reading, the place is referred to as *Oakover* throughout the documentary evidence, however the registered curtilage refers only to the buildings, one well and one artefact scatter, not the entire property known as *Oakover*.¹

In March 1827, Captain Stirling explored the Swan River including the area later named Guildford, after his home place in England. He noted the fertile soils of the Upper Swan. In June 1829, he returned to establish the Swan River Colony.²

In late September 1829, Captain Stirling and Surveyor General Roe travelled to the head of the Swan River above Guildford with a group of European settlers to whom permission had been given to select land. These were the first rural grants in the Colony. Most of those who obtained these grants were notable men in the young Colony, whilst a few were wealthy absentee investors.³ Most of the original grants, known as 'ribbon grants' from their elongated form, were between six and 18 miles long, running from the fertile alluvial land by the river. In 1829, the boundaries of the grants were marked by carving incisions on trees at the riverbank, and the grantees left to survey the other boundaries. No complete survey of the grants along the Swan and Helena Rivers was undertaken until the early 1840s. The grantees were required to fulfill location duties requiring the expenditure of 1s 6d on permanent improvements to the satisfaction of the Government before receiving freehold title to their grants.⁴

In 1829, the town of Guildford was laid out. By late 1829, vast tracts of land had been selected in the Guildford-Swan area, and some of the European settlers had moved to their selections.⁵

1 The assessment of this place originally encompassed the entire property known as *Oakover*. It captured additional archaeological sites that are no longer within the registered curtilage. For ease of reading the documentation has been left to refer to "*Oakover*" as the entire property, not just the portion that is proposed for registration.

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

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

4 Bourke, Michael J. *op. cit.*, pp. 31-32, and p. 155.

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

By November 1830, there were 'several very respectable persons settled' in the Swan district.⁶ From 1830-31, a number of the original 1829 rural land grants were transferred to other European settlers. Frequently half of the grant was transferred to a new settler on condition that he perform the location duties in order to secure the whole. Portions of some grants were leased to tenant farmers, but not all records of such arrangements have survived.⁷ Swan Location 10 (1920 acres) had been assigned to Ensign Donald Hume MacLeod, on a date unknown⁸. Whilst no record of the original assignment appears to have survived, it is probable that it was amongst the grants made in September 1829, as MacLeod had arrived at the Colony with the 63rd Regiment per *Sulphur* on 8 June 1829.⁹ In March 1830, MacLeod personally requested Governor Stirling that he be allowed to surrender Swan Location 10 in exchange for a grant in the district where he expected to reside, i.e. in Sussex,¹⁰ as he was being sent to Augusta in charge of a detachment from his regiment.¹¹ This was granted following his formal written request, and, on 20 October 1830, Swan Location 10, in fee simple was transferred to Ensign Robert Dale.¹² As the property was transferred in fee simple to Dale, MacLeod must have effected sufficient permanent improvements to meet the Government's aforementioned conditions, a most noteworthy achievement in the 1830s when many settlers struggled to meet their location duties. To date, no record of the improvements has been found.

Dale's exploration work in finding a way through the Darling Scarp and later to York was important in the development of the young colony. He is commemorated in the naming of Dale Road, Middle Swan. When his regiment departed for India, Dale left the Colony. Swan Location 10, situated on the left bank of the Swan between *Herne Hill* and *Houghton*, was transferred to Samuel Moore for £200, per Memorial 1/422 dated 10 February 1835.¹³ Evidently, Samuel Moore had taken over the property prior to this date, as George Fletcher Moore expressed the view, in September 1834, that his brother 'had no intention of building on his own land while he could live comfortably in his brother's house'.¹⁴ Samuel and Dora's house was built overlooking the river at Swan Location 10, and they took up residence there on 21 January 1835.¹⁵ Samuel Moore named the place *Oakover*, after 'one of the old Moore houses in Ireland', *The Oaks*.¹⁶

Samuel Joseph Moore (b. 1803, Ireland) had been involved in glass manufacturing in Ireland from 1823, which failed due to heavy duties on Irish glass. A freeman of the City of Londonderry (1827), Samuel began trading there

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

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

8 Bourke, Michael J, *op. cit.*, Appendix 1.

9 Erickson, Rica (Ed.) *The Bicentennial Dictionary of Western Australians pre-1829-1888* (University of Western Australia Press, Nedlands, 1988) p. 2018.

10 D. MacLeod to J. S. Roe, SROWA SDUR M1/40.

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

12 Ogle, Nathaniel, *The Colony of Western Australia*, (fasc. Ed., London, 1977), Appendix XIV, p. lviii.

13 *Memorial*, 1/422.

14 Moore, Richard K. *The Moores of Derry and Oakover* Perth, 2003, p. 45.

15 Telephone conversation, Dr. Richard K. Moore with Robin Chinnery, 10 February 2004; and Transcript of entries in George Fletcher Moore's 'Diary of Ten Years of an Early Settler' Battye Library MN 109 Acc. 11151A Item 15 on microfilm, 1833-35.

16 'Reminiscences of Mrs. E. Moore' Private Archives Battye Library MN 298 Acc. 565A Item 7, p. 20.

in farm produce.¹⁷ His brother, George Fletcher Moore, a lawyer, had arrived at the Swan River Colony in October 1829, and was granted land at the Avon and the Swan. He was appointed Commissioner of the Court in 1832, Advocate General from 1834 to 1846, and served as a member of the Legislative and Legislative Assembly and Executive Council,¹⁸ who became well known outside the Colony through publication of *Extracts from the Letters and Journals of George Fletcher Moore Esq., now filling a judicial office at the Swan River Settlement. Diary of Ten Years' Eventful Life of an Early Settler in Western Australia* published in 1834. It was re-published in 1881-82, in Western Australia in serial form in the newspaper, and reprinted in England as *Diary of Ten Years of an Early Settler in Western Australia* in 1884, with a facsimile edition published in 1978. It remains one of the best-known and most informative accounts of life in the Swan River Colony in its first decade.

Samuel Moore came to the Swan River Colony following his brother's favourable reports of prospects there.¹⁹ George Fletcher Moore recognised the attributes Samuel would bring to such an enterprise, when he wrote 'Samuel [who] is adapted for this in some respects as in carpentering, contrivance, and gardening, all of which he could indulge to the full'.²⁰ In April 1834, Samuel and his wife Dora, nee Dalgety (b. 1808, m. October 1833, d. 1877) arrived on the *Quebec Trader*.²¹ For some months, they stayed with George Fletcher Moore on the Swan. From the mid-1830s, to his death in early July 1849, Samuel Moore came to own land on the Swan, in the Leschenault district, and town lots in Perth and Fremantle. Known as 'a progressive agriculturalist' and 'business man', he owned stores and importing agencies in Fremantle, and had his own river barges to convey goods from Fremantle to Perth and Guildford, returning with produce from the Swan and the hinterland.²² He was Chairman of the Western Australian Bank in its foundation year, 1841, Director of the Agricultural Society, a member of the Legislative Committee, a committee member of both the Western Australian Mining Company and a steamship company. In 1841, he leased Garden Island, and the Guildford Steam Mill in 1844.²³

In February 1835, Samuel Moore added to his property at the Swan when he purchased half of W.L. Brockman's first grant, Swan Location 9, known as 'Herne Hill', for £100.²⁴ In 1835-37, Samuel Moore continued his business interests in Fremantle and Perth, and commenced development of *Oakover*.²⁵ In Ireland, his life, and that of his and his father, 'had a dual focus on farming and merchandising', a pattern which Samuel continued in the Colony, and which would also be followed by two of his sons.²⁶

On 30 August 1835, Samuel and Dora Moore's first child was born at *Oakover*. Named William Dalgety, his second given name was Dora's maiden name, a

17 Moore, Richard K. *The Moores of Derry and Oakover* (Perth, 2003) pp. 40-42.

18 Moore, George Fletcher *Diary of Ten Years* (M. Wallbrook, London, 1884, Fasc. Ed. University of Western Australia Press, Nedlands, 1978) Introduction.

19 Bourke Michael J., op. cit., p. 84.

20 George Fletcher Moore, 31 March 1831, quoted in Moore, Richard K. op. cit., p. 42.

21 Moore, Richard K. *ibid.*, pp. 42-43.

22 Erickson, Rica (Ed.) op. cit., p. 2218; and Moore, Richard K. op. cit., p. 52.

23 *ibid.*

24 *Memorial*, 1/284.

25 1837 Census in Bourke, Michael *On the Swan*, p.113.

26 Moore, Richard K. op. cit., p. 52.

common practice in the 19th century.²⁷ *Oakover* was the Moore family's principal residence, where their children were born and reared. The place continues to be valued by Samuel and Dora Moore's descendants in the 21st century.²⁸

In 1836, Samuel Moore unsuccessfully petitioned for a free grant of land, on the basis that he had been unable to accompany his brother to the Colony due to the necessary winding up of his glass manufacturing business in Ireland. In 1836, he purchased Location I on the west bank of the Swan, which he named *West Oakover*. Subsequently, some of his workers lived there.²⁹ To traverse the river, some 50-60 yards wide at this point, 'sort of large box' tied to both banks was employed.³⁰

Samuel Moore kept a comprehensive Farm Journal until a short while before his death in July 1849. It provides invaluable information about his farming activities, but because the paddock numbers he allocated did not remain the same, but changed from year to year, it is not possible to determine precise changes in use of each paddock.³¹ The Farm Journal informs scientific research, including archaeological investigation, which has the potential to provide significant information about farming practices in the early colonial period in Western Australia.³² In 1836, the Journal included a sketch, although not to scale, showing a kitchen building, with a scullery and oven, and a plaster roof, the location of the two wells, various rows of plantings, and one particular tree, whose species is not shown, but which clearly was significant as it is circled.³³ Its location in relation to the well corresponds with that of the oak tree, which is extant in 2004. A plan shows the lay out of the garden, and its location on the ground in front of the house, and the various plantings.³⁴ In 1837, a plan of the farm at *Oakover* shows the arrangement of the paddocks in that year, and the location of the homestead with the home garden in front of the ground which slopes down to the river.³⁵ These plans, and those of the period 1839-1849, demonstrate how Moore was farming his land, and the uses of different areas in different years.

In common with other European settlers at the Swan, Samuel Moore experimented with various crops to determine which were best suited to the area. He rented the more fertile land on the flood plain at Swan Location 14 in 1837, and Swan Location 12 in 1839, prior to beginning to use the less fertile red alluviums on his own land from 1839.³⁶ In 1836-38, wheat was the most common crop at *Oakover* and *West Oakover*.³⁷

27 Moore, Richard K. op. cit., p. 45. Note: The birth date was given as 1834, in Erickson, Rica (Ed.) op. cit. pp. 2218-2219.

28 Moore, Richard K. *ibid*, pp. 47-59; and telephone conversations with Robin Chinnery, 2003-04. Note: From c. 1843, the family generally spent about three months at Fremantle during hottest summer months. (*ibid*, p. 47.)

29 *Memorial*, 1/423.

30 National Trust Exposition.

31 Burke, S. F. 'The Material Basis of the Settlement Process: the Historical Archaeology of the Swan district, Western Australia, 1827 to 1860' Unpublished Ph.D. Thesis, Centre for Archaeology, University of Western Australia, 2004.

32 For more detailed information about Samuel Moore's farming practices refer to *ibid*.

33 1836 Plan of *Oakover* Farm, in Samuel Moore Farm Journal 1835 to 1839.

34 1836 Plan of Farm in *ibid*.

35 1837 Plans of *Oakover* Farm, in Samuel Moore Farm Journal 1835 to 1839.

36 Burke, S. F. op. cit.

37 *ibid*, Table 5.2.

In 1838, Samuel Moore built a cellar beneath his homestead.³⁸ In 1838, carpenter Thomas Millard built a structure with split slab walls and a shingle roof at *Oakover*. Among other things, it accommodated a horse mill, operated by four horses. John Francis Byrne, a skilled mechanic, blacksmith, and engineer/smith, of Guildford, cast the brass bearings for the mill's axle cast, and later, after the tragic death of young Samuel Moore at the horse mill in 1846, he built a steam engine to power the mill.³⁹

In October 1840, the foundation of a kitchen was laid out at *Oakover*, and the mud walls of the building were constructed.⁴⁰ On 11 November, W. Wright began sinking a well, and in two days had gone about 18 ft in red sand. On 24 November, there was water in the well at 45 ft, and at 48 ft on 27 November, by which date 6,000 bricks had been used, and another 1,000 were required. The bricks were carted from Guildford,⁴¹ indicating a driveway had been constructed by this date.

In January 1841, entries in the Farm Journal recorded two carpenters 'at work laying floors', 'man at work building kitchen of rammed earth', and later in the month, carpenters 'at work ceiling room &c'.⁴² It is not known whether all the works related to the kitchen or whether were on another building. In February, work continued on the 'new kitchen'.⁴³ Other buildings at the place at this period included a clay roofed shed.⁴⁴ On 22 April, the kitchen 'fell... the ties having given way. The roof was of clay oiled'.⁴⁵

William Wade (b. 1824, Ireland, arr. per *Ganges* October, 1841)⁴⁶ described his first sight of the homestead at *Oakover* in 1841, 'a pleasant-looking house on a pleasant rise – a pretty picture'.⁴⁷ Appointed as storekeeper at *Oakover*, Wade's duties also included acting as Moore's secretary, assisting with maintenance and repairs to the buildings, and with farm work as required. Others employed and resident at the property included four farm workers, single men William Doak and James McNamara, and married men William Martin and James Miller, an Indian cook known as Sepoy, and a nursemaid, who had also arrived per *Ganges*, as had Doak,⁴⁸ who was at *Oakover* until after Samuel Moore's death in 1849.⁴⁹ The first two indentured Indian labourers had been brought to the Colony in 1829, and there were a small number of further attempts to import Indian labour in the 1830s and 1840s. Other Indian indentured servants sent to the Colony by the Calcutta magnate, Charles R. Prinsep, who were employed by Samuel Moore included Ramjan, a cook, and Ghopal, a herdsman, who was found hanging from

38 Samuel Moore Farm Journal, 1838.

39 Wade, William op. cit., Acc. 949A, pp. 73-74; and Samuel Moore's Farm Journal 25 April 1838 and 10 April 1841, cited in Burke, S. F. op. cit.

40 Samuel Moore Farm Journal, October 1840.

41 ibid, October-November 1840.

42 ibid, 12 to 22 January 1841.

43 ibid, February 1841.

44 ibid, 20 February 1841.

45 ibid, 24 April 1841.

46 Erickson, Rica (Ed.) op. cit., p. 3160.

47 'The Reminiscences of William Wade' in *Early Days RWAHS* Vol. VI, 1963, Pt. II, p. 18.

48 ibid, pp. 19-21.

49 Wade, William op. cit., Acc. 949A. Samuel Moore's Farm Journal 25 April 1838 and 10 April 1841, cited in Burke, S. F. op. cit.

a banksia tree at *Oakover* by young William and Fred Moore.⁵⁰ There was considerable fluidity in staff at *Oakover*, as elsewhere in the Colony, for primary production workers were in high demand. Samuel Moore offered accommodation to families and small plots of land for their own use, but still did not succeed in maintaining an experienced group of employees.⁵¹

In the early 1840s, there were 'a good many Aboriginals belonging to the Swan district', and with labour in short supply, some were employed as farm labourers, including at *Oakover* and *Millendon*.⁵² Among those at *Oakover* was Tommy Jetup, whose father had died at the property, and left his son to the care of the family.⁵³ From 1842, about 200 'Government Juvenile Immigrants' were brought from Parkhurst Prison on the Isle of Wight to work in the Colony.⁵⁴ Among them was Henry Towton (b. 1825, arr. per *Simon Taylor*, 20 August 1842, d. 1870) who was indentured as a farmhand to Moore at *Oakover* for five years from 4 October 1842.⁵⁵

Samuel Moore established an extensive variety of fruit trees and vegetables at *Oakover*, as detailed in his Farm Journals.⁵⁶ Under his direction, William Wade planted peach stones of several varieties on 'a piece of ground below the house at the foot of the ascent next the flat'.⁵⁷ In the following spring, the seedling peach trees were planted out 'around the house'.⁵⁸ It has yet to be ascertained whether these trees or any descended from them survive in the twenty-first century. Plans in the Farm Journal show plantings of various fruit trees and olive trees at *Oakover*,⁵⁹ some of the latter of which are probably among the mature olive trees, which continue to grow at the place in 2004.

In November 1842, an entry in the Farm Journal noted 'John Eaton flooring passage'.⁶⁰ No other details were recorded.

Samuel Moore was one of the few experienced gentlemen farmers in the Swan River Colony. Circa 1843, he planted vines at *Oakover*, and was operating a horse drawn flourmill. Wade described the vineyard:

planted on the pleasant slopes on the south side of the house. The soil was light but deep sandy loam. In the course of three years there was such a production of grapes that it was decided to make wine. Accordingly up to the year 1849 we made considerable quantities of rich red and white wine, sufficient for home consumption. I remember Governor Kennedy highly praising the white wine made exclusively from

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- 50 Moore, Richard K. op. cit., p. 57; and F. Moore 'Reminiscences' (1931) held in Private Archives Battye Library MN 298 Acc. 565A Item 10.
- 51 Burke, S. F. op. cit. Note: Table 5.5 details staff at *Oakover* and *West Oakover* (1839-45), but does not include any Indian labourers.
- 52 Samuel Moore Farm Journal 1839 to 1849; and 'Reminiscences of William Wade' Battye Library Acc. 949A, on microfilm, pp. 44-45.
- 53 F. Moore 'Reminiscences' (1931) held in Private Archives Battye Library MN 298 Acc. 565A Item 10, p. 3. Note: Tommy continued at *Oakover* for several years after he recovered from being speared and left for dead by two 'Wanneroo natives', having crawled to the blacksmith's shed, where he was found by William, who sent for Rev. Mitchell to tend his wounds. (ibid.)
- 54 Crowley, F. K. *Australia's Western Third: A History of Western Australia from the first settlements to modern times* (Macmillan & Co. Ltd., London, 1960) p. 16.
- 55 Erickson, Rica (Ed.) *The Bicentennial Dictionary of Western Australians pre-1829-1888* (University of Western Australia Press, Nedlands, 1988) p. 3091.
- 56 Burke, S. F. op. cit.
- 57 'The Reminiscences of William Wade' in *Early Days* op. cit., p. 21.
- 58 ibid.
- 59 Samuel Moore Farm Journal 1839-1849, op. cit.
- 60 ibid., 12 November 1842.

muscatel grapes, and saying it was equal to champagne, but it was only new and in wood - what it would have been if it had age and been bottled can only be contemplated. The red was equally praised. I was the manufacturer for the years named and claimed a share of the praises.⁶¹

In 1844, the Vineyard Society was formed in Perth with the objective of furthering the culture of grape and olive production.⁶² By 1846, 'horticulturalists obtained splendid returns and in February the first exhibition was held of fruit grown in the vicinity of the capital'.⁶³ In 1850, a cask of colonial wine was sent to London, at which time 114 acres were planted out to vines in the colony.⁶⁴

In 1844, Samuel Moore had a bridge built to provide connection between his two properties, *Oakover* and *West Oakover* on the left and right banks of the river respectively.⁶⁵ Ben Jackson, a ship's carpenter, who had deserted from *HMS Fly*, built the bridge at a cost of £50 10s. It was completed on 30 May 1844, and replaced the earlier aforementioned box and pulley system across the Swan River that had allowed transfer of people but not animals or equipment between the lots.⁶⁶ The bridge was used as a public crossing by the settlers, since there was no other bridge connecting the two sides of the river, which therefore isolated those on the west bank from the church and school which was on the east. The bridge was open from sunrise to sunset each day, and whilst strangers and visitors were welcome to use it at no charge, 'Settlers using it at their own convenience must contribute to the up-keep thereof', although few paid the toll.⁶⁷ An exception was Brockman, who agreed to pay six bushels of wheat per annum for use of the bridge.⁶⁸

On 24 May 1844, the *Farm Journal* recorded 'building mens house', which was shingled on 27 May.⁶⁹ In October 1844, the *Journal* recorded 'rebuilding house and chimney'.⁷⁰

In April 1845, Samuel Moore recorded 'Carting in earth and clay, stone for building'; and in May, Tompkins was 'at house putting on rafters'.⁷¹ His expenses included 'Additions to house by verandah stone raising', purchase and carting of 3,000 bricks, 'Timber 1700', payments to carpenters and a mason, and payments for five sashes, shingles, shingling, nails, doors, lime, and plastering.⁷² On 20 May, he noted 'Building progresses slowly'.⁷³ On 25 July, the *Journal* entry was 'material house carpenter'.⁷⁴

61 'The Reminiscences of William Wade' in *Early Days* op. cit., p. 25.

62 Kimberly, W. B, compiler, *West Australia - A Narrative of her Past Together with Biographies and Her Leading Men*, (Melbourne, 1897) p. 136.

63 Bourke, Michael J. op. cit., p. 138.

64 Bourke, Michael J. op. cit., p. 143.

65 Bourke, Michael J. op. cit., p. 94.

66 Moore, Samuel, *Farm Journal*, 30 May 1844, Batty Library Acc 406A,; and Wade, William *Reminiscences and correspondence* (1909-1910) p. 50. Batty Library Acc. 949A.

67 Quoted in Moore, Richard K. op. cit., p. 52.

68 Samuel Moore *Farm Journal*, August 1844.

69 Samuel Moore *Farm Journal*, 24 and 27 May 1844.

70 *ibid*, 11 October 1844.

71 Samuel Moore *Farm Journal*, 10 April and 6 May 1845.

72 *ibid*, 6 May 1845.

73 *ibid*, 20 May 1845.

74 *ibid*, 25 July 1845.

In December 1845, there was additional activity at *Oakover* and West *Oakover*, when Samuel Moore's recorded the steam mill and the bridge were being repaired, and a house was being built 'opposite', i.e. at West *Oakover*.⁷⁵

In August 1847, a flood four metres above normal river level destroyed the bridge's eastern half, but the western section remained for some years.⁷⁶ (Refer to Physical Evidence.)

Oakover, a substantial homestead, with 'extensive stables, barns and out-buildings' at the 'back of the premises' was described by Edward Wilson Landor in *The bushmen: life in a new country* (1847) as 'one of the most hospitable mansions in the colony'.⁷⁷ The formal rooms included the parlour, from which French doors opened to the verandah. Guests such as Landor slept on the sofa in the parlour. In front of the residence, there was 'a pretty sloping garden', below which 'stretched a broad clearing', planted with corn at the period described by Landor, 'amidst which rose up a number of scattered, lofty dead trees' which had been ring-barked.⁷⁸ This clearing was bounded by the river, with the western bank rising high above it, 'covered with forest trees'.⁷⁹ Landor noted that whilst the best land was on the river flats, 'by judicious cultivation' the upland 'is made productive and valuable'.⁸⁰ A carriage-drive extended 'through the grounds' affording 'beautiful prospects of the river, and of the estates through which it runs', and of the Darling Hills (sic).⁸¹ Landor noted the 'hedge-rows ... planted with olive, almond, and peach trees – an admirable policy, which ought to be adopted throughout Australia'.⁸²

The out-buildings included 'a shed' and fully equipped 'regular engine workshop' erected at *Oakover* by Byrne in the 1840s.⁸³ Alfred Carson, who later 'made and fixed' a revolving light for Rottnest Island Lighthouse, also worked at *Oakover* for a time in this period.⁸⁴ The steam driven mill at *Oakover* ground Samuel Moore's flour and that of his neighbours.⁸⁵

Samuel Moore's son, Frederick 'Fred' Henry Moore (b. 1839, d. 1934), recalled his early childhood home and his father's enterprise:

The homestead was a single storey building of eight rooms, with a cellar underneath and a large kitchen block disconnected from the main building. The walls of the building were made of clay rammed between boards, with a shingled roof and a big verandah. Nearby were the outbuildings and other structures such as the men's quarters, blacksmith shed, shed for vehicles, stables, cattle pens and yards, and

75 Samuel Moore Farm Journal, 1 December 1845.

76 Gregory, A. C. 1848, *Field Book 23, Containing Surveys in the Districts Swan*. Battye Library Perth; and Samuel Moore Farm Journal dated 7 July to 13 August 1847. Note: Samuel had thought to repair the bridge, but abandoned the plan when none of the other settlers on the Swan would contribute to its rebuilding. (F. Moore MN 298 Acc. 565A, op. cit.)

77 Landor, Edward Wilson, *The bushmen: life in a new country* Richard Bentley, London, 1847; r.i. Senate, Twickenham, Middlesex, 1998, pp. 98-100, quoted in Moore, Richard op. cit., p. 47. Note: Landor visited *Oakover* with S. Burges on 30 July 1843, Samuel Moore Farm Journal.

78 *ibid.* Note: William Wade (op. cit., Acc. 949A, p. 47) mentioned 'stocks or gilliflowers' were planted on the slope 'in front of the house'.

79 Landor, Edward Wilson *ibid.*

80 *ibid.*

81 *ibid.*

82 *ibid.*

83 Wade, William op. cit., Acc. 949A, p. 73.

84 *ibid.*, pp. 73-74.

85 Landor, Edward Wilson op. cit.

sheep yards. There were the cultivation paddocks round about. My father was very enterprising and he had many undertakings besides the farm and station, such as building houses and getting sandalwood ... My father also had a horse mill, for grinding wheat.⁸⁶

Fred Moore recollected 'brick additions were added' to the homestead 'in after years',⁸⁷ which may have referred to the works carried out in 1845. No further details are known of these additions. Other structures Fred mentioned in his 1931 reminiscences included the horse mill, the blacksmith's forge, men's houses, cart sheds, stores 'for wool and sheep station supplies', and yards for the reception of sandalwood for export to China.⁸⁸ A vineyard, an olive yard, gardens and orchards were all well established at *Oakover* in the 1840s before Samuel Moore's death in 1849.⁸⁹

A sketch of *Oakover* (c. 1840s) by Elizabeth Irwin shows a homestead building with a gabled roof, two chimneys and returned verandahs, set among mature trees. The sketch shows some lengths of post and rail fencing, an outbuilding a short distance from the homestead, with stands of staked plants, possible grapevines, in the right foreground.⁹⁰ Annotations suggest the drawing was in an album given in 1841. As the vineyard was not planted until 1843, it has been suggested the sketch may date from that year, or may have been added to the album some years after the album was given.⁹¹

In the 1840s, business and rural pursuits in the Swan River Colony took a down turn with a prolonged drought from 1842 to 1849, and Samuel Moore's ventures were vulnerable. He recorded in his Farm Journal:

I have reduced expenditure to meet present income, but I see I must reduce more ... difficulty now arises; my children want education and I want pig feeders and shepherds. Shall I educate them at an expense that will run me into debt so as to force me to sell the property I have endeavoured to save for them?⁹²

In 1848, he was beset by bad debts, family illness, poor crops, and, in August, the wreck of the *Vixen*, used to ship his produce.⁹³

In 1848, *Oakover's* driveway was first mentioned in Samuel Moore's Farm Journal,⁹⁴ when it joined the first Upper Swan Road (Dale's track) via a gate.⁹⁵ When the present Great Northern Highway was opened further east in the early 1850s,⁹⁶ *Oakover's* driveway was extended, and forms the present day eastern section of Dale Road. The drive continued in use until about 1985.⁹⁷

86 *Early Days*, V1. Pt. 9, pp. 65-6 & V1, Pt. 2, p. 19.

87 F. Moore 'Reminiscences' Private Archives, Battye Library, MN 298 Acc. 565A, Item 10, p. 2.

88 *ibid.*

89 *ibid.*

90 *Oakover*, Middle Swan, Battye Library Pictorial Collection. Note: In Bourke, Michael J. op. cit., p. 149, the drawings were incorrectly labelled, and *Oakover* is that shown at the top portion of the page.

91 National Trust Exposition.

92 Samuel Moore Farm Journal, May 1847.

93 Moore, Richard K. op. cit., pp. 50-53; and Farm Journal 84, 1849, quoted in *ibid.*, p. 50.

94 Samuel Moore Farm Journal, 1848.

95 Hillman, A. 1849, *Field Book 10, Containing Surveys in the Districts Helena, Avon, Melbourne and Swan*. p.53a. Held in Battye Library, Perth.

96 Du Cane, Lieutenant E. F. 1853, Half Yearly reports to the Convict Comptroller General Fremantle, British Parliamentary Records.

97 Tony Roe, conversation with Shane Burke, at *Oakover*, 9 January 2004.

In c. 1848-49, the 50ft deep well 'of excellent water' at *Oakover* became noticeably shallower.⁹⁸ Whilst Henry Towton was working down in the well to scoop it out, the sand began caving in. After he was rescued, the well was permanently closed.⁹⁹ Given the depth of the well, this was probably the aforementioned well, which was made in 1840.

In 1848, Samuel Moore's health was deteriorating due to a heart condition, and on occasion he was unable to work. In autumn 1849, he was making weekly visits to the doctor in Perth. A plan in his Farm Journal shows the layout of the paddocks, the homestead and farm buildings (none of which are specifically labelled) in 1849, with the driveway from Government Road.¹⁰⁰

The 1849 plan and the above-mentioned descriptions of *Oakover* indicate the layout of the farm complex followed traditional practices in 19th century Britain and Australia. Whilst most of the original buildings have disappeared through time, the traditional layout was maintained and has continued into the twenty-first century. In future, further archaeological evidence of the earlier structures may come to light.

In the winter of 1849, Samuel and the family moved into Perth, where he died on 4 July, aged 46 years. He was buried in the family grave at the church at the Swan, and Dora and the children returned to *Oakover* about a week later.¹⁰¹ Samuel Moore's estates were left in poor condition due to the depressed economy, and Dora, benefactor and Executrix of his Will in relation to his property and personal effects as specified, was left with their five surviving children, aged three to 14 years. As Trustees, George Fletcher Moore and his cousin, David, administered the balance of the Estate. Dora's sons were too young to manage *Oakover*. In mid-1849, it was in a run down state due to poor management by Doak, and Dora dismissed him within a month of her husband's death. William Wade remained the only adult male on the property, which he managed for Dora until early 1851.¹⁰² The stores at *Oakover* had been sold by George Fletcher Moore as Executor in 1849. Wade realised re-establishment of the store might benefit the family, and, with Dora's agreement, he repaired 'the old smith's shop' for this purpose, and operated the store through to his departure.¹⁰³

Fred Moore took over the wine making, producing 'the best wine they ever had' in 1850-51, 1851-52 and 1852-53,¹⁰⁴ before leaving *Oakover* in December 1835, at age 14, to go to Melbourne and thence to England for his education.¹⁰⁵

From 1849 to 31 December 1855, William Dalgety Moore had worked in the Survey Office. In early 1856, after being made redundant, he returned to work at *Oakover*, 'winnowing wheat and barley, clearing land, gathering grapes, making wine, splitting shingles, repairing wheels and machinery, ploughing and harrowing, fencing, carting clay, planting vegetables, droving cattle, pit sawing,

98 Wade, William op. cit. Acc. 949A, p. 79.

99 ibid.

100 Samuel Moore Farm Journal 84, 1849. Note: The last entry was made 30 May 1849.

101 ibid, and Moore, Richard K. op. cit.

102 Moore, Richard K. ibid, pp. 53-54, and pp. 61-75; and National Trust Exposition.

103 Wade, William op. cit. Acc. 949A, p. 88.

104 F. Moore op. cit. MN 298 Acc. 565A, p. 3.

105 Moore, Richard K. op. cit., p. 54.

slaughtering'.¹⁰⁶ These were practical skills learnt in his youth at *Oakover*. To date, no documentary records have been located specifically relating to construction of buildings at *Oakover* following Samuel Moore's death in 1849, but these activities suggest some building took place in 1856-57. Physical evidence, including materials, design and construction, indicates that the barn was probably built in c. 1850s.¹⁰⁷

In the mid-1850s, William Dalgety Moore also took on responsibility for the family's various landholdings, putting to good use the account keeping skills learnt in his previous employment.¹⁰⁸ In February 1857, William shot some pigs which had strayed into the vineyard from the neighbour's property, resulting in a summons to court in March. On 11 March, the case lapsed through default, but William was 'deeply' affected by the affair, and, by 14 March, made the decision to leave *Oakover*. After making the necessary arrangements, he left on 27 April, for Irwin River.¹⁰⁹ William became a very well known and successful merchant and entrepreneur, whose company, known as W. D. Moore & Co., continues into the twenty-first century. Whilst William did not return to live at *Oakover*, he continued to bear responsibility for the place through until his death in 1910.

In early 1859, Dora Moore moved into Perth, after leasing *Oakover* to Charles Connolly (b. Perth, 1837) at a rental of £100 per annum, in addition to which he was required to make improvements to the value of £30 each year.¹¹⁰ By late 1859, Connolly had fallen into arrears with the rent, and Wittenoom feared that if sold the place would fetch less than £100.¹¹¹ However, in early 1860, he was hopeful that he would be able to recover the rent and collect it regularly.¹¹² In 1860, Connolly continued to lease *Oakover*, but it has not been possible to ascertain when he departed and took up farming at Greenough later in the 1860s.¹¹³

There is little known of the place during the remainder of the 19th century, although physical evidence suggests some of the buildings may date from this period. Physical evidence, including forged nails and nail holes, and hand planed timber, indicates that the northern portion of the homestead was probably built in c. 1860s. Constructed of brick with a shingle roof, it probably comprised two rooms, with timber floors and match-board ceilings, with a double fireplace between them. There were windows to the north, east and west walls. At this period, the building was oriented north-south, as evidenced by the well-worn door step at the south. The design, construction and materials indicate that the two large rooms at the south were probably added in the 1880s, around the same period at which the stables were built, as evidenced in the bricks employed in both buildings. The orientation of the place was changed from north-south to

106 Moore, Richard K. *ibid*, p. 63. Note: Information derived from W. D. Moore's Journal (24 July 1853 to 27 July 1858), held by Moore family.

107 Site visit, Shane Burke, Robin Chinnery and Philip Griffiths, 16 February 2004.

108 Moore, Richard K. *op. cit.*, p. 63.

109 *ibid*.

110 George Fletcher Moore to Dora Moore, Moore Family, Private Archives, Battye Library MN 858 Acc. 1075A Item 1, 16 June 1859. Note: Dora had sold part of Swan Location 9 to Joseph Logue in 1853 (Indenture, November 1853, in Private Archives, Battye Library MN 387 Acc. 1952A Item 5), and leased West *Oakover* and Neerabup by early 1859. (George Fletcher Moore to Dora Moore, Moore Family, *op. cit.*, 15 January 1859)

111 George Fletcher Moore to Dora Moore in *ibid*, 15 December 1859.

112 George Fletcher Moore to Dora Moore in *ibid*, 15 February 1860.

113 Erickson, Rica (Ed.) *op. cit.*, p. 620.

east-west, with the front facing east and the rear facing west, with each of the newer rooms opening to east and west verandahs.¹¹⁴ Any future works undertaken at the place may afford the opportunity for further archaeological investigation of the various buildings.

In 1877, Dora Moore died in Perth.¹¹⁵ *Oakover* continued in the ownership of the Moore family, and, in 1901, it was noted that William Dalgety Moore 'still retains the property on which his early days were spent'.¹¹⁶ Further research may reveal additional information about *Oakover* in the late 19th century.

In the 1880s, William Dalgety Moore maintained his close association with *Oakover*, periodically visiting the place, and having cows milked there to provide his family with fresh butter. In May 1884, a man named Bower was at *Oakover*, with his wife, who 'has the place in nice order'.¹¹⁷

In early 1899, William Dalgety Moore's son, Albert William 'Bertie' (b. 1881, d. 1957) expressed his preference 'to go on the land' rather than entering a profession or his father's Fremantle business, and, after completing school that year, he went up to *Oakover*, where he appeared to be 'settling down & to be quite content' in early January 1900.¹¹⁸ In 1908, Bertie, who had moved to *Millendon*, would marry Dora Margaret 'Daisy' Ferguson (b. 1883, d. 1972), daughter of Charles William Ferguson, of *Houghton*,¹¹⁹ who would later acquire *Oakover*.

Circa 1898-1900, citrus production expanded in Western Australia, and orange growing became more significant at *Oakover*. In October 1900, William Dalgety Moore decided 'to put up a shed at *Oakover* where the old stables stand ... principally for storing the oranges in',¹²⁰ indicating it would serve other minor purposes also. This is the only information located to date that appears to relate to the construction of the loft/case shed.

In the 1900s, William Dalgety Moore Junior (b. 1864) returned from travels in the Eastern States and settled at *Oakover*, where he remained in the pre-World War I period.¹²¹ After his father's death in April 1910, he was one of the three Executors of his Will. Winding up of 'the large and complex' Estate was not completed until 1926.¹²²

In 1913, *Oakover* was sold to Charles Edwin Jones of Bullfinch.¹²³ Born at Sebastopol, near Ballarat, Victoria, in 1878, after completing his education and working on the family farm for a period, he had turned to prospecting in Victoria, before going to the Boer War in the last Victorian contingent. After contracting malaria, he was returned to Australia, and disembarked at Albany. On recovery,

114 Site visit, Shane Burke, Robin Chinnery and Philip Griffiths; and conversation with Tony Roe, current occupier, and grandson of Donald Ferguson, recalls evidence of shingles, 16 February 2004

115 Moore, Richard K. op. cit., p. 54.

116 *Twentieth Century Impressions of Western Australia* (P. W. H. Thiel & Co., Perth, 1901, fasc. edition Hesperian Press, Victoria Park, 2000) p. 497.

117 W. D. Moore to his wife, Annie Moore, 28 May 1884. Courtesy Dr. Richard Moore.

118 Correspondence of W. D. Moore, 16 January 1899 and 2 January 1900. Courtesy Dr. Richard Moore.

119 Moore, Richard K. *The Moores of Derry and Oakover* op. cit., pp. 116-117.

120 Correspondence of W. D. Moore, 24 October 1900. Courtesy Dr. Richard Moore.

121 Moore, Richard K. op. cit., p. 54 and pp. 85-86; and Moore Family Correspondence in Private Archives, Battye Library on microfilm Acc. 2928A/189, 1910-13.

122 *ibid*, p.86.

123 *Certificate of Title*, V. 1130, F. 954.

he went prospecting in the Murchison. Later, he entered into partnership with D. L. Doolette and V. F. Shallcross, and, in early 1910, he discovered gold at what became the Bullfinch Mine, in which he had a one-eighth share.¹²⁴ Jones probably purchased *Oakover* as an investment, as his address was listed at suburban Peppermint Grove throughout most of the period of his ownership.¹²⁵

On 13 September 1918, Charles/William Ferguson, vigneron, and father-in-law of Bertie Moore, of the adjoining property *Houghton*, bought part of Swan Locations 9 and 10 from Jones.¹²⁶ Born in 1847, he was the son of Colonial Surgeon Dr. John Ferguson, who had purchased *Houghton* from Messrs. Houghton and Yule in 1859, and the neighbouring property of *Strelley* in 1863, where Charles was sent to live as manager at 16 years of age. In the mid-19th century, whilst the Fergusons' initial focus was on wheat growing, they extended the orchards and Yule's 'first few straggling vines', and when the land proved well suited to wine growing, further acres were planted for this purpose.¹²⁷ *Houghton* wines grew in popularity and the business continued to develop, becoming one of the largest, most successful wine producers in the Swan Valley.

Following Federation, vine-growers in Western Australia had suspended planting for a period amid fears that competition from the older established Eastern States would jeopardise opportunities to market their produce. Confidence had returned in the pre-World War I period, and clearing and vine planting was undertaken for fruit and wine production. In the post-war period, these vines came into production and there was further expansion.¹²⁸

On 10 August 1920, Charles Ferguson transferred his property at the Swan to his sons J.V. Ferguson and D.H. Ferguson in equal shares.¹²⁹ In October 1920, Jones sold the balance of Locations 9 and 10 to the brothers.¹³⁰ J. V. Ferguson took over 'Houghton' and D. H. Ferguson settled on *Oakover* in 1921.¹³¹ On 1 February 1921, Donald Ferguson married Mary Burton, and *Oakover* was to be their family home for more than 55 years.¹³²

In 1921, Donald Ferguson's 'first task on settling into his new property was to demolish' the 'decaying' mud-brick dwelling, 'along with its cool cellar', believed to have been Samuel Moore's first homestead, which was located closer to the river than the surviving homestead.¹³³ Then they 'renovated the existing one by turning it around, not physically, but the back became the front.'¹³⁴ Henceforward, the front of the homestead was at the west, where the walls were rendered as part of the renovation. It is probable also that the verandahs floors were re-constructed of concrete, and at least part of the shingled roof replaced

124 Batty, J. S. *The Cyclopaedia of Western Australia* (The Cyclopaedia Company, Perth, 1912-13, Facsimile Edition Hesperian Press, Victoria Park, Western Australia, 1985) Vol. 2, pp. 350-353.

125 *Wise's Post Office Directory* 1914 to 1918.

126 *Certificate of Title*, V. 1130, F. 954.

127 Smith, Flora and Barrett-Lennard, Donald *A History of Houghton (Swan Location 11)* pp. 20-23.

128 *The Handbook of Western Australia* (Government Printer, Perth, 1912 and 1925) pp. 145-146 and p. 120 respectively.

129 *Certificate of Title*, V. 16956, F. 51.

130 *ibid.*

131 *Certificate of Title*, V. 11135, F. 135.

132 'The Ferguson's of "Houghton" Typewritten, c. 1974. Courtesy Shane Burke, p. 13.

133 *West Australian East Suburban News*, 7 September 1978, p. 5.

134 'The Ferguson's of "Houghton" op. cit.

with corrugated iron. The partitioning of the eastern room of the northern portion of the homestead may have occurred at this or an earlier period.¹³⁵

In the early 1920s, there was a 'steady increase' in the area under grape vines in Western Australia, with 1078 acres of wine grapes in production by late 1924.¹³⁶ The Fergusons had a total of 200 acres of vines, which were bearing, and the balance of the land was used for pastoral purposes.¹³⁷

In 1924, Donald Ferguson was elected to Swan Roads Board, which he served for 46 years, including eight years as President, and 33 years as Vice-President. He was made the first Freeman of the Shire, and awarded an M.B.E. in acknowledgment of his service.¹³⁸

As their family grew, Donald and Mary Ferguson made 'some additions' to the homestead building at *Oakover*,¹³⁹ including enclosure of the verandahs.¹⁴⁰ A cottage was built standing a short distance east of the original homestead, according the first assessment of the place. However, the statement was not referenced and there was no description in the physical evidence.

In 1948, an aerial photograph shows *Oakover* with the driveway, the homestead and other buildings, and extensive vine plantings.¹⁴¹

The Ferguson brothers operated the two properties in tandem until 1949. Donald and Mary Ferguson had four daughters, including Mrs. Roe, who was raised on the property and provided the following recollections:

The family cherished the outdoors life. In addition to the significant oak and olive trees, a beautiful red flowering gum is still there. Fruit trees, of which fig, peach, apricot, mulberry, and mandarins were the most prominent, flourished on the slopes towards the river. A garden between the House and the Old Barn provided vegetables such as peas. Table grapes included the usual array, including muscatel and wortley hall varieties. The family had a cow which grazed on the river side and was milked by Mrs. Ferguson in the Stables. In the later years of the partnership, an office and bottling industry was operated in Perth by D. H. Ferguson, while his brother J. V. Ferguson managed the winery. A strip of land with the 'Houghton' winery and other improvements was sold in 1949.¹⁴²

Valencia Vineyards Pty Ltd purchased 352 acres in total, including part of the *Oakover* property. The balance of *Oakover* was retained in the ownership of Donald Ferguson, who continued to reside at the place.¹⁴³

In November 1976, Frank Sharr took several photographs of *Oakover*, which show the homestead, stables and case shed prior to the changes, which occurred in the late 20th century. The photographs of the stables show square cut posts supporting the roof at the entry to the building, the original timber floor and stalls, timber and corrugated iron partitioning, and the iron roof. Those of the

135 Site visit, op. cit.; and conversation with Tony Roe, 16 February 2004.

136 *The Handbook of Western Australia* op. cit. (1925) p. 120.

137 'The Ferguson's of "Houghton"' op. cit., p. 13.

138 'The Ferguson's of "Houghton"' op. cit., p.14.

139 *West Australian* East Suburban News, 7 September 1978, p. 5.

140 Conversation with the Roes, 16 February 2004.

141 DOLA Aerial Metro Area No. 3095, Run 8, 13 February 1948.

142 Memories of Mrs. Roe.

143 Smith, Flora and Barrett-Lennard, Donald op. cit., p. 25.

homestead also show the roofs prior to the 1989 works, and those of the loft/case shed show the building prior to the 1990s works.¹⁴⁴

In 1978, *Oakover* was assessed by the National Trust of Australia (WA) and Classified on 26 February 1978. The surviving homestead, the mud-brick barn and attached horse mill, and the stables were all considered to be of significance. The barn was 'known to have existed before the main house, sometime around 1850s', and the stables were believed to date 'from about 1860-70s'.¹⁴⁵ On 6 June 1978, *Oakover* Vineyards, Garden and River Meadows were Classified by National Trust of Australia (WA) as a landscape place.¹⁴⁶

At 87 years of age, in September 1978, Donald Ferguson continued to reside at the homestead, 'believed to have been built about 1850', and which was sheltered by 'a giant oak tree'.¹⁴⁷ He recollected the tree 'towering over the house' in his boyhood, when he lived on the neighbouring property, and olive trees provided 'a shady perimeter to the house'.¹⁴⁸

On 21 October 1980, the place was entered in the Register of the National Estate, and *Oakover* Vineyards, Gardens and River Meadows were nominated for entry in the Register of the National Estate on 30 April 1982.¹⁴⁹

In 1983, *Oakover* was transferred to Donald Ferguson's daughter, Mrs. Roe,¹⁵⁰ whose husband, John Roe, is a descendant of John Septimus Roe, the explorer and Surveyor General of the Colony from 1829 to 1870, who had selected Swan Location L on 29 September 1829, which he named 'Sandalford'.¹⁵¹ Some of the first wines made in the Swan River Colony were produced at 'Sandalford', which continues to produce wines through into the twenty-first century. The Roe family have continued to own and operate the *Oakover* property through the late 20th and into the 21st century.

In the 1980s, the barn was re-roofed.¹⁵² Subsequently, in 1989, the Roes were granted a loan of \$4,400 under the Swan Valley Heritage Programme to undertake various works to *Oakover* homestead, including removal of old shingles and replacement of the battens on the east side of the homestead building, installation of colonial gutters and drain pipes, new verandah posts on the north, new fascia board, and securing of the dropped rafters on the western side of the building.¹⁵³ At this period, there were no supporting rafters to the northern verandah except at the Hips at either end, and 'slight curving of the roof' was still evident, whilst the eastern roof was a bullnose roof, added at a later date.¹⁵⁴ Whilst the bullnose was reinstated on the east, construction of a concave shaped roof without rafters to the northern verandah was not

144 Photographs of *Oakover* by Frank Sharr, 17 November 1976. Held by HCWA.

145 National Trust of Australia (WA) Exposition.

146 HCWA Place No. 4513.

147 *West Australian* East Suburban News 7 September 1978, p. 5.

148 *ibid.*

149 HCWA Place Nos. 2495 and 4513.

150 *Certificate of Title*, V. 1135, F. 135.

151 Bourke, Michael J. *op. cit.*, Appendix 1.

152 Tony Roe, conversation with Robin Chinnery, 16 February 2004.

153 Michael Betham, Secretary Western Australian Heritage Committee, to Manager, R & I Bank, Midland, 10 March 1989, HCWA Place No. 2495, Correspondence File.

154 Kevin Palassis to Michael Betham, in *ibid.*, 21 March 1989

implemented due to cost factors and fixture of straight iron was allowed instead.¹⁵⁵

In the 1990s, the loft/case shed was clad on three sides with corrugated galvanised iron and other alterations made to the structure,¹⁵⁶ as noted in Physical Evidence.

In 1993, a report on the stables at *Oakover* recommended conservation of the building. Some movement in the end walls facing east and west was noted. It was worst in the western wall, the eastern wall being partially supported by the lean-to structure. There was evidence of termite damage to the rafters of the roof, which was painted galvanised iron, 'probably replacement'.¹⁵⁷ The original square posts had been replaced by round posts, which were set back inside the building, directly supporting the roof trusses. This had permitted removal of sections of the beam and fascia, thereby increasing the entry height¹⁵⁸, and was probably undertaken in order to utilise the building to store farm machinery and vehicles. The report recommended that, where necessary, roof sheeting be replaced, repairs made to the end walls and patching of cracks between the quoining and the walls to match the original mortar, with the quoining to be repaired utilising original bricks 'which have fallen adjacent to the building.'¹⁵⁹

In May 1996, a plan of *Oakover* homestead shows the layout at that date, with the dining room, kitchen, hall and adjoining bedroom as being built c. 1880, and the southern portion of the building, comprising two large living rooms, and the bedroom at the southern end of the eastern verandah c. 1920. The plan indicates the visible joint between these portions on the eastern side.¹⁶⁰

In 1997, the place was included in the Municipal Inventory for the City of Swan, and recommended for inclusion in the State Register of Heritage Places.¹⁶¹

Through the late 20th century and early 21st century, *Oakover* homestead has served as the family residence of the Roes' sons, firstly Philip, and then for the past 15 years, for Tony's family. In June 1999, they sought and were later granted permission to remove the partition wall between the kitchen and dining room, and to block the doorway at the west of the kitchen to the hall.¹⁶² The most recent change was removal of the enclosure to the northern verandah in 2001-02.¹⁶³ In 2003, a large limb fell from the Cape Lilac tree, which was also subject to depredation by caterpillars, whilst the oak tree was attacked by leaf miners.¹⁶⁴

In 2004, *Oakover* continues to be a working property, and the continued use of part of the property for vine growing over more than 150 years is significant. The homestead continues in use as the Roes' family residence, whilst the loft/case

155 *ibid*; and Michael Betham to Mr. & Mrs. Roe, in *ibid*, 23 March 1989.

156 Tony Roe, conversation with Robin Chinnery, 16 February 2004.

157 Heritage and Conservation Professionals 'Architectural Report Stables 'Oakover', Dale Road, Middle Swan, Western Australia' March 1993, p. 1.

158 *ibid*.

159 *ibid*, p. 2.

160 HCWA Place No. 2495, *Oakover*, May 1996.

161 *ibid*.

162 Diane Roe to HCWA, in HCWA Place No. 2495, correspondence File, received 23 June 1999; and conversation with the Roes, 16 February 2004.

163 Conversation with the Roes, 16 February 2004.

164 *Ibid*.

shed, stables and barn continue in use for storage and other farm related purposes.

13.2 PHYSICAL EVIDENCE

Oakover comprises a farm complex with a barn (c. 1850s), homestead (c. 1860s, c. 1880s, 1921), stables (c. 1860-70s), and loft/case shed (c. 1900) and associated plantings including a mature Oak by the homestead, Olive Trees, and mature Cape Lilac by the stables, a well (1835-36) and an artefact scatter.

Oakover and *Houghton* are today approached along Dale Road from the Great Northern Highway, just over one kilometre to the east, and approximately 800 metres north of the Reid Highway. The road passes through a low lying section being part of the Jane Brook valley. A ridge of higher ground forms the levee of the Swan River and provides the setting for the homesteads, *Houghton* to the south and *Oakover* a short distance to the north. Expansive views to the east to the Darling Range and into the river valley to the west are enjoyed.

Oakover is one of a number of properties remaining in the Swan Valley retaining a predominantly rural ambience - extending as a profile from the Swan River, the fringing vegetation of the river bank, the verdant river meadows, the levee bank with its homesteads, the vineyards, and the open woodlands and pastures extending to (and beyond) the Great Northern Highway and the Darling Scarp. *Oakover* is an important and valued part of the progressive linear landscapes of the Swan River and the Great Northern Highway, and adjoins physically and visually 'Houghton's' establishment immediately to the south, together with a number of similarly, highly visual properties in the vicinity.

Oakover homestead is surrounded by fine stands of Olive Trees (*Oleo europea*), together with some mature Oak (*Quercus robur*) and a variety of fruit trees and vines of various ages. A large mature Cape Lilac near the stable is another important planting. The buildings are well sited, with river meadows leading to the Swan River on the western side, and to the east good grazing land with vineyards to the north. The final approach to the house is between the farm buildings. The olive grove is laid out in lines and many of the trees are mature. Most of the trees have not been managed and have reverted to the wild state. A number of vines on the property are believed to exceed 100 years of age and have been retained for production of fortified wine specific to the area.

The mud brick barn dates from the 1850s, the stone stables from the 1860-70s, sections of the house from the 1860s and 1880s, with a later addition in 1921, and some modern alterations. The original cottage of pisé is no longer standing.

Barn

The oldest building remaining on the property is the mud-brick barn built in c. 1850s. This is a simple rectangular structure on a north-south axis sited to the east of the house. It has roof overhangs of various widths, with a large extension to the north and. The roof of the barn is gabled and the cladding has been replaced with corrugated zincalume sheeting. A section of overhang projects on the north side with a hipped roof supported on timber posts with timber roof framing. Openings in the walls are narrow, with slits, some glazed in thick glass, others unglazed. The slits were designed for ventilation. The Barn doors are ledged and braced, clad with spaced timber slats. A horse mill was said to have been on the north side of the barn, but no evidence of this could be found although it could explain the extended covered area along the northern wall of the

barn. The present occupier, Mr Tony Roe has found what appear to be 'blackboy' hearts shaped to resemble mill bearings, in the ground in that area. The building has recently been re-roofed, and the condition of the building appears stabilized, with the exception of the enclosure to the southern end. The enclosure at the southern end of the Barn there is a lightly framed and clad with corrugated galvanized iron. The south wall has been removed, together with a fireplace and flue. The remains of the fireplace are still in situ. This section of the building is in poor condition. The building has been tied together with the steel ties to prevent the walls from rotating outwards and to counteract the thrust of the roof framing on the wall tops.

The Barn's walls are of ochre coloured unfired brick laid in English bond, each brick measuring about 300 by 150 mm. These bricks are similar in colour and dimension to those used to build *Clearwell* on Swan Location E in about 1851. This evidence, combined with hand-sawn or hand-planed floorboards that was a technique for cutting and smoothing timber before mechanically sawn timber became common in the 1880s,¹⁶⁵ suggests a c.1850 date for this structure's construction. There is a section of wall repair to the southern end of the Barn. This has been carried out in soft clay bricks that may be recycled from elsewhere on the property. Other repairs using cement rich mortars were noted internally and externally.

The barn is used for low intensity storage and the verandahs used in part for hay storage.

House

The house is set in fenced gardens with lawns with a large mature Oak to the southern end of the house, a section of early timber fencing, and then modern fences around the gardens. Plantings include Jacarandas, Frangipani, Roses, Agapanthus, Apricot Trees, Cape Lilac, Mulberry Trees, some Eucalypts, Coprosma, African Iris, and Sword Ferns. The ground falls away from the house to the west towards the river plain and river and this land is retained mostly as open pasture.

The earliest part of the existing house is a cottage of Victorian Georgian design and built in the 1860s. In its original form it was a rectangular plan with Flemish bond face brickwork, a simple hipped roof and a hipped verandah along the north wall. It has six pane double hung sash windows, and a four-panel front door. The verandah is constructed in modern materials with sawn stop chamfered timber posts, a concrete floor and zincalume roof. This part of the cottage comprises a large room to the west, a central hall, then a dining room, pantry and kitchen to the east. A verandah extends along the outside of the eastern wall and this area contains a bathroom. The west wall is covered with a dense layer of Ivy. Internally, the cottage had wide boarded timber floors, with some narrow sections of repair, matchboard ceilings, double hung windows with sash bar divisions, plastered walls and simple joinery. The kitchen cupboards are of recent date. The round opening of the fireplace in the west bedroom is of interest and in the Dining Room adjoining, there is a fine timber mantel. A section of walling has been removed between the dining room and kitchen.

The two large living rooms (c. 1880s) were attached to the southern wall of the original cottage, with a verandah returning around the west, south and east side.

¹⁶⁵ Blue Books 1883 p.100

Both ends of the eastern verandah have been enclosed with brick or horizontal, corrugated galvanised iron (cgi) cladding on timber framing, lined internally, both being of lean-to construction. The long eastern verandah is lightly framed and the upper walls clad with shade cloth.

The rendered brick extension is the same width as the depth of the Victorian cottage to retain the ridge height and simplify the construction. The hand made bricks used that are visible are hand made and date from a much earlier period. It is evident that a window from the south wall of the earlier cottage has been reused in the south wall of the bedroom off the eastern verandah.

Hand made, low-fire temperature bricks laid in Flemish bond from the homestead's south-east corner range in length between 225 and 236 mm (n = 10, average 230.3 mm), while those from the north-east corner span 240 and 250 mm (n = 10, average 245.2 mm). This evidence, and differences in chimney styles, ceilings, doorway and window lintels and floor joists, suggests that the southern two rooms were added to the northern rooms. Dating the two building episodes is difficult, but the exclusive use of hand made bricks suggest that both sections were constructed pre-1890s before pressed bricks were produced in Western Australia.¹⁶⁶

Use of dateable items such as forged nails in the floor timbers of the northern rooms (both floorboards and door thresholds) and their absence in the southern rooms that used instead wire nails suggests that the northern section was built most likely c.1860s, while the southern rooms were added c.1880s. In addition, the four-inch wide, hand-planed timber floorboards in the north rooms (kitchen area in particular) are presently fixed to floor joists with modern bullet head wire nails, but square shaped holes in the boards are strong evidence that the boards had once been attached by old style forged nails. The floorboards in the south rooms do not have this characteristic. Door and window arrangement suggests that the homestead's older northern section originally faced north.

While the northern rooms have back-to-back fireplaces, the southern rooms have fireplaces on opposing walls. The verandah floor in this section has been replaced with a concrete floor.

To achieve a greater ceiling height and proportion in the newer rooms, the matchboard ceiling follows the rake of the roof for 770mm before levelling off. The extension is unremarkable save for the elaborate fireplaces at both ends of the extension, The present roof is corrugated zincalume. The house is in good order, with a new roof, and maintenance is continuing.

The bathroom is simply lined out and equipped in a manner typical of the 1970s.

The house remains in use as the farm residence.

Stables

The Stables (c. 1860s to 1870s), sited on an east-west axis to the north-east of the house, and is a large rectangular form with a timber framed corrugated iron clad room. There is a large Cape Lilac at the eastern end of the building and a series of timber construction stockyards.

¹⁶⁶ Moore, Bryce. 1987, *From the ground up. Bristle, Whittakers and Metro Brick in Western Australian History*. University of Western Australia Press.

The building has solid east and west gable end walls, and each of these walls return for a distance of around 2 metres along the northern and southern sides of the building plan. The gables have lancet shaped vents. The walls are constructed in ironstone rock laid in of faced ironstone lime-based cement. Ironstone is found in the eastern area of the Swan Coastal Plain (petering out at Bayswater) and exists as quartz sand fused with iron that has percolated out of the water table. It is common in the area, particularly cropping out along watercourses, and 1830s quarries of it exist at Henley Park.

Hand-made, low temperature fired bricks are used for the quoins and door and vent reveals. These bricks have the same dimensions and colour as bricks used in the northern sections of the homestead. The floors are simply graveled. There is no surface evidence of the timber dividing partitions that are indicated in the documentary evidence. Iron tie rods have been fitted along the gable walls to prevent the walls rotating outwards. The walls have been subject to change so that details such as quoins to the major openings reflect change

The roof is carried on simple trussed rafters with the spans broke by bush pole columns sawn timber posts. There is considerable evidence of termite damage in some girts and top chords, and the roof framing is replacement fabric. The present owners relate that a central spine partition was replaced at some time. The internal walls step back in depth so that the upper walls above plate height are thinner than the walls up to plate height. The masonry is the most significant fabric and appears to be in sustainable condition. The red cgi roofing is in sustainable order. The shed is used for low intensity storage.

Loft/Case Shed

A timber framed Loft/Case Shed is sited on a north-south axis to the west of the stables and to the north of the house. It is a shed like structure with the upper section clad with vertical zincalume custom orb sheeting. A sheltering roof has been built along the east side of the shed to a height that accommodates farm machinery. The upper shed floor is raised approximately 1800 mm above ground and is accessed by means of a flight of internal timber steps. The floor has been raised in recent times and the whole of the building re-clad with zincalume custom orb. The building has a stout timber frame with king post trussed rafters. The bottom chords of the rafters have been cut, and the whole of the bottom chord raised to a higher position. Connections have all been bolted though with galvanized bolts. The extent of authentic fabric is limited to the plan and main wall and roof structure. The building is used for machinery storage, maintenance, and has some amenity facilities.

Well

The well (Site 3) is near the farmhouse and present driveway, and still contains water at a depth of about 15 metres (50J 0405149E 6475528N). This well's diameter is two metres, and its condition is good (Figure 6).

Artefact Scatter

The area near the farmhouse complex contains an extensive artefact scatter, consisting mostly of ceramic (porcelain, earthenware and stoneware) and glass (mostly bottle) fragments, but two fragments of clay smoking pipe were also recorded. The scatter has a density of between five to 10 artefacts per square metre and is located near the rear of the homestead.

Other Archaeological Sites

Within the vicinity of the buildings that comprise *Oakover*, there are numerous archaeological sites. These are not within the registered curtilage, but are important for their contribution to the understanding of the property's history and, when considered collectively, are of significant rarity value. This group of well-preserved archaeological sites date from Western Australia's early settlement period, and are located at a place where the original purpose is clearly apparent and there are no conflicting current uses.

One of these sites is the second bridge to span the Swan River (built 1844), which connected Samuel Moore's *Oakover* and *West Oakover* properties. Bridge remains that provide information about early European period engineering are rare in Western Australia. The remains of *Oakover's* Swan River bridge are preserved (Site 1 on Archaeologist's Figure 1; Figures 2, 3 and 4) as timber pylons in the river near the right bank, and by a low earth mound that might be the remains of the bridge's embankment running at right angles from the river's left bank (GPS location 50J 0404906E 6475571N).¹⁶⁷ The mound is about ten metres long and three metres wide. Two 125 mm diameter posts with holes drilled through them are on the mound's northern edge. These posts could be the remains of the bridge's handrails, or some other structural component. The eastern half of the 1844 bridge was destroyed by flood in 1847, but the western section remained for some years, which may account for the west (right) bank pylons visible today. (Refer to Archaeologist's Figures 2, 3 and 4.) The bridge (1844) was the second to span the Swan River, and provides rare information about early European engineering in Western Australia.

Oakover's original driveway still exists as an east-west track about 400 metres long leading from the farm-building complex (Site 6). The track's surface is mostly compacted earth, but to lessen erosion and to increase traction pressed brick is used in moderately graded sections. An area near the point of *Oakover* driveway's joining with the first Upper Swan Road was dug with augers to test what types of aggregate were used for the driveway and the first Upper Swan Road. Auger holes one-metre deep and one-metre apart over 70-metres failed to find gravel, ironstone or limestone layers indicating the driveway and the first Upper Swan Road were probably unsealed. Despite its use between 1833 and the early 1850s as the main track between Guildford and the Upper Swan, no remains (for example, cuttings and embankments) of the first Upper Swan Road exist at either *Oakover* or any other part of the Swan district.

A well (Site 2) is located on the flood plain (GPS location 50J 0405008E 6475551N, Figure 5). It is full of sediment, and bricks and other building material have been put in it by *Oakover's* owners to stop it being a hazard to cattle.¹⁶⁸ Rectangular, handmade, low temperature fired bricks were used to line the flood plain well, while trapezoid shaped bricks were used for the well near the house. The use of trapezoid shaped low temperature fired bricks for well lining also occurs at *Haddrill's House*. Both wells are referred to in historical documents dating to 1836,¹⁶⁹ but the digging of wells for potable water occurred commonly in other areas at *Oakover*. About 7000 bricks for lining one of Moore's wells were

¹⁶⁷ Aust Geod, 1984.

¹⁶⁸ Tony Roe, conversation with Shane Burke, at *Oakover*, 9 January 2004.

¹⁶⁹ Samuel Moore Farm Journal, 1836

probably obtained from a Guildford brick kilns in the 1840s.¹⁷⁰ The flood plain well's function was probably to supply water for stock, while the example near the house was most likely to supply water for human use.

An extensive scatter consisting of older material than the scatter near the house (with a density of one to three artefacts per square metre) is located west of the homestead on the slope to the flood plain (referred to as the 'western scatter'; Site 4). Although ceramics sometime take many years to appear in the archaeological record because of curation, the earthenware and glass bottle components of these scatters can provide an approximate date for when the material was deposited. The present driveway and western scatters contain large fragments of transferware (printed with an underglaze motif) of sheet floral and romantic styles produced in Britain between 1795 to 1867 and 1793 to 1870 respectively, but which were most common in the 1840s and 1850s.¹⁷¹

Creamware (plain without underglaze motif) of the western scatter is mostly of an older dark cream shade (Munsell colour 10YR8/2). It has been noted that the shade of creamware lightened the further the 19th century progressed.¹⁷²

The western scatter contains two 'black' bottle bases (Figures 7 and 8). The two bases are from round-bodied bottles typically containing wine, porter, ale, cider, rum and other distilled liquors.¹⁷³ None of the base are embossed that may have provided further information about who distilled the liquor or when bottling occurred. All the bases' resting point base diameters are 80 mm., with a base diameter (taken from the outer edge of the heel) of 90 mm. The bases were produced using the dip-moulded technique with sand pontils, a technique for holding glass bottles that was not used after the 1840s in Britain.¹⁷⁴

Transferware styles, creamware shade, black glass (particularly examples using sand pontils) and the lack of 'typical' early 20th century artefacts such as Bovril jars or polychrome ceramics (for example, seen at the large scatter at *Woodbridge House*¹⁷⁵), suggest the deposition of these artefact scatters sometime between the 1840s and late 1880s.

Located near the old driveway s a dam that may have been a clay quarry (GPS location 405821E 6475624N). This feature, about 1000 square metres in area and presently mostly filled with water, may have been the source of the distinctive ochre coloured clay used to make the barn's adobe bricks. Its precise date of use is unknown, but the carting of clay presumably from local sources for construction purposes is mentioned in the historical record dating to the 1840s and 1850s.¹⁷⁶ Furthermore, the deviation of the 1840s driveway around the dam suggests it dates from this period.

170 ibid 11 and 24 November 1840

171 Samford, Patricia M. 'Response to a Market: Dating English Underglaze Transfer-Printed Wares' in *Historical Archaeology* 31 (2) 1997, pp. 1-19.

172 Majewski, T. and M. O'Brien, 'The Use and Misuse of Nineteenth-Century English and American Ceramics in Archaeological Analysis' in *Advances in Archaeological Method and Theory* 11, 1987, pp. 97-209.

173 Jones, Olive *Cylindrical English Wine and Beer Bottles, 1735-1850* National Historic Parks and Sites Branch, Environment Canada-Parks, Ottawa, 1986, p. 72.

174 ibid, p. 84.

175 Burke, S. F. 'A Report of an Archaeological Monitoring of Woodbridge, Western Australia' 2001. Battye Library, Perth.

176 Samuel Moore Farm Journal 16 April and 6 May 1845: Moore, Richard K. ibid, p. 63. Note: Information derived from W. D. Moore's Journal (24 July 1853 to 27 July 1858), held by Moore family.

The archaeological sites are not managed, but there are no future activities planned that may affect their condition. No Indigenous archaeological sites were seen.

13.3 COMPARATIVE INFORMATION

Oakover homestead's original orientation north facing neither the Swan River nor the Darling Range is unusual compared with other examples of homesteads in the Swan district. Almost all landowners' homesteads built between 1830 and 1880 in the Swan district faced the Swan River, or in a direction allowing pleasing vistas (for example Henley Park overlooking a wide flood plain on Swan Location 2, and Cruse's House above Ellen Brook's valley on Swan Location 1). The only exception for this early period is the accurately dated first Belvoir Homestead (1830 to c.1870) (registered as part of P025531 *Belvoir Homestead Group*) facing south-east. Most early structures faced the Swan River because of the river's use as the area's first communication route, with jetties or wharves at points on both riverbanks including Samuel Moore's West Oakover property.¹⁷⁷

Later, the Swan district's road transport system improved with the construction of bridges and roads being sealed with aggregate. This resulted in the Swan River falling out of use as a major transport link, and by the late 1880s, large homesteads such as second Belvoir (built c.1887) and P02528 *Woodbridge* (built 1885) (registered) faced away from the Swan River in a direction toward more commonly used roads or entrance driveways.

Oakover fitting neither pattern suggests that its original orientation was affected by other factors, for example the presence of other buildings close nearby that are no longer standing (the original Oakover homestead built by Moore in 1835). In addition, its unusual orientation hints that the present Oakover homestead's original purpose was not as a landowner's house, but rather as a service structure (most likely a kitchen), or as self-contained servants' quarters that over time, through conversion and addition, has become the structure seen today.

Oakover's archaeological site is just a fraction of the many early European archaeological sites recently recorded using field surveys in the Swan district.¹⁷⁸ Artefact scatters are very common at early extant European habitation areas; for example, at P02493 *Haddrill's House* (1834) (registered) on West Swan Road, P04112 *Edwards' House & Archaeological Sites* (c.1851) on West Swan Road, Gregory's Rainworth (1834) on Middle Swan Road and Cruse's House (c. 1848) in Belhus Way. Furthermore, because the main constituents (glass and ceramic fragments) of artefact scatters preserve well, scatters also identify the location of European habitation areas where features or structures are no longer standing, for example, at the first St. Leonards homestead (1830 to 1841) on George Street, Goodwood (c.1836 to c.1850) on Forest Road and Lower Coulston Farm (1830 to c.1850) on Great Northern Highway near Upper Swan Bridge.¹⁷⁹

177 Chauncy, P. L. S. 1841, Field Book 16 Containing Surveys in the Districts Swan. Batty Library Perth.

178 Burke, S. F. 'The Material Basis of the Settlement Process: the Historical Archaeology of the Swan district, Western Australia, 1827 to 1860' op. cit.

179 *ibid*, p. 30. While only one artefact scatter and one well fall within the registered curtilage, the archaeological record in the vicinity of *Oakover* is rare. The wider area has high integrity, authenticity and representativeness. All sites are closely linked and reflect the life-ways of early Western Australian settlers, and provide physical evidence contributing to an understanding of the evolution of a working farm from the mid-1830s to present. The bridge remains in the vicinity of *Oakover* are rare because timber is preserved, with the timber pylons of three Upper Swan Bridges (1851, 1864, 1927), two Barker's Bridges (1853, 1900), Ellen's Brook Bridge (1896) and 'Betts' Bridge' over Bennett Brook (1834)

Wells and water management archaeological sites are common in the area. Apart from the two found at *Oakover*, (only one of which is within the registered curtilage) there are also wells near the remains of Ivy Cottage (1850s to 1960s) and *Haddrill's House* (1834). Similar to the *Oakover* examples, low temperature fired hand made brick was used to lined these wells, with the Ivy Cottage example of rectangular bricks, while the bricks for *Haddrill's House's* well are trapezoid shaped enabling a better fitted lining. Both *Haddrill's House* and Ivy Cottage's wells are in good condition. Irrigation ditches and a dam at Henley Park, drainage ditches at Oatlands and West Oakover and the milldam, leat and race at Cruse's Mill are other water management archaeological sites preserved in varying conditions in the Swan district.¹⁸⁰

13.4 REFERENCES

Australian Heritage Commission Data Sheet
National Trust Exposition

13.5 FURTHER RESEARCH

the only other examples. The dam in the vicinity of *Oakover* may be one of only two pre-1860 Swan district archaeological sites associated with clay quarrying. The original driveway remains leading to *Oakover* are rare because aggregate was rarely used and while some present roads follow old track alignments, few preserved early European tracks and roads exist. Collectively, the well preserved archaeological sites in the vicinity of the *Oakover* are rare as some of the earliest physical remains of the Swan River Colony's rural development.

¹⁸⁰

ibid, pp. 156-158.