



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.

The wording of this document has been adapted from “Koogereena Homestead Kojarena, Western Australia Conservation Plan” prepared by Eastman Poletti Sherwood Architects and Gary Martin, Historian in May 2004, with amendments and/or additions by HCWA staff and the Register Committee.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.4 Developing primary production
- 3.9 Farming for commercial profit
- 8.12 Living in and around Australian homes

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 301 Grazing, pastoralism and dairying
- 602 Early settlers

11.1 AESTHETIC VALUE*

Koogereena Homestead is a fine example of a working rural homestead designed in the Federation Queen Anne style exhibiting regional influence in its construction, and retaining excellent and substantially intact interior detailing, set in a remnant Edwardian garden densely planted with mature palm trees. (Criterion 1.1)

The homestead, garden setting and long driveway of *Koogereena Homestead* collectively form a cultural environment that is important evidence of the history and development of early European settlement and occupation of the Midwest region. (Criterion 1.3)

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Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

The large number of densely planted mature Cotton palms (*Washingtonia robusta*) surrounding the homestead are a striking landscape feature, particularly on account of their height, and create a local landmark. (Criterion 1.3)

11. 2. HISTORIC VALUE

Koogereena Homestead was constructed in 1911 as part of the subdivision of original 1850s pastoral properties in the area, and is part of the development of the pastoral and farming industry in the region. (Criterion 2.1)

Koogereena Homestead demonstrates the evolution of a farming region, from its initial opening up by European settlers in the 1850s, through to the occupation and development of the region to the establishment of the property as a valuable asset, and reflects the changing social and economic status of its original and subsequent owners. (Criterion 2.2)

During World War Two, the place was used as an army hospital, and also provided accommodation for women and evacuated children from Geraldton due to fears of a Japanese attack. (Criterion 2.2)

Koogereena Homestead is an example of the design work of prominent Western Australian architect Jack Learmonth Ochiltree, who was also responsible for the design of significant homesteads in the region at Newmarracarra and Yanget. (Criterion 2.3)

Koogereena Homestead has been owned and occupied from its construction by prominent local families, including the Davis family (1911-1928), for whom the place was built, who were involved in the original settlement of the area and in the establishment of local government, the Sewell family (1928-1975), who are closely associated with agricultural and local government development in the region, and the Thomas family (1975-present), who are associated with the development of the aquaculture industry in the region and with agricultural development in the wider region. (Criterion 2.3)

Koogereena Homestead features under a pseudonym in renowned Australian author Randolph Stow's acclaimed 1965 novel "The Merry-go-round in the Sea", as the writer was among the evacuated children from Geraldton who lived at the place during World War Two. (Criterion 2.3)

Koogereena Homestead has been designed and sited in response to its site, both to take advantage of the views from the site and to be in proximity to a plentiful year-round fresh water supply. (Criterion 2.4)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Koogereena Homestead is valued for its contribution to the built architecture of the region, and for its inclusion as a setting in Randolph Stow's book, "The Merry-go-round in the Sea". (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

12. 2 REPRESENTATIVENESS

Koogereena Homestead provides evidence of the evolution of the development of a successful pastoral and farming region and those properties within the region. (Criterion 6.1)

The planning of *Koogereena Homestead* reflects the change in rural homesteads by the twentieth century from being solely places of work and residence to being places supporting the entertaining of guests. (Criterion 6.2)

12. 3 CONDITION

The buildings of *Koogereena Homestead* are in fair condition but with a tendency towards poor condition, with a few parts in very poor condition. Some areas of masonry and render have deteriorated due to rising damp but are generally fair. The roof is in poor condition. The interior fittings are relatively intact and in good condition, as are the internal surfaces and finishes.

12. 4 INTEGRITY

The place has a high degree of integrity. *Koogereena Homestead* continues to be used for its original purpose as the family homestead for a farming property and will continue to be used as such in the short to medium term.

Maintenance, restoration and servicing are required to enable the continued use of the buildings for accommodation.

12. 5 AUTHENTICITY

The Homestead retains a high degree of authenticity. Most of the fabric is extant from the original buildings, including fireplaces and most internal detailing to the bedrooms and living areas.

13. SUPPORTING EVIDENCE

Supporting evidence has been taken from “Koogereena Homestead Kojarena, Western Australia Conservation Plan” prepared by Eastman Poletti Sherwood Architects and Gary Martin, Historian in May 2004.

Key sections used: Documentary Evidence pp.12-37; Physical Evidence pp.57-64; Analysis of Documentary and Physical Evidence pp.65-69.

13.1 DOCUMENTARY EVIDENCE

For a discussion of the documentary evidence, refer to “Koogereena Homestead Kojarena, Western Australia Conservation Plan” prepared by Eastman Poletti Sherwood Architects and Gary Martin, Historian in May 2004.

13.2 PHYSICAL EVIDENCE

For a discussion of the physical evidence, refer to “Koogereena Homestead Kojarena, Western Australia Conservation Plan” prepared by Eastman Poletti Sherwood Architects and Gary Martin, Historian in May 2004.

The homestead is set in a remnant Edwardian garden densely planted with mature palm trees. Wrapping the homestead on three sides (east, south and west) are densely planted mature Cotton palms (*Washingtonia robusta*), which extend away from the homestead in a thick grove to east. To the northeast and southeast these Cotton palms are distanced from the homestead by open lawned areas. To the southeast, in what was formerly the front garden, two large Canary Island date palms (*Phoenix canariensis*) are situated within the lawned area. The original driveway, which formerly encircled the central of these two trees, is no longer evident. A circular rockery is located in the lawned area to the northeast of the homestead. This is visible on a c.1960 photograph of the homestead. A teatree hedge enclosing this area of the garden at the time of this photograph is no longer extant, with the lawned area opening north onto the main access driveway.

13.3 COMPARATIVE INFORMATION

For a discussion of the comparative information, refer to “Koogereena Homestead Kojarena, Western Australia Conservation Plan” prepared by Eastman Poletti Sherwood Architects and Gary Martin, Historian in May 2004.

13.4 KEY REFERENCES

“Koogereena Homestead Kojarena, Western Australia Conservation Plan” prepared by Eastman Poletti Sherwood Architects and Gary Martin, Historian in May 2004.

13.5 FURTHER RESEARCH
