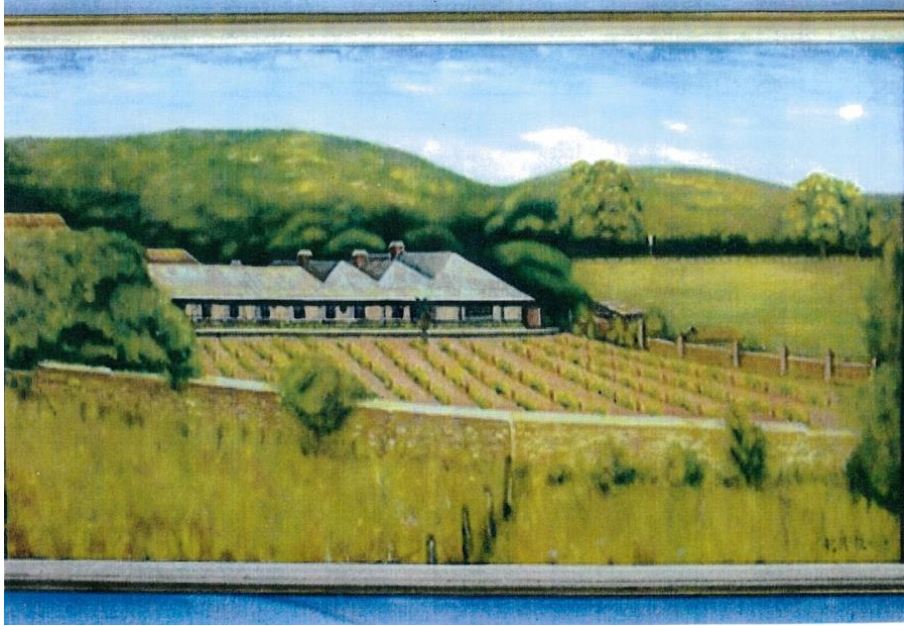


# DAVILAK RUINS ARCHAEOLOGICAL MANAGEMENT STRATEGY MANNING ESTATE, HAMILTON HILL



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## **1.0 Authorship**

This report is an amended version of an original document prepared by Fiona Bush (BA (Hons), MBEEnv (Bldg Cons), PhD. AICOMOS, archaeologist and heritage consultant titled *DRAFT ARCHAEOLOGICAL MANAGEMENT STRATEGIES for DAVILAK RUINS, MANNING ESTATE, HAMILTON HILL, January 2014*. The original report was funded by Lotterywest, through the Historical Society of Cockburn.

### **Original Report Acknowledgements**

This report would not have been possible without the assistance and enthusiasm of members of the Historical Society of Cockburn (Inc), in particular Alex Campbell. I am also grateful for the historical assistance provided by Diane Stewart and the City of Cockburn's History/Museum Officer, Christine Elaine.

## Glossary

### 2.0 Definitions

A number of definitions are used in this report that is specific to cultural heritage. The following terms listed below are derived from the Burra Charter:

<i>Place</i>	Means site, area, building or other work, group of buildings, or other works together with associated contents and surroundings.
<i>Cultural significance</i>	Means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. It is embodied in the <i>place</i> itself, its <i>fabric</i> , <i>setting</i> , <i>use</i> , <i>associations</i> , <i>meanings</i> , records, <i>related places</i> and <i>related objects</i> .
<i>Fabric</i>	Means all the physical material of the <i>place</i> including elements, fixtures, contents and objects.
<i>Conservation</i>	Means all the processes of looking after a <i>place</i> so as to retain its <i>cultural significance</i> .
<i>Maintenance</i>	Means the continuous protective care of a <i>place</i> , and its <i>setting</i> . It is to be distinguished from repair which involves <i>restoration</i> or <i>reconstruction</i> .
<i>Preservation</i>	Means maintaining a <i>place</i> in its existing state and retarding deterioration.
<i>Restoration</i>	Means returning a <i>place</i> to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
<i>Reconstruction</i>	Means returning a <i>place</i> to a known earlier state and is distinguished from <i>restoration</i> by the introduction of new material.
<i>Adaptation</i>	Means changing a <i>place</i> to suit the existing <i>use</i> or a proposed use.
<i>Use</i>	Means the functions of a <i>place</i> , including the activities and traditional and customary practises that may occur at the place or are dependent on the place.
<i>Compatible use</i>	Means a use which respects the <i>cultural significance</i> of a <i>place</i> . Such use involves no, or minimal, impact on cultural significance.

*Setting* Means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

In addition to the above, there are also terms that relate specifically to archaeology and the ones listed below have been drawn from the Heritage Council's (NSW) document Guidelines for the preparation of Archaeological Management Plans.<sup>1</sup>

*Archaeology* The study of the human past using material evidence

*Archaeological feature* Any physical evidence of past human activity. Archaeological features may include buildings, works, relics, structures, foundations, deposits, cultural landscapes and shipwrecks. On archaeological excavations the term 'feature'; may be used in a specific sense to refer to any item that is not a structure, a layer or an artefact (for examples, a post hole).

*Archaeological potential* The degree of physical evidence present on an archaeological site usually assessed on the basis of physical evaluation and historical research. It refers to the surviving condition of archaeological sites.

*Archaeological site* A place that contains evidence of past human activity. Below ground archaeological sites may include building foundations, occupation deposits, features, artefacts and relics. Above ground archaeological sites may include buildings, works or industrial structures that are intact or ruined.

*Artefacts* An object produced by human activity.

*Ruin* The remains of a building, city, etc., that has been destroyed or that is in disrepair or a state of decay

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<sup>1</sup> Guidelines for the preparation of Archaeological Management Plans, Heritage Branch, Dept. of Planning, NSW. A full version of this publication can be found at:  
<http://www.environment.nsw.gov.au/search.htm?q=archaeological+management+plans>

### 3.0 Introduction

The *Davilak Ruins* are the remains of buildings constructed by members of the Manning Family from the late 1850s and early twentieth century. The ruins form part of a rich and well known component of Cockburn's history. The ruins represent the remains of a large homestead (comprising 11 rooms and a detached kitchen) and its associated outbuildings, together with farm buildings such as stables, a coach house and accommodation for farm workers. The farming property, which came to be known as Davilak, comprises a number of land parcels that were gradually acquired by the Manning family.

The conservation of *Davilak Ruins* provides the City of Cockburn with the ideal opportunity to explore techniques that will preserve the ruins, provide visitors with a more fulfilling experience and at the same time retain the archaeological potential of the site for future research purposes.

The care and preservation of ruined structures in Western Australia is currently in its infancy. The conservation of standing structures is well understood and conservation practices are well established. On the other hand, ruined buildings present the conservator with a different set of problems. If a ruin is to be conserved not only does it require stabilisation processes but the potential archaeological resource that the ruin represents also needs to be taken into account. In addition, the rationale behind the conservation of the ruin should also be considered. So the conservation of a ruin will require a team of people working together collaboratively to obtain the best outcomes for that ruin.

### 4.0 Site Background

Henry Manning, a London merchant and builder who operated a successful building and export business from England, acquired the first component of the farm in 1844 when he purchased Cockburn Sound Location 3. His younger brother Charles arrived in the colony (c.1854) to run the family business and began acquiring more blocks of land around Cockburn Sound Location 3 until by February 1869, when he died, all of the land parcels that came to be known to as Davilak Estate were purchased. Lucius Alexander, Charles' eldest son by his second marriage, wed Florence Bickely in September 1869. According to Lucius Alexander's son Lucius Charles Manning, his father built Davilak after he had constructed his large house (Manning Hall) in Fremantle. Davilak provided the family with fresh produce and was apparently a large house built behind two hills.<sup>2</sup>

Following Lucius Alexander's death in 1888, the land comprising Davilak passed into the ownership of his wife Florence and their eldest son, Alfred Julian. In 1900, Azelia Helena (Lucius and Florence's eldest daughter),

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<sup>2</sup> Lucius Charles Manning, Interviewed by John Slee, January, 1975, Batty Library OH 1005 transcript, pp 1- 2.



married John Ley and a new house (known today as Azealia Ley Museum), was built for the couple to the north of *Davilak Ruins* on the western side of the lake. Florence and Alfred subdivided Davilak in 1915 amongst the children of Lucius and Florence with Lot 10, which held *Davilak Ruins*, being retained by Alfred while Azelia obtained title to the land on which her house stood (Lot 9). Alfred died in 1924 and it passed through his siblings' hands until in 1949 Azelia gained title to the block, once again combining her land with the original homestead. It was only after Azelia's death in 1954 that Davilak Estate finally passed out of the Manning family's hands. The Metropolitan Regional Planning Authority acquired the property in 1963 and the place was gazetted as regional parkland. The City of Cockburn is responsible for the land and the management of both the *Davilak Ruins* and the Azelia Ley Museum, which collectively form the Manning Estate. The daily running of the Museum and the ruins are the responsibility of the Historical Society of Cockburn (Inc).

In June 2013 the Historical Society of Cockburn was successful in obtaining a Lotterywest grant to commission a treatment plan<sup>3</sup> for *Davilak Ruins*. This report is the outcomes of that Plan.

A detailed history of the Davilak Ruins can be found in Appendix 1.

## **5.0 Description of Study Area**

The *Davilak Ruins* are located on Lot 10 and Lot 64 Azelia Rd, Spearwood of the south western side of Manning Lake. The ruins are situated at the western end of Azelia Road before it turns north into Davilak Avenue towards parking areas on the western side of Manning Lake and the Azelia Ley Museum, all of which lie to the north of the ruins. The land is listed in certificate title Vol. 2680 Folio 2957, and is now part of a large regional park known as Manning Park. *Davilak Ruins* comprise a number of ruined structures that together make up what was once known as Davilak Farm. The ruined buildings are the original homestead, with its detached kitchen, wash and smoke house as well as several smaller outbuildings, a coach house, stables, carpenter's shop and workers' cottages. The ruined structures represent those buildings that were built from limestone. Any timber buildings or extensions to the main homestead and outbuildings disappeared following a bushfire that swept through the property in 1960. *Davilak Ruins* are set within a public open space, with Manning Lake to the north and open parkland and remnant bush. These features were all once part of Davilak Farm.

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<sup>3</sup> The term 'treatment plan' is not commonly used in either Australia or Western Australia and the more commonly used phrase 'archaeological management strategies' has therefore been adopted.

## 5.1 Study Objectives

Manning Park is a public reserve owned by the Western Australian Planning Commission. This document has been prepared for the City of Cockburn, who manages the place and the Historical Society of Cockburn (Inc), who is the custodian of *Davilak Ruins*. The proposed strategies do not extend to any issues relating to the Azelia Ley Museum. A draft Conservation Plan was prepared for Manning Estate, Hamilton Hill in 2011.<sup>4</sup> The *Davilak Ruins* are a component of the Manning Estate. The Conservation Plan indicated that there were areas of *Davilak Ruins* that required urgent attention due to issues of stability, invasive vegetation and ongoing disturbance that in combination were accelerating the rate of decay of the ruins. Policies in the Conservation Plan outlined a number of recommendations for the retention and care of the ruins to prevent further deterioration and also to improve their interpretation. The archaeological management actions outlined in this document have been suggested to address the issues raised in the Conservation Plan, such as the stabilisation of the walls, a program to address invasive vegetation, suggestions to provide weather protection for the ruins to prevent further deterioration and suggestions for their interpretation. The strategies in this report follow the general principles laid out in the Australia International Council on Monuments and Sites (ICOMOS) Burra Charter, 2013.<sup>5</sup> ICOMOS is an international non-government professional organisation that provides philosophical, methodological and technological approaches to the conservation of cultural heritage. The Australian body is guided by the Burra Charter, which provides guidelines for the care and conservation of historic places in Australia. It is the key document used by people working in the heritage industry today.

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<sup>4</sup> Nayton, Gaye: 'Manning Estate, Hamilton Hill Conservation Plan', prepared for the City of Cockburn, September 2011.

<sup>5</sup> The Burra Charter: The Australia ICOMOS Charter for places of Cultural Significance. Download a copy at: <http://australia.icomos.org/publications/charters/>. Australia ICOMOS is the national chapter of the International Council on Monuments and Sites, an international non-government organisation that is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation.



## 6.0 Legislative and other Requirements

Heritage legislation in Western Australia involves each tier of government. Commonwealth legislation recognises the importance of places to the nation. The next level is state protection and each state has its own system. Western Australia has legislative authority under the *Heritage of Western Australia Act 1990*. One of the key components of this Act is that each local government has to develop its own list of places (municipal inventories) that are considered to be significant to that locality. Management categories are to be assigned to each listed place and in general those places allocated the highest category (or protection) would be placed on a heritage list that is linked to a town planning scheme. Under the provision of the local scheme, these high category places would be protected at the local level.

### 6.1 Protective Framework

In the past, the heritage significance of the *Davilak Ruins* had gone largely unrecognised while the intact and younger Azelia Ley Homestead had been recognised as having cultural significance. Both the National Trust of Australia's (WA) Classified List and the City of Cockburn's Municipal Inventory have recognised the cultural significance of Azelia Ley Homestead. This was also the case with the Heritage Council of Western Australia, which permanently placed *Azelia Ley Homestead, Manning Estate* on the State's Register in June 2001. Following an archaeological report for the City of Cockburn by Gaye Natyon in 2011<sup>6</sup>, the importance of the *Davilak Ruins*, together with the archaeology associated with the farming activities once practised at this site, led to the broadening of the listing to include these additional features. The name of the listing was also changed to recognise the depth of history on this site and its former owners. *Manning Park Estate, Hamilton Hill* was permanently entered on the State Register in January 2012.

Entry into the State Register affords a place full legislative protection under the Act and if any alteration, change or demolition is to be made to a State registered place then the State Heritage Office must be consulted so that penalties are to be avoided.

Under the *Western Australian Heritage Act 1990* (the Act) archaeological sites that are related to European activity (not Aboriginal sites) are not protected unless the site falls within a Registered Place or if it is a Registered Place in its own right. This differs from other states, for example New South Wales, where all archaeological sites are protected regardless of whether they have been registered on that state's heritage register.

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<sup>6</sup> Natyon, Gaye: 'Manning Estate, Hamilton Hill Conservation Plan', prepared for the City of Cockburn, September 2011.

*Davilak Ruins* are a component within the group of sites of the Manning Estate, Hamilton Hill and thus do have legal protection under the Act.<sup>7</sup> This assessment also includes Manning Lake, Azelia Ley Homestead (now Museum) and its outbuildings and a large portion of the land that comprises Manning Park. The extent of this assessment has ensured that features formerly associated with the activities that were carried out on Manning Estate are protected.

The City of Cockburn's Municipal Inventory was adopted in April 1997 and updated in 2012. The Davilak ruins are included on the City of Cockburn's Local Government Inventory ("LGI") as part of Place No. 33 'Manning Park', as a 'Management Category B' Place, having 'considerable significance'. They are also associated with Place No. 1 'Azelia Ley Homestead', which is included as a 'Management Category A' Place, having 'exceptional significance'. Sites classified as having 'exceptional significance' are to be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. They are also on the City of Cockburn Heritage List, adopted pursuant to City of Cockburn Town Planning Scheme No. 3 (TPS3), which comprises the City's most significant heritage places. This list is part of a requirement in the City of Cockburn's TPS3 and means that these places are protected under the Scheme.

The National Trust of Australia (WA) placed Azelia Ley Homestead on their Classified List in February 1982. This classification does not include *Davilak Ruins*. A classification by the National Trust does not provide any legal protection. However, the National Trust is a non-government body that is respected by the community for the role it has played in the retention of places that have cultural significance for Western Australia. The National Trust upgrades its listings in line with Municipal Inventories.

## **6.2 Archaeological Resources**

Archaeological sites are finite resources. Once they are disturbed through a variety of actions their integrity starts to degrade and the valuable information that they contain becomes lost. This disturbance can occur through environmental action (wind, rain, vegetation and erosion), animal or human activities and also poorly conceived archaeological excavation. The archaeological potential and significance of an archaeological site are two factors that should be considered when developing management guidelines (or strategies) for this type of place. The archaeological potential of a site takes into consideration its intactness, or how much information has remained intact following the destruction of that site or the level of post-destruction contamination. The archaeological significance is how important the site is in telling us about the past. The significance is determined by assessing whether

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<sup>7</sup> Data base No. P00533, State Heritage Office of Western Australia.

the site provides information that cannot be found from other sources (documented or verbal), the rarity or uniqueness of the site to provide information and its potential to inform current research questions.

Using this methodology, it is possible to grade the archaeological significance of a site in much the same way that historic places or standing structures are assessed. However the terms used below are low, medium and high.<sup>8</sup>

### 6.3 Ruins

Places generally become ruins because they lose their purpose, fall into disuse or are abandoned following a disaster. Unlike standing structures, ruins appear to have no apparent function because they cannot be 'used' which makes it difficult for them to provide an income for the owners. However, ruins are important as they have the potential to provide us with information about the people who once owned a place, how it functioned and if the ruination was due to a disaster. Information about how the people worked or lived in the ruin can have high archaeological significance because after a disaster the owners or occupiers generally walk away, leaving evidence of the activities that occurred at that ruin just before the disaster intact. Without conservation, ruins will gradually degrade to such an extent that they will lose both their archaeological potential and their archaeological significance.

While the *Davilak Ruins* fall into the disaster category, the buildings were probably becoming dilapidated by the time the fire destroyed the buildings as they had been unused for many years. Due to their abandonment prior to their destruction by fire the archaeological significance is probably medium but the archaeological potential would be high as the buildings were not used following the fire and even though the ruins have deteriorated over the years, much of the valuable archaeological information has been sealed away beneath layers of stone.

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<sup>8</sup> It should be noted here that in the assessment of significance for either the Heritage Council of Western Australia, or in conservation plans, levels of significance are generally listed as being of: exceptional, considerable, some or little significance. Exceptional is usually the level for national and state listing, considerable is the level for state listing and some is the threshold for state listing or for Municipal Inventories.

## 7.8 Archaeological Research Questions

The detailed archaeology of the site can be found in Appendix 1.

The *Davilak Ruins* have the potential to reveal information about several historic national themes such as:

- Migrating to seek opportunity
- Promoting settlement
- Developing primary production

State themes include:

- Grazing, pastoralism and dairying
- Domestic activities
- Early settlers

Within the framework of these themes archaeological research questions could include:

- Assessing any differences in construction techniques at the homestead site that relate to early and later construction periods
- Establishing the layout of the homestead and its outbuildings for interpretation purposes
- Determining differences between items found at the homestead site with those found in the kitchen building and the farm workers' cottages
- Determining the developmental sequence of the farm buildings to see which buildings were constructed first or later expanded
- Trace the remnants of the gardens which were known to exist at the homestead site

This list of research questions can be expanded following consultation with other archaeologists.

## 7.9 Archaeological Potential and Significance

The homestead complex has high archaeological potential and significance. Despite the fact that the building had largely been abandoned shortly before the bushfire, the building has sealed layers beneath the accumulated building rubble and due to the ruined nature of the site the development of the homestead can be more easily seen than if it was still intact. The significance of the site has also increased now that it is known that the homestead complex incorporates the original farm developed by Charles Manning following his purchase of Cockburn Sound Location 81, which became the nucleus of Davilak Estate.

The coach house and stables complex has high archaeological potential but only medium archaeological significance. Both buildings were probably left undisturbed for many years prior to their destruction, but the significance of

this site to provide information that is markedly different from other farm buildings in the state is not considered to be high.

The three cottages however have both high potential and significance as few farm worker's cottages survive on farms either in the rural areas of Western Australia or in the metropolitan area. The cottages have the potential to compare the differences between the lifestyles of the workers at Manning Estate and those of the Manning family.

Due to the destruction of the walls to the vineyard and also the vegetation in this area, the former vineyard has low archaeological potential and significance.

The area described by Nayton as possibly the former rubbish dump may have high archaeological potential but this is dependent on whether it has been gone over in the past by bottle collectors. The significance is medium for although the dump has the potential to contain items discarded by members of the Manning family and both the farm and domestic workers it is not possible to tell which group of people discarded what item. The site would provide invaluable information on the items used by these people, particularly if it was a long-term discard site.

## **8.0 Recommended Management of Davilak Ruins**

The cultural significance of the *Davilak Ruins* has been established in the assessment documentation prepared by the State Heritage Office and also the Conservation Plan for the Manning Estate. All activities that take place on the site need to take into account the statement of significance provided in these two documents and also the policies outlined in the Conservation Plan.

Ruins can be managed in a variety of ways and the City of Cockburn needs to decide which management approach is best for them to ensure that the heritage values of the *Davilak Ruins* are maintained and that the scope of works is within the capabilities of the City itself and also the Historical Society of Cockburn who is the custodian of the ruins.

### **8.1 Management Approaches**

Some of this information has been drawn from a document prepared by Heritage Victoria.<sup>9</sup> This document suggests that there are five different approaches that can be used in the management of ruins:

1. Coming alive again: bringing the place back to life through a new use
2. Returning it to its former state: partial restoration or reconstruction
3. Simply maintain: preserve the ruin in its existing state through maintenance

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<sup>9</sup> Heritage Victoria, *Ruined Places: a guide to their conservation and management*, Heritage Victoria, [www.heritage.vic.gov.au](http://www.heritage.vic.gov.au), 2012.

4. Letting nature take its course: allowing the gradual degradation of the ruin to continue
5. Complete removal: documenting the place prior to the removal of the building material.

In the case of *Davilak Ruins* numbers 1, 4 and 5 are not to be considered to be appropriate options. As indicated previously, the place has been entered on the state's Register of Heritage Places so it has high cultural significance for the State and therefore needs to be maintained and preserved. Options 2 and 3 have been identified as the most relevant for the place.

### **8.2 Returning the Place to its Former State (Option 2)**

This management approach could be considered for the *Davilak Ruins* as it would assist in revealing the heritage values of the place that, particularly in the case of the homestead complex, are largely obscured across the site. The amount of restoration and reconstruction work proposed will vary across the site. Partial reconstruction of the walls at the homestead complex, some of the farm buildings and also the wall around the vineyard would provide greater stability and provide a basis for the maintenance of these buildings. This maintenance falls under management category number 3. As this site functioned quite differently from Azelia Ley's house the information displayed in the museum is quite generalised (information on the Manning family and Azelia Ley) as well as being associated with a large collection of farming equipment. While this information is interesting in itself, it does not specifically relate to the buildings associated with *Davilak Ruins*. Therefore the full reconstruction of one of the farm buildings, for example the coach house, would enable this building to be used as an interpretation facility for this site.

### **8.3 Simply Maintain (Option 3)**

This action would apply to some of the structures associated with the homestead complex, such as the remains of the detached kitchen and baker's oven as well as the majority of the farm buildings. The management process would involve actively maintaining those buildings where the decision had been made not to carry out any reconstruction work to ensure their survival. This decision could also be made for the management of the buildings across the whole of the site if funding needs to be allocated on a yearly basis. In this way the current deterioration of the site can be halted and a program of works instigated that would address which buildings should be reconstructed first and which could wait until funding becomes available.

Regardless of which management approach is taken by the City of Cockburn and the Historical Society, these two bodies need to consult with the State Heritage Office to ensure that management procedures are acceptable and that suitably qualified persons are employed for the reconstruction, preservation and maintenance of the site. As this is an archaeological site, all



work that disturbs the ground surfaces or walls needs to be carried out under the supervision of an accredited archaeologist.

## 9 Management Approach

As indicated in the previous section, the conservation of ruins needs to have a proper management approach, particularly when the ruins are to be made accessible to the public. Conserving ruins so that members of the public can appreciate them is a balancing act that the custodians have to get right if the visitor is to enjoy their visit without inflicting accidental damage to the ruins that they have come to visit. Many Western Australians are familiar with the rather romantic ruins that they can visit in Great Britain and Europe. Generally these ruins are set in landscaped grounds with the ruined walls rising up out of manicured lawns. This type of approach is not possible in Western Australia as the amount of water required to keep the grass green would be extremely high and it would also be an intrusive element in a landscape that in summer is generally dry. Therefore this type of picturesque display is considered to be inappropriate for *Davilak Ruins*.

The interpretation of the site for visitors and how they move around the site will therefore need to be considered in conjunction with conservation strategies for the ruins. This also brings to the fore the tricky dilemma of what types of conservation practices should be used to preserve the ruins. It is a well-known fact that once a building loses its roof the walls start to deteriorate and fall down. This is what has happened at the *Davilak Ruins*. In the past, conservation practitioners might possibly have rebuilt the walls so that they were all approximately the same height and then capped the wall with cement. Cement would also have been used to re-build the wall. However, practices have changed and we now know that the use of cement mortar, where previously there was none, causes further problems leading to additional deterioration. There are now many different ways to cap a stone wall. In Britain where ruins in some areas are subjected to extremes of heat and cold a soft capping composed of earth, vegetation and synthetic materials has been used.<sup>10</sup> In the United States the National Parks Service came to realise in the 1980s that the wholesale use of cement to make repairs to the ancestral sites of the Pueblo Indians in the south-west had created numerous problems. Today their Parks Service uses a variety of techniques, including soft wall capping and traditional building methods to preserve the ancient ruins.<sup>11</sup> This type of mentality needs to be considered for *Davilak Ruins*, whereby a team of people is engaged that includes architects and engineers

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<sup>10</sup> Lee, Z., Viles, H and Wood, Chris (ed), 'Soft Capping of Historic Walls: a better way of conserving ruins?', Univ. of Oxford and English Heritage, 2007.

<sup>11</sup> Bawaya, M., 'The Race to Save the Ruins', *Preservation, Journal of the National Trust for Historic Preservation*, January/February 2011.

who are experienced in conserving heritage buildings, archaeologists and traditional craftsmen.

The purpose of the strategies outlined below is to assist the Historical Society and the City of Cockburn in managing and conserving the *Davilak Ruins*. The strategies should be read in conjunction with the policies outlined in Section 8 of the Manning Estate, Hamilton Hill Conservation Plan, 2011. In the Conservation Plan, parts of the place were identified as having exceptional archaeological potential and one of these places was *Davilak Ruins*.

Some of the strategies listed below are considered urgent while others represent short or long term strategies. The following designations have been used:

U – Urgent: needs to be carried out within the next six months

S – Short term: needs to be carried out within one year

L – Long term: needs to be addressed within two years

O – Ongoing: needs to be addressed on an annual basis.

## 9.1 Vegetation

When the consultant first visited *Davilak Ruins* in August the site was heavily overgrown with weeds. It was explained to the consultant that in the past the City of Cockburn had carried out a regular program of weed spraying to control weed growth but the practice had not occurred that year. In addition a number of trees had been allowed to grow in sections of the site.

- Action 1** The City of Cockburn needs to implement an annual weed control program specifically tailored for this site to ensure that plants do not grow in and near the walls. The person employed to carry out this spraying program needs to be instructed on the fragile nature of the ruins and that where possible walking on the walls should be avoided. This spraying program should cover all of the structures in the ruins complex. (U and O)
- Action 2** There are a number of trees and large shrubs growing in various locations across the site. Some are growing close to walls and others are growing in the open areas that were once rooms. These trees need to be removed to open up the site as well as eliminate the possibility of damage to the walls by the trees' roots. These trees should be cut down near their bases and then poisoned. Advice should be sought from a suitably qualified Arboricultural consultant who can provide expert advice on the best way to remove the various trees and shrubs that are causing problems. Digging out the roots needs to wait until an archaeologist is there to supervise the process. (U and O)
- Action 3** Shrubs or bushes that are growing near walls must not be removed by pulling them out by their roots as this action could damage the walls. They will need to be poisoned. (O)
- Action 4** Dead trees and branches should be carefully removed from the site as they represent a fire hazard. Care should be taken not to damage the walls. (L)
- Action 5** A Horticultural specialist should be engaged to determine whether any of the exotic trees on the site represent remnants from the garden or whether they represent opportunistic colonisation by windblown seed. (S)

## 9.2 Structural Integrity

All of the walls are in a fragile condition. The stones can be easily knocked off and if persons walk on them they can collapse thus injuring the person and damaging the walls.

**Action 6** The retaining wall to the north of the detached kitchen (or the southern side of the sunken garden area) is gradually starting to bow outwards and is in danger of collapse. To halt the wall's deterioration, it should be temporarily braced with wood supports. Advice from a qualified structural engineer should be sought before work begins. Once conservation works commence this wall can be de-constructed and repaired properly. This work can only take place once a full conservation program has been implemented and qualified archaeologists are present on the site. (U) *Since the release of the original report, this work has been completed.*

**Action 7** Stop water and soil cascading down into the sunken garden on the western side of the homestead by recreating a permanent retaining wall to prevent further erosion. (U)

The City of Cockburn needs to determine what its management approach will be for the preservation of this site. If they decide to carry out partial reconstruction on any parts of the site then an action plan will need to be developed on how to implement this approach as well as conservation of the ruins. The City should become pro-active in their approach to the conservation of the homestead ruins as there is an opportunity here to implement a conservation program not previously seen in Western Australia. The place has the potential to play an educative role in the conservation of ruins.

**Action 8** Develop a management approach for the site. (U)

**Action 9** Advice should be sought from a range of conservation practitioners (architects, engineers and traditional craftsmen) on the most appropriate methods of conserving the walls from further deterioration. Capping with cement must not be used and the walls must not be repaired with cement. (S)

The implementation of a management approach for the site will take time, meanwhile the homestead complex will continue to degrade unless it is protected from the elements. At this stage a short-term solution may be to erect a free-standing, open structure over the top of the ruins to protect them. This can be a fairly simple structure composed of steel uprights that are capable of supporting a roof. This can be clad in either corrugated galvanised steel or perhaps clear polycarbonate sheeting (to provide better lighting

inside) or a combination of the two. This will also provide protection for archaeologists at a later date. An example of one form of new roof covering can be seen on the Belmont brick kilns. A more innovative example is the new roof covering the ruins of the Old Halls Creek Post Office. In this instance the new protecting roofing intentionally replicated the original roof.

**Action 10** A short-term approach to conserve the homestead ruins is to construct a free-standing structure that covers the complex until a long term approach has been decided. This type of covering will have minimal impact on the archaeology of the site. (S)

**Action 11** Implement an education program about the fragility of the site, and in particular the need to stay off the walls whenever possible. This information is particularly pertinent for people who are required to work on the site (such as spraying weeds). All persons working on the site need to be provided with this information which can be prepared by the Historical Society. This information should also be included in the information provided on an interpretation panel about the site. (U)

### 9.3 Archaeology of the Site

Although it seems to be stating the obvious, *Davilak Ruins* is an archaeological site. Rebuilding or removing rocks that once formed the walls can potentially damage the archaeological record, which means that a possible research component could be lost.

**Action 12** No stones should be removed from their current location, in an attempt to 'tidy up' the ruins unless an archaeologist is present to record the process. (O)

**Action 13** Record any activities on the site that will affect its current status, this would include recording the site prior to any archaeological or conservation works taking place. (O)

**Action 14** The location of any artefacts scatters or additional features that come to light following the clearing of the vegetation should be recorded. (O)

**Action 15** Visitors must be made aware that any items or artefacts found anywhere on the site must not be removed. (O)

*Davilak Ruins* are an unusual within the metropolitan area because they comprise a complete farming complex (the homestead and a set of outbuildings) set within its original farming environment). As a large percentage of the original farm has been retained within Manning Park there

is the potential to explore not only the ruined structures that comprise *Davilak Ruins*, but also the archaeological remnants of earlier farm buildings that were identified in the Conservation Plan. It is due to this invaluable resource that it is recommended that the City of Cockburn approach the archaeology departments of either Notre Dame University or the University of Western Australia for advice on implementing a collaborative research program that will assist the City in managing this archaeological resource. This program has the potential to provide training for archaeology students and well as involving members of the community.

**Action 16** Approach the archaeology departments of either Notre Dame University or the University of Western Australia to assist in developing a research program for *Davilak Ruins*. (S)

#### 9.4 Access

Currently the site can be accessed by vehicles via the bush track that runs between the homestead complex and the farm buildings and then heads off to the south, or around to the north-west of the farm buildings. This access road needs to be restricted to emergency vehicles only as recreational vehicles can potentially cause extensive damage to the ruins. There are potentially several ways of dealing with this problem.

1. Restrict vehicular access to the track that runs between the homestead complex and the farm buildings.
2. Fence off the entire area, this would entail extending the fence that currently runs along the eastern side of the homestead complex, to encompass the whole of the area occupied by the ruins (cutting off the track that runs between the two complexes).
3. Fencing off the homestead complex and the farm buildings and leaving the access track that runs between the two complexes accessible.

Option 2 is considered to be the most suitable as it cuts off both pedestrian and vehicular access to the entire site. Visits to the ruins could become part of a walking tour organised by members of the Historical Society. The whole of the complex could be fenced with 8 strand ringlock fencing which is not intrusive and would look very similar to the types of fencing material that the Manning family probably used in the past to enclose their fields.

Until a decision is made about how to restrict access to the entire site vehicular access must be stopped immediately.

**Action 17** Place bollards on the track at the northern end of the site where it intersects with a westerly track and at the southern end just to the south of the ruined farm cottages. This will prevent unauthorised vehicular access. (U)



The City of Cockburn's Trails Master Plan<sup>12</sup> shows an existing Davilak Heritage Trail that commences near Azelia Ley Museum. The track does not currently pass near *Davilak Ruins*. However, the Trails Master Plan proposes an extension to this trail that would provide a loop track around the ruins. The loop trail would pass along the farm access track and then extend westward along the limestone ridge behind the farm buildings before heading north to rejoin the main westward track. A viewing platform is proposed for the homestead complex at the northern end. This trail has potential, and together with the proposed signage would make both the site and its history more accessible. However, it would enable easy public access to the ruins unless they were fenced off. Therefore, if the proposed Davilak Heritage Trail does proceed, Option 3, which was discussed above, would be best. A viewing platform could still be built at the northern end of the homestead complex but it would need to take into consideration sight lines as the roofing proposed for the homestead will obscure views from certain positions.

**Action 18** Investigate fencing options for the whole of the site. These options can either enclose both the homestead complex and the farm buildings or the whole site including the track that runs between the farm buildings and the homestead complex. (U)

At present information signage is located within the fence that currently surrounds the homestead complex. As discussed above the ruins are fragile and access to them should be limited to authorised personnel. The current sign needs to be re-located to outside of the fence line and the current access to the ruins closed.

**Action 19** Relocate the current timber signage that is located in the south-east corner of the ruins to somewhere outside the fence and close off the fence to public access. (S)

## 9.5 Interpretation

The Historical Society and the City are interested in developing *Davilak Ruins* into a place that provides visitors with a more informative experience of the history of the site and the Manning family. As stated previously, *Davilak Ruins* are important state archaeological site that has the potential to provide educational opportunities for archaeology students and students involved in the heritage conservation field. The types of activities that students would be involved in would be 'hands-on' under the guidance of experts. Members of the public could also have the opportunity to participate in these more intensive activities, but would more likely be interested in viewing the ruins and learning about the history of the site and the conservation and archaeological works being undertaken. The strategies listed below are based

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<sup>12</sup> *City of Cockburn Trails Master Plan*, 2013 (based on original plan prepared by Transplant Pty Ltd)

on the premise that the Historical Society and the City will want to adopt a management approach that involves the partial restoration or reconstruction of some or all of the buildings in the complex. In this instance the Historical Society and the City may wish to partially reconstruct the walls at the homestead complex so that the room arrangement can be more easily understood. While the historic photographs are very informative, they only provide an overall image of the roof line or the eastern side of the house. There is insufficient information to carry out a full reconstruction of this building or its outbuildings.

Photograph evidence on the appearance of the farm buildings is better, particularly the coach house. This building could be fully reconstructed and then used to house an interpretation centre for the site.

**Action 20** Archaeological investigations must precede any reconstruction work. (L and O)

**Action 21** Employ a suitably qualified consultant to develop an Interpretation Plan for *Davilak Ruins*. (L)

**Action 22** Work with an archaeologist and a conservation architect on all reconstruction work planned for the site. (O)

**Action 23** Work with the State Heritage Office to ensure that the management approach that the Historical Society and the City decide to adopt receives their approval before work progresses. (S)

The Master Trail Plan has indicated that the Davilak Heritage Trail has 'outstanding potential, with sweeping views from the three lookouts.....the absence of any interpretation.....undermines this potential.'<sup>13</sup> Suggestions for the type of information that could be placed on this signage are provided in this report. This information is pertinent for the overall proposed trail, but signage at the ruins themselves should also be considered providing information on how the site function and provide images of what the place used to look like. This signage should also carry information about the delicate nature of the ruins and that climbing on the walls is dangerous.

**Action 24** Erect interpretative signage around the site that includes images of the buildings but also information on the delicate nature of the site. (S)

## 9.6 Heritage Listing

As discussed earlier in this report, *Davilak Ruins* is included on the State Register of Heritage Places as part of the Manning Estate. In this entry the

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<sup>13</sup> *City of Cockburn Trails Master Plan, 2013*, p.29

ruins are afforded the same level of protection as the rest of the site; their important heritage values are fully recognised. Currently in the City of Cockburn's Local Government Heritage Inventory, Azelia Ley Homestead is listed under management category A while Manning Park and Tuart Trees (which includes Davilak Ruins) has management category B. This category fails to acknowledge the importance of the ruins and also the surrounding landscape that has been identified as retaining evidence of the Manning's former farming practices, archaeological sites and exotic vegetation. These differences in management category should be addressed so that the City's Inventory reflects the State's heritage listing. Combining these three elements was also discussed in a report prepared by the Western Australian Planning Commission in 2009.<sup>14</sup>

**Action 25** During the next revision of the Heritage Inventory combine Manning Park, Davilak Ruins and Azelia Ley Homestead in the same listing with an 'A' management category. (L)

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<sup>14</sup> *Cockburn Coast District Structure Plan*, endorsed in August 2009 and published in September 2009. Part of this report included an appendix on European Heritage in the area by A. Yates and J. Mackay: *Cockburn coast district report: historic sites report*, June 2008.

## APPENDIX 1 – ACTION PLAN

Table 1 - Time and Expertise Requirements to Implement Strategies

TIMEFRAME	STRATEGY	DESCRIPTION	EXPERTISE	RESPONSIBILITY	FUNDING	STATUS
Urgent work – next 6 months	6	Shoring up retaining wall to the north of the detached kitchen	Structural engineer familiar with heritage buildings	City of Cockburn Notify State Heritage Office	Municipal Budget (Museum)	Complete
	2	Removal of trees and shrubs	Aboricultural specialist for the larger trees. HS members can manage dead weeds.  Archaeologist required for root removal	City of Cockburn with assistance from Historical Society	OP Funds	Partially Complete
	7	Construct temporary wall above western side of homestead complex	Structural engineer familiar with heritage buildings	City of Cockburn Notify State Heritage Office	Lotterywest Funding	Quote sourced for works.
	17/18	Restrict vehicular access through fencing the whole site.	City contractors and Historical Society.	City of Cockburn Notify State Heritage Office	50/50: City of Cockburn and Lotterywest	Not yet commenced
	1	Annual weed control program	City employees together with assistance from HS.	City of Cockburn	OP Budget	Ongoing

	8	Management plan for site	City employees	City of Cockburn, Manager Parks and Environment	Manning Park Master Plan 15-16	Not yet commenced
	16/11	Approach archaeology departments of UWA and Notre Dame and develop education program regarding fragility of walls for personnel employed to work on and around the site.	Members of HS and CC employees and historical archaeology lecturers	City of Cockburn with assistance from Historical Society and universities	Existing museum activities budget in first year; seek Lotterywest funding after if needed	Underway

TIMEFRAME	STRATEGY	DESCRIPTION	EXPERTISE	RESPONSIBILITY	FUNDING	STATUS
Short term – within one year	10	Erect free-standing roof over the homestead ruins to provide temporary protection	City employees	City of Cockburn in consultation with State Heritage Office	Investigate once the weeds have been cleared and the stabilisation works complete	Not yet commenced
	9	Seek advice from heritage professionals on best practise for halting the deterioration to the walls	Qualified heritage architects, heritage engineers and archaeologists	City of Cockburn	Municipal Budget (Museum Activities)	Underway/ ongoing
	24	Erect interpretive signage that includes information about the fragile nature of the walls	City employees	City of Cockburn with input from Historical Society and Aboriginal Reference Group.	Municipal Budget (Arts and Culture and Reconciliation Action Plan)	Billboards purchase commenced
	19	Relocate current sign in SE corner of homestead site	City employees in conjunction with HS members	City of Cockburn	Municipal Budget (staff resources)	15-16 Financial Year
	5	Engage Horticultural specialist to investigate exotic trees and shrubs	Landscape garden specialist	City of Cockburn	Municipal Budget (staff resources and to engage a contractor)	Not yet commenced



	23	Develop working relationship with State Heritage Office	City employees and members of Historical Society	City of Cockburn and Historical Society	N/A	Complete
	4	Careful removal of dead trees and branches as required	Historical Society members and City employees	City of Cockburn with assistance from Historical Society	Municipal Funds (staff resources)	Underway

TIMEFRAME	STRATEGY	DESCRIPTION	EXPERTISE	RESPONSIBILITY	FUNDING	STATUS
Long Term – within 2 years	21	Develop Interpretation Plan to be contained within the Manning Park Management Plan	Interpretation consultant/Manager Parks and Environment	Historical Society	Municipal Funds (Staff Resources) Parks and Environment	Not yet commenced
	25	Revise Heritage Inventory to combine Azelia Ley Homestead with Manning Park as a Category A Listing	City Employees (Strategic Planning)	City of Cockburn	Municipal Funds (staff resources)	Not yet commenced
	20	Archaeological investigations must precede any reconstruction work	Qualified historical archaeologist	City of Cockburn and Historical Society	Municipal funds (Museum Activities)	Underway/ Ongoing
	3	Shrubs or bushes growing near walls must not be removed by pulling up by their roots	City employees or Historical Society members	Historical Society and City of Cockburn	Municipal funds (staff resources)	Underway

<b>TIMEFRAME</b>	<b>STRATEGY</b>	<b>DESCRIPTION</b>	<b>EXPERTISE</b>	<b>RESPONSIBILITY</b>	<b>FUNDING</b>	<b>STATUS</b>
<b>Ongoing – work that needs to be done on an annual basis</b>	15	Make visitors aware that artefacts must not be removed from the site; erect fencing	Historical Society members and City employees	Historical Society and City of Cockburn	Municipal funds (interpretative signage) and consultant (fencing)	Temporary sign erected; fencing not yet constructed
	14	Record general location of all artefacts found on the site	Members of Historical Society	Historical Society	N/A	Underway/Ongoing
	13	Record any changes that take place on the site	Members of Historical Society	Historical Society	N/A	Underway/Ongoing
	22	Work with archaeologist and conservation architect on reconstruction work envisaged for place; to be contained within the Manning Park Master Plan	Members of Historical Society and City employees	Historical Society and City of Cockburn	Municipal Funds (staff resources)	Underway/Ongoing
	12	Do not 'tidy up' the ruins by removing any stones from the walls or rooms	Members of Historical Society and City employees	Historical Society and City of Cockburn	N/A	Underway/Ongoing

## APPENDIX 2 THE ARCHAEOLOGY OF THE DAVILAK RUINS

The description provided below of the archaeological remains at Davilak should be read in conjunction with the information provided by Nayton in her 2011 report.<sup>15</sup> At the time of her site visit, vegetation appears to have been a lot less prolific and some areas of the site were easier to interpret and access due to slightly lower vegetation levels.

### 7.1 The Setting

Manning Park Reserve is a small landscaped park within the much larger Beeliar Regional Park. The western side of Manning Park is a dunal system that rises up from the coastal plain to a limestone ridge that runs north-south, parallel with the coast before dropping down gently on its eastern side to the shores of Manning Lake. The sandy soil in the vicinity of the *Davilak Ruins* is derived from the Tamala Limestone that forms this ridge. Access is via Davilak Avenue from the north entrance, skirting the western side of Manning Lake and Azelia Road from the eastern entrance, skirting Manning Lake on the southern end where the ruins are situated. Vegetation in the parkland is predominantly remnant native vegetation, particularly around the margins of the lake. Around the homestead ruins the vegetation is a mix of introduced species coupled with native species, which are gradually becoming re-established in the area. Access from the north is via Rockingham Road or from the east via Hamilton Road where the *Davilak Ruins* are located at the western end of Azelia Road before it turns north onto Davilak Avenue to pass along the western side of the Lake.

As mentioned in the previous chapter, there are a number of historic photographs that show the *Davilak Ruins* prior to their destruction by fire and time and also a series of historic aerial photographs. These images provide us with a better understanding of the place and in the case of the aerial photographs a broader understanding of how the overall site has decayed and developed. The aerial photographs show changes to the landscape around the *Davilak Ruins* such as the creation of tracks to access the limestone quarries, the abandonment of these quarries and then the development of recreational tracks to access the western area of Beeliar Regional Park.

For example, the 1950 aerial photograph indicates that the road between the homestead and the farm buildings only led to the farm buildings and no further. However the tracks around the *Davilak Ruins* began to change in the 1960s, obscuring the physical evidence of the relationship between the homestead and the farm buildings and how the farm buildings themselves functioned. A track running south from the farm buildings towards what looks

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<sup>15</sup> Nayton, 2011, pp 31 – 52.

like a small quarry first appeared in the 1965 aerial photograph.<sup>16</sup> By 1981 this quarry had disappeared and become part of an access road that extended further to the south where it met up with a well-defined road that led to a very large quarry to the west of the *Davilak Ruins*. By 1995 this access road ran along the north eastern side of the quarry before turning east to pass to the north of the farm buildings. This access road still exists in 2013 although the large quarry has completely disappeared. The development of what is essentially a circular track between the two building complexes interferes with how the present day visitor views the site and understands how it once functioned.

## 7.2 The Ruin Complex

The *Davilak Ruins* are divided into three distinct areas:

1. The remains of the homestead and its associated outbuildings (the homestead site)
2. The remains of the outbuildings associated with farming activities on the property (the farm buildings)
3. The remains of the limestone wall that once enclosed the vineyard on the eastern side of the homestead

The fallen walls that comprise the homestead are the most complex to understand due to the amount of scattered and fallen building rubble, while the remains of the walls that formerly enclosed the vineyard appear to be missing large sections. The area to the north of the *Davilak Ruins* has been heavily disturbed due to the widening of Davilak Road. Photographs taken in the early 1900s indicate that there were a pair of buildings located to the north of the walled enclosure at the western end and a building at the eastern end. These buildings could be the shade house and orchid house (west end) and a tool shed (east end) that appear on a plan drawn by Lucius C. Manning in 1960.<sup>17</sup> It is possible that the archaeological remains of these structures survive on the northern side of Davilak Road.

The remains of the farm buildings have become heavily overgrown with vegetation. The remains of the structures in all three areas suggest that in the past some of the stone rubble had been removed. The whole of the site has been subjected to the process of weathering through the usual processes of wind, rain, invasive vegetation, erosion and the activities of human

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<sup>16</sup> All of these aerial photographs can be viewed at:  
<http://intermaps.cockburn.wa.gov.au/intramaps70/ApplicationEngine/Application.aspx?project=Cockburn&>, City of Cockburn.

<sup>17</sup> Photographs: Davilak Homestead (al.86.23g) and View of Davilak House (alp.00104), held by City of Cockburn Library; Plan of Davilak drawn by Lucius C. Manning in November 1960, Acc1440A, Battye Library.

interference. Despite these processes affecting the appearance of the ruins, the archaeological potential of the site is still considered to be high. *It should be noted that since the original report, vegetation has been removed from the farm buildings and they are now fully accessible and reveal substantial ruins, which are of equal significance to the Estate, being one of the first farms in WA.*

### **7.3 The Homestead Site**

Due to the sloping nature of the site, the homestead and its outbuildings were constructed on two different levels. The homestead lies on one level with the outbuildings located to the west on higher ground. The homestead's walls were constructed from randomly laid rubble limestone blocks, held together with a lime sand/mortar.<sup>18</sup> It should be noted that when the fire destroyed this building (and the others on the site), the heat may have affected the mortar, changing its appearance and consistency. It currently presents as a fairly crumbly mixture. In addition to the use of lime mortar, there was sufficient evidence left on standing sections of the walls to determine that the walls were originally covered with a limestone render on both the exterior and interior. On the exterior side, the walls had been marked out to resemble ashlar masonry.

The height of the walls varies across the site from approximately 200 mm with the highest sections being nearly 2.0 metres. In general the height of the walls is about 1.0 metre. The thickness of the walls varies from 330 mm to 450 mm. Wall construction comprises randomly laid blocks of limestone with the dressed side facing outwards. A major feature of the site is the amount of small rocks spread across the built area. It is possible that the fire affected the strength of the limestone and when the walls began to collapse the rocks fractured when they fell. Due to the amount of rock scatter the location and size of the rooms was difficult to determine accurately, this was especially the case for the eastern (or front) wall, which was largely obscured by fallen rock. During August 2013 members from the Historical Society of Cockburn sprayed the site to assist in the eradication of weeds, which left the homestead itself comparatively free of vegetation. The smoke house, baker's oven and wash house group of buildings are easily accessible and many artefacts have been recorded and collected from the site.

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<sup>18</sup> Natyln incorrectly states that cement mortar was used.

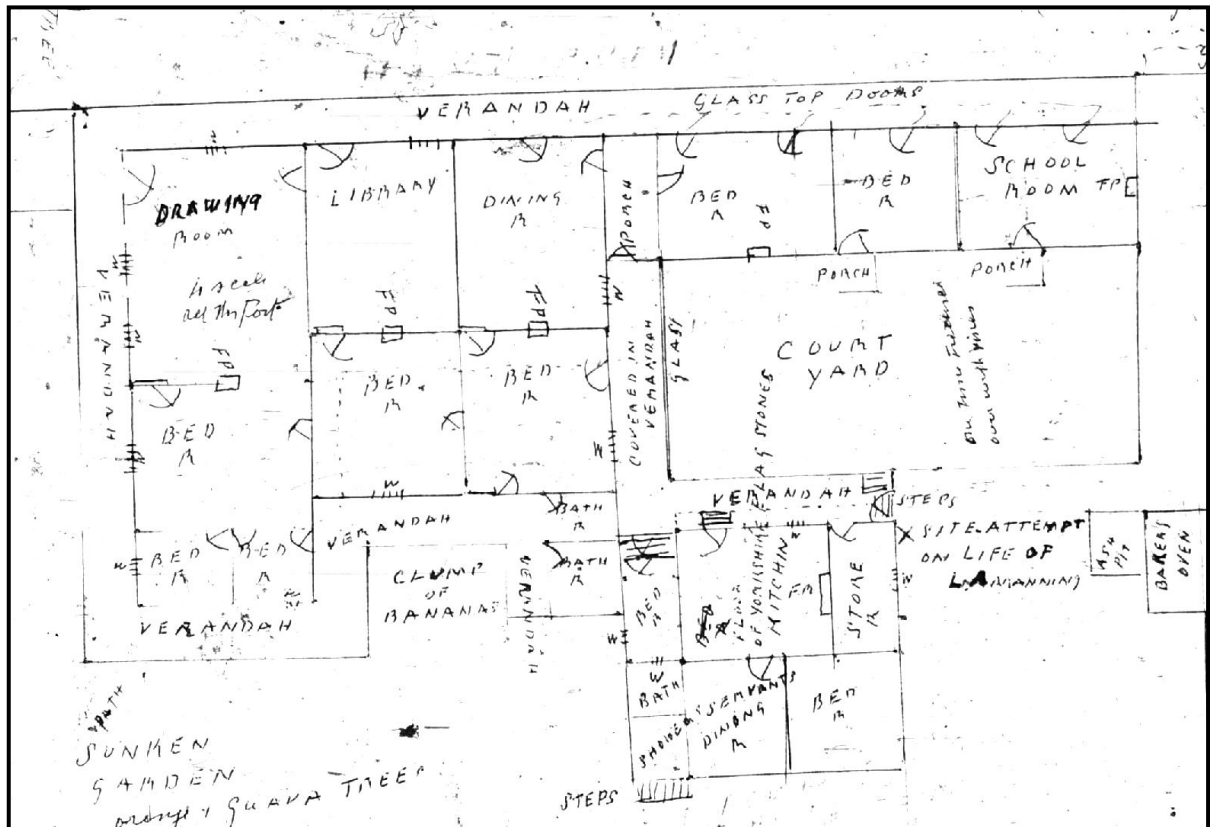


Figure 1 Detail of L.C. Manning's Plan showing layout of the homestead (Courtesy Battye Library)

As discussed in the documentary section, it would appear that the Davilak Homestead began as a small cottage. This is corroborated with physical evidence. Manning's plan (see Figure 1) shows a rectangular building with its long axis running north-south. According to this plan, verandahs ran around all sides of the building, with the exception of the southern side. The various rooms in the building comprise three distinct suites of rooms. The largest suite is the wing at the northern end of the building. This wing contains a drawing room on the east side, with three bedrooms on the west. The next suite lies on the southern side of the drawing room and contains four rooms: library, dining room and (on their western sides), two bedrooms. The final suite is on the southern side of these four rooms. It is separated from the second suite by a covered passage way (possibly a breezeway, the plan does not make this clear). The last suite is a row of three rooms that open onto the eastern verandah: two bedrooms with a schoolroom at the southern end. On the western side of this suite is a courtyard and to the west of the courtyard is the detached kitchen. The kitchen building had seven rooms that included the kitchen, storeroom and accommodation for servants. On the northern side of the detached kitchen two bathrooms are shown.

An examination of the homestead's ruined walls indicates that the four rooms to the south of the drawing room (library, dining room and two bedrooms) once formed the core of this building. The walls to both the drawing room and



the extension to the south butt onto the walls of these four rooms. This unit measured approximately 11 metres in width. The rear bedrooms were six metres long, but the length of the two front rooms could not be determined due to the amount of rubble lying along the eastern walls. These dimensions roughly tally with the cottage shown in Phelps 1859 plan.

To accommodate the detached kitchen the ground on the western side of the homestead had to be levelled and contained with walls. Two stone walls were constructed. One formed the western side of the courtyard and the other was a wall that ran east-west and can still be seen today when standing to the north of the kitchen area. This wall runs east-west wall and butts onto the south-west corner of the original suite of four rooms. The area immediately to the north of the kitchen area was designated as a 'sunken garden' on Manning's plan. The seven rooms that comprised the kitchen are no longer clearly visible nor was it possible to find the steps that once led up from the courtyard or the steps at the western end of the northern retaining wall that led to the sunken garden. The gap in the northern wall where the stairs should be is still clearly visible.

Manning's plan also showed that the western side of the sunken garden was contained by a wall that ran north-south. This wall also defined the western side of the homestead complex as there was a dirt road that ran on the western side of this wall. The road led to the farm buildings to the west of the homestead complex and also to the driveway that ran north out of the property (and past Azelia's house). This north-south retaining wall terminated at its southern end at the western corner of the kitchen area's retaining wall. At the northern end it terminated at a picket fence that can be seen in some of the historic photographs of Davilak. Steps led down to the homestead from the road. These northern steps have disappeared (as has the picket fence), but the parallel stone walls that once housed them still stand. A large section of the wall between these steps and the northern end of the kitchen's retaining wall has disappeared (or is buried beneath sand), allowing water and soil to cascade down into the sunken garden area. This has led to water pooling in this area after heavy rain and it is gradually undermining the kitchen's northern retaining wall, which is starting to bow outwards and stones have started to fall from its lower courses.

Other buildings were once located in this upper area, such as a smoke house with a baker's oven and a wash house. This area was heavily covered with vegetation. A section of stone walling was observed in the spot described by Nayton as being the location of the baker's oven and this feature could be the oven, but due to the heavy growth it was impossible to reach. It is possible the oven and the structures associated with this feature could be more easily

viewed at the end of summer when the vegetation in this area has died back.<sup>19</sup>

The line of the retaining wall running due south from the school room can be clearly seen in the 1965 aerial photograph.<sup>20</sup> This was the western wall of the vineyard. The line of this wall was traced to its south-west corner. Like the homestead buildings it was constructed using randomly laid limestone blocks. Since the original report, this area has been cleared of vegetation, is easily accessible and reveals obvious features of each building.

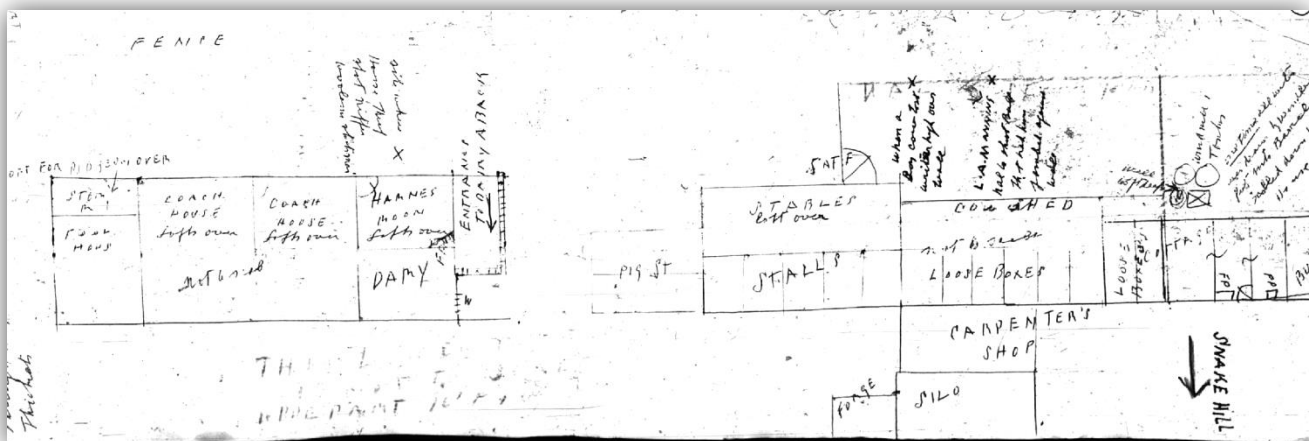


Figure 2 Detail of L.C. Manning's Plan showing farm buildings. Battye Library

## 7.4 The Farm Buildings

The farm buildings lie to the west of the homestead. In the 1965 aerial photograph the line of these buildings is clearly seen, running slightly to the west of a north-south alignment. Manning's map indicates that these buildings once functioned as a coach house (with a loft above) containing accommodation for hens and a harness room with a dairy at the rear of this room. There was then a rather large building that contained stables with a loft over it, stalls at the rear and a cowshed with loose boxes at the back. On the western side of the cowshed was a carpenter's shop, silo and forge. Butting onto this complex was a row of three cottages. A pigsty was located at the northern end of this long building. Fenced yards were located on the eastern side of the building.

<sup>19</sup> Nayton, 2011, p. 43.

<sup>20</sup> 1965 aerial photograph, City of Cockburn website.

The majority of these buildings can also be seen in the historic photographs of Davilak, and these also show the more ephemeral elements that did not survive the bushfire.

### ***Coach House***

This building was the most northerly of the farm buildings and views of the front and rear of this structure are clearly visible in historic photographs. The images show a two storey building with a large central opening with a door (and opening above) on the northern end and two doors at the southern end. An enclosure is visible at the northern end. At the rear (which is not shown on Manning's plan) is a small outshoot with a skillion roof and then at the southern end a low wall with a door is visible – Manning's dairy.

On the site today the eastern (front) wall of the building has completely disappeared, however the rear and side walls remain. Sections of the rear wall stand nearly two metres. The low capped wall that protected the entry to the dairy on the southern side of the building is still intact as is the fireplace in the south-west corner of the harness room. There was no above ground evidence of the small fenced yard that could be seen in one of the historic photographs.

### ***Stables, Cowshed and Cottage Complex***

This complex lies immediately to the south of the coach house. The historic photographs and the 1950 aerial photograph show a long line of structures with a one and a half storey section at the southern end with a fairly open section in the middle with a skillion roofed structure on the western side. The three cottages are located at the south end.

The remains today are dominated by what was once the western (rear) wall of this complex that stands above 2 metres in places. This long building (approximately 39 metres) still retains evidence of the different spaces that were shown in Manning's plan such as the stables at the northern end, the cow shed in the centre and the area where the looseboxes would have been located at the southern end (evidence of the timber partitioning may still be found below ground level). It is a large open space heavily overgrown with vegetation with loose stones beneath.

On the western side is a high walled structure that is probably the silo shown on Manning's plan. This structure is close to the edge of the limestone ridge, which was probably modified to fit this structure and provide stone for its construction. Evidence of modification to the natural limestone can be found on the northern side of the silo however at the time of the visit the whole of this area had to be approached cautiously as bees have constructed a large

beehive within the slightly over hang in the rock face. This feature looks very similar to the forge described by Nayton.<sup>21</sup> Evidence of the carpenter's shop that backed onto the eastern side of the complex's western wall could not be found due to heavy vegetation.

As stated previously, Manning's plan shows a row of three cottages at the southern end of this complex. The area where these three cottages were supposedly located was the most heavily overgrown in this complex. Evidence of the southern-most cottage was found, together with the remains of its fireplace. Historic photographs show that each of these three cottages had a fireplace on their western (rear) wall. No evidence for a fireplace was found for the northern cottage and the southern dividing wall between this cottage and the middle cottage was also difficult to locate. There was minimal evidence of a fireplace for the middle cottage.

The removal of vegetation in this area (and also the bees) would enable a better examination of the archaeological evidence to determine if the features recorded by Nayton in 2011 are still present.

### ***Waterhole and Watercourse***

Nayton's report refers to this feature, which lay to the south of the Stables and Cowshed Complex. A feature of this type is not visible in the 1965 aerial photograph and is not obvious in historic photographs. The area to the south of the Stables Cowshed Complex is shown as fenced, in two historic images (alp. 00104 and alp.00113). The height at which the 1950 aerial photograph was taken from is too high to see either the fencing or the clearing however the presence of vegetation in this area, together with what appear to be partially cleared strips suggests that this area was once set out with paddocks. The present day clearing is not a water hole but evidence of quarrying activity and the watercourse an access road. This activity has started to become evident in the 1965 aerial photograph. Since the original report, this area has been identified as the quarry, but a 65 foot well has been uncovered.

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<sup>21</sup> Nayton, 2011, figure 54, p. 51



**Plate 1** View of the vineyard and the eastern side of Davilak Homestead c.1900 (Courtesy City of Cockburn Library)

### **7.5 The Former Vineyard**

The enclosed vineyard is clearly shown on Manning's plan and appears in a number of photographs taken around the turn of the twentieth century. It has been suggested that this was the first vineyard in WA; the vines were since removed to Toodyay. In the 1960 plan Manning shows that the northern wall to the vineyard was composed of pillars. In another plan held at Azelia Ley Museum the northern boundary wall is described as being comprised of five foot stone pillars set about 25 feet apart. These pillars can be seen in the photograph shown in Plate 1 with timber palings in between the pillars. The other sides of the walls are of solid limestone. In all of the early twentieth century photographs the vines within the enclosure appear to be quite young. In the photograph shown at Plate 2 the eastern side of property is shown. It was taken some distance from the house, well beyond the walled enclosure. It shows that grassed fields were once located to the east of the enclosure and that a line of pines extended in an east-west line from the eastern wall providing the field with a northern windbreak.<sup>22</sup>

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<sup>22</sup> Photograph alp.00116, held by City of Cockburn Library.



**Plate 2** View looking west across paddocks towards Davilak. The long line of the homestead can be seen on the right and beyond, to the left are the farm buildings. The line of vines can be clearly seen in front of the homestead. (Courtesy City of Cockburn Library).

As indicated at the beginning of this report, the physical evidence of this high stone wall was hard to find. Small sections of the eastern wall were observed in the cleared area directly to the east of the fenced off ruins. By assessing the documentary evidence it is now possible to understand why there is little evidence surviving above ground of the northern wall of the enclosure. The timber palings would have been destroyed in the 1960 fire, leaving the columns as an isolated line. As these pillars were close to the road, the limestone was probably taken to be recycled elsewhere. The lack of evidence for the western and eastern walls is unclear, although again it could be due to robbing of material. Manning noted in his plan that the southern wall had started to collapse sometime during World War 2 due to nearby artillery practice. Archaeological investigations could provide information on the line of the northern wall and the removal of vegetation along the line of the east, west and southern walls would assist in determining the extent of what remains of these walls.

No evidence survives of the vines that were once planted in this area. The only exotic vegetation surviving in this area was a solitary mulberry tree that has been protected with a ring of vertical treated pine poles (approximately

.75cm high. Several mature *Pinus canariensis* trees (Canary Island pine) to the east of the ruins suggest that the line of pines that can be seen in Plate 2 may have been *Pinus canariensis*. The pines that are present today are probably the offspring of the original trees, as pines do not regenerate after bushfires.

### **7.6 Artefacts Scatters**

Nayton described a mound of dirt to the south of the farm buildings, which she identified as possibly being the site of the homestead's rubbish dump. She considered that this area was relatively untouched. She also discovered a collection of artefacts that had been left on one of the walls of the baker's oven. Further artefacts scatters may be present elsewhere on the site but can only be found once the thick layer of vegetation is removed. *Since the original report, artefact collection in top soil has been ongoing by archaeologists and the Historical Society to document and store appropriately, identified as being of earliest settlement, circa early 1800s.*



### APPENDIX 3 - THE HISTORY OF THE DAVILAK RUINS

A full outline of the historical development of a place is not generally required for archaeological management plans as these plans usually accompany existing conservation plans or other supporting reports. The history of both Azelia Ley Homestead and *Davilak Ruins* has previously been discussed in the State Heritage Office's assessment of Manning Estate, Hamilton Hill and also in Nayton's conservation plan for this place. However, new historical information relating to the development of the Manning Estate has led to the inclusion of the historical development of Manning Estate in this report as it alters the importance of *Davilak Ruins*.

#### Charles Manning and Davilak Estate

Charles Alexander Manning was the son of London builder William Manning. William's eldest son Henry expanded the family business into one that developed portable houses that were shipped all over the world to many of Britain's colonies (including Peru) together with an extensive mercantile business. Henry sent his younger brother Charles to establish a branch of the family's business in Peru in the early 1830s. While in Peru, Charles married and was widowed twice. Both his wives were the daughters of Don Luis Calero. His first wife was Joaquina Calero, with whom he had three children and he had eleven children with his second wife Juano Calero. Only seven of these children survived to adulthood (See Appendix 1). Following Juano's death in 1852 and due to civil unrest in Peru, Charles returned to England and then moved to Western Australia to expand the family's business.<sup>23</sup>

Henry Manning had begun purchasing land in the colony prior to his brother Charles' arrival. One of his purchases was Cockburn Sound Location 3 from James Woodley Davey in February 1844.<sup>24</sup> It is not known exactly when Charles arrived in Western Australia although, Erickson suggested the year as around 1854.<sup>25</sup> Charles Manning settled down into the colony and married Matilda Birkett in Fremantle in July 1855. The couple had seven children, four of whom survived to adult hood. Two of Charles' children by his previous marriages also settled in Western Australia, his eldest daughter Henrietta Joaquina (who married John Henry Monger) and Lucius Alexander who married Florence August Bickley in

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<sup>23</sup> Herbert, Gilbert: *The Portable Colonial Cottage*, in *The Journal of the Soc. of Architectural Historians*, Vol. 31, No. 4 (1972), p. 72; Berson, Michael: *Cockburn – the making of a community*, Town of Cockburn, 1998, facsimile edition, p. 36; Hilfers, Kathleen: *Charles Alexander Manning and his family*, notes from the family bible, 1983, held in Battye Library and Manning, L.C.: *Charles Alexander Manning and family*, biographical information, held in Battye Library.

<sup>24</sup> It is thought that J W Davey worked as Henry Manning's agent and that it was following his accidental death in October 1852 that led to Charles being sent to Western Australia. Ref?

<sup>25</sup> Erickson, Rica: *The Bicentennial Dictionary of Western Australians pre 1829 – 1888*, Vol. III, UWA Press, Nedlands, 1988, p. 2065.

September 1869.<sup>26</sup> Charles also purchased a large number of land parcels in various parts of Western Australia and some of these were adjacent to his brother Henry's Cockburn Sound Loc. 3. These parcels were: Cockburn Sound Loc. 80 – 85 and 87 (1857), Loc. 102 (1858), Loc. 98, 99, 109 and 112 - 114 (1860), Loc. 101 (1861) and Loc. 133 (1867). These parcels of land eventually came to be known as 'Davitak Farm'.<sup>27</sup>

Together with these rural locations, Charles Manning also had a number of lots in Fremantle on some of which he built warehouse facilities and also a couple of houses. His most iconic house was the one he built in 1858, which became known as 'The Folly', due to the large quantity of glass used in its construction. Berson states that Charles built a:

10-roomed farm house to the north of Davitak Lake and it was from this farm, with its large stables and walled stockyard came the meat, fruit, honey and vegetables that graced the tables at receptions for visiting ship's captains and other guests.<sup>28</sup>

Charles' grandson, Lucius Charles Manning also referred to this farm building, which he called 'Old Farm'. In an interview he stated that the old house was leased to the government to accommodate convicts while Rockingham Road was being built. During the convicts' occupancy the house was destroyed by fire. Nayton's report repeated this information and concluded that archaeological evidence of structures found on the northern side of Manning Lake belonged to the 'Old Farm' (these structures were located using aerial photography, there is no above ground evidence of these buildings).<sup>29</sup> However, the information provided by Berson, and also used by Nayton, was based on Lucius Charles' recollections and in some instances these recollections have proven to be faulty.<sup>30</sup>

Currently there appears to be some confusion as to when the homestead at *Davitak Ruins* was constructed. Berson suggested that Charles Manning built a large, fourteen roomed house on the southern side of the lake for his son Lucius

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<sup>26</sup> Hilfers, Kathleen: Charles Alexander Manning and his family, notes from the family bible, 1983, held in Battye Library.

<sup>27</sup> Enrolment Nos: 401, 1080 – 1085, 1079, 1090, 1179, 1341, 1342, 1347, 1416 and 1818, Cons. SROWA; *Perth Gazette and West Australian Times*, 15 October 1869, p. 1. He also acquired Cockburn Sound Loc. 4 in 1863 but this was not included in the 1869 article as part of the 'Davitak' sale.

<sup>28</sup> Berson, Michael: *Cockburn – the making of a community*, Town of Cockburn, 1978, p. 37.

<sup>29</sup> L.C. Manning, interviewed by J. Slee, January 1975, Battye Library OH 1005 transcript; Nayton, Gaye: 'Manning Estate, Hamilton Hill Conservation Plan', September 2011, pp. 10, 28, 64 and 66.

<sup>30</sup> For instance he refers to his father as Charles Alexander Manning at one stage and in other notes, now lodged in Battye Library, the names he provides for his father's mother and his siblings, are incorrect, despite the fact that they are carefully recorded in the Manning Family bible. Manning Family Ephemera PR14514/MAN.

Alexander and his new wife Florence in 1866.<sup>31</sup> This is taken to be *Davilak Ruins*. However, Lucius and Florence were married on 2 September 1869. Charles never lived to see this marriage as he died on 1 February 1869.<sup>32</sup> It seems highly unlikely that Charles constructed such a large house for his son in such an isolated area. A surveyor's notebook sheds some light on both the 'Old Farm' and the construction date for the homestead at *Davilak Ruins*.

In May 1859 government surveyor W. Phelps carried out a survey of what he referred to as 'Mannings Farm Davys Lake'. Two pages provide details of Charles Manning's farm in 1859. The first page shows the locations that Manning owned in this area: 81 – 85, 102 and 109. The other page shows a detailed section of Loc. 81 that contained structures. In this case a walled vineyard with a small cottage abutting its western side. This cottage sits within a fenced garden. All of these features are located slightly to the north-east of Loc. 81's south-east corner.<sup>33</sup> If one considers the present location of *Davilak Ruins*, the ruins currently lie to the north-west of what was originally Loc. 81's south-east corner; the same location as the 1859 survey. The only difference is the size of the cottage and the walled vineyard. The survey therefore suggests that the nucleus of *Davilak Ruins* was present as early as 1859. Documentary evidence for the way in which buildings developed in colonial Western Australia has shown that a small basic cottage was constructed first, and then once the settler had the time and the resources, the cottage would be expanded by the addition of more rooms.<sup>34</sup> This probably happened at Davilak.

Following Charles' death in February 1869, his executors auctioned off his estate, despite the fact that his will stated that his wife Matilda was to have the land that contained 'Davilak'. However auction notices placed in October 1869 clearly show the 'Davilak' land as being part of the auction and a November advertisement refers to Cockburn Sound Locations 80 – 85, 87, 98, 99, 101, 102, 109, 112 – 114 and 133 (541 acres) as being the

well known Estate of 'Davilak'. A considerable portion of this property is under cultivation. There is a commodious dwelling-house and out-

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<sup>31</sup> Berson, Michael: *Cockburn – the making of a community*, Town of Cockburn, 1978, p. 38. It is not known where Berson obtained this date from, although the description probably came from Slee's 1975 interview with L.C. Manning as the description of the house and rooms is very similar to the information obtained in the interview.

<sup>32</sup> *The Herald*, 4 September 1869, p.2; *Perth Gazette and West Australian Times*, 5 February 1869, p. 2.

<sup>33</sup> W. Phelps Field Book No ?, Series 32, Cons 3401, Item No ? SROWA.

<sup>34</sup> Bush, Fiona: 'The convicts' contribution to the built environment of colonial Western Australia between 1850 – 1880', doctoral thesis, Curtin Univ., 2012, pp 105 – 121.

buildings, and a large vineyard thereon. It is now in the occupation of Mr A. Armstrong<sup>35</sup>, at the low rental of £35 per annum.<sup>36</sup>

However, for whatever reason this parcel of land was not sold at auction for in April 1870, Matilda's brother-in-law Henry Manning, purchased all of these locations from her for £400.<sup>37</sup> Henry Manning did not hold the property for very long as he died at his London home on 15 December 1871. His nephew, Charles James Wainwright was the executor of his estate, which was valued at under £100,000.<sup>38</sup> A copy of this will has not been viewed so it is not known how Henry's estate was divided amongst his relatives.

### **Davilak in the Early Twentieth Century**

Lucius Alexander and Florence Manning had seven children between 1870 and 1886; some of whom were been born at 'Davilak'. Lucius died at 'Davilak' on 12 November 1888. Following Lucius' death his son Alfred advertised the whole of the property to let and we get a description the farming property:

The whole of Davilak consisting of large paddocks, 700 acres; two orchards; a vineyard, walled in; grass meadows, all well watered; dwelling house of 14 Rooms; numerous and substantial stone outhouses, consisting of, stables, coach-houses, dairy, poultry-houses, laundry, servants' lodge (4 rooms); deep well of pure water with windmill, with piping laid on to the house, laundry, and private garden; carpenter shop, small forge; a good road running through the estate; valuable lime-kilns.....It is a pleasant country residence.  
A.J. Manning, Henry Street, Fremantle<sup>39</sup>

Florence married Charles Edmund Strode Hall in 1897 and in 1898 a certificate of title for 'Davilak' was issued. The issuing of this title was probably in response to Florence's marriage. The title indicated that Florence and Elias Solomon were the trustees for the estate as per the instructions of Lucius Charles' will. Included in this title were Cockburn Sound Locations 3 and 4, which previously had not been part of the Davilak Estate. In this document the total land area is given as 744 acres (301.08 hectares). This title also included the information that Charles' widow Matilda was receiving an annuity of £52 per year.<sup>40</sup>

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<sup>35</sup> Mr A Armstrong who rented Davilak, was in fact Captain Adam Armstrong who arrived at the first settlement here, Peel Town/Clarence, aboard one of the first ships, the Gilmore, 1829. (The Azelia Ley Museum houses his harmonium, one of the very rare items of furniture still in existence from the first settlers)

<sup>36</sup> Last will and testament of Charles Alexander Manning, copy held by Historical Society of Cockburn.

<sup>37</sup> Memorial VII No. 270, registered 23 April 1870. Landgate.

<sup>38</sup> Probate of Will 1871

<sup>39</sup> *The West Australian* 27 March 1891, p. 3.

<sup>40</sup> Certificate of Title Vol. 156 Fol. 90, issued 5 December 1898, Landgate.

It is not known if Alfred Manning was able to lease the property, and the new title indicated that Florence was living in Singapore, but various snippets in newspaper articles suggest that a lessee was not found. In September 1900 Lucius and Florence's eldest daughter Azelia married John Morgan Ley at Davilak. An article in the *Western Mail* recorded that the couple were married in the drawing-room that was 'made festive for the occasion with pretty drapings [sic], flowers and palms.'<sup>41</sup> Following her marriage to John Ley, work started on a house for Azelia and her husband, although apparently John never lived in the house. This house, known today as Azelia Ley Museum, was located to the north of *Davilak Ruins*. The couple had no children, apart from a stillborn daughter born in 1902.<sup>42</sup> On a somewhat sadder note the death of Florence's youngest daughter Xanthorina Agnes (or Dot), was recorded at 'Davilak' in February 1908.<sup>43</sup> It would appear that despite having accommodation in Fremantle, many members of the Manning family continued to live at Davilak.<sup>44</sup>

Around the turn of the twentieth century a number of photographs show members of the family in different locations around the house. In particular, the lawn (tennis court) and verandah on the northern side of the house. Other images show some of the farm buildings that lined the access road on the western side of the homestead and also general views of the property. These photographs show that the garden came right up to the verandah on this side of the house, with vines growing up verandah posts and along the valance. Many of these views contain the images of family members providing the very strong impression that this was a house that was well loved and lived in by members of the Manning family. Who these specific members were is not known, but it was most likely Alfred Manning together with his brothers and sisters. The photographs also show that the house's limestone walls had been finished with a render that had been marked out to resemble dressed ashlar blocks. The verandah floor was timber, a fence appears to have surrounded one side of the garden and a high limestone wall can be seen on another side – possibly this is the northern side of the walled vineyard. The roof was shingled although by the 1910s the bulk of the house was clad with corrugated iron sheets leaving just the eastern wing with a shingled roof.<sup>45</sup>

In 1903 Florence and her eldest son Alfred Julian became the trustees for the estate. Davilak continued to be used by members of the Manning family as their home. In 1907, 1910 and 1911 the government resumed portions of the property

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<sup>41</sup> *The Western Mail*, 15 September 1900 p. 45.

<sup>42</sup> Manning Estate Hamilton Hill, Heritage Council of Western Australia assessment, P00533, 2012, p.7; Registry of Births, Deaths and Marriages, <http://www.bdm.dotag.wa.gov.au/apps/pioneersindex/default.aspx>, accessed 30 November 2013.

<sup>43</sup> *West Australian*, 15 February 1908, p.1.

<sup>44</sup> Information obtained from certificates of title for example, Vol. 399 Fol. 106, issued 12 July 1907.

<sup>45</sup> Digital photographic images of Davilak can be found in the City of Cockburn's library catalogue.

for the purposes of constructing the Robb Jetty – Jandakot Railway line. All of these sections lay to the west of \*.<sup>46</sup>

Florence's second husband Charles Strode-Hall died at their home in East Fremantle in December 1912 and it is possible that after this date, Florence spent more and more of her time at Davilak.<sup>47</sup> Three years after Charles Strode-Hall's death major changes occurred with the ownership of the large estate. Florence Hall and Alfred sub-divided the property in 1915 between Florence's surviving children: Alfred Julian, Azelia Helena (now Ley), Olivia Davilia (now O'Connor), Florence Juanita (now Holmes), Lucius Charles and Victor Calero. Alfred's land, designated as Lot 10, included the whole of Locations 80 – 82, 84 and portions of Locations 3, 109, 114 and 133 (109 acres and 3 roods). *Davilak Ruins* was located on this parcel of land.<sup>48</sup> Azelia Helena, who had married John Morgan Ley in 1900, received Lot 9. This land included portions of Locations 3, 83, 85 101, 113 and 114 (152 acres) and contained her house (Azelia Ley Museum).<sup>49</sup> Further information about Azelia Ley's house and how this portion of the estate developed, can be found in Nayton (2011).

Davilak continued to be owned by Alfred until his death in November 1924. Alfred never married and his will has not been consulted to determine his wishes for the distribution of Davilak amongst the members of his family. Probate of his estate was granted to his brothers Lucius Charles Manning in December 1924 and extended to Victor in March 1925. Victor Manning died in November 1935 leaving Lucius Charles as the sole surviving executor. At the time of both Alfred's death and later Victor's, their mother Florence was still living at Davilak as a newspaper article records her 90<sup>th</sup> birthday celebrations. These celebrations were held at Davilak and describe her as sitting 'by a huge log fire in the old world drawing room.'<sup>50</sup> Prior to this, when her grand-daughter Molly Manning (daughter of Lucius Charles and his wife Eileen) married in July 1940, it was noted that her grandmother had picked the orange blossoms in her floral sheaf from her garden at Davilak. Florence Strode-Hall died at Davilak in March 1946<sup>51 52</sup>.

In February 1948 the land comprising Davilak Estate was transferred to the Western Australian Trustee Executor and Agency as the new executor. The reason for this transfer is not known, although by this stage Lucius Charles, due

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<sup>46</sup> Certificate of Title Vol. 156 Fol. 90, issued 5 December 1898, Landgate.

<sup>47</sup> *The West Australian* 17 December 1912, p. 10.

<sup>48</sup> Certificate of Title Vol. 608 Fol. 22, issued 8 January 1915, Landgate.

<sup>49</sup> Certificate of Title Vol. 608 Fol. 30, issued 8 January 1915, Landgate; 15 September 1900, *Western Mail*, p. 45 and Nayton, Gaye: Manning Estate, Hamilton Hill Conservation Plan, September 2011, pp. 12 - 13.

<sup>50</sup> *The West Australian*, 2 August 1939, p. 4.

<sup>51</sup> Since the original report, the Historical Society have been given transcripts of the diaries of Florence Bickley/Manning/Strode-Hall, that provide significant insight and details of daily life at Davilak House and Farm, 1870-1916

<sup>52</sup> *The West Australian*, 22 July 1940, p. 10; *The West Australian*, 25 March 1946, p. 6.

to the death of Victor, had been left the sole trustee. Finally in May 1949, Davilak became the property of Azelia Ley who was listed as living at Manning Tree, Spearwood.<sup>53</sup>

The final chapter for Davilak and the Manning family occurred following Azelia's death.

### **Davilak: a public recreation area**

Following her husband John's death at the couple's house in Fremantle in October 1927, Azelia Ley appears to have spent the majority of her time at her house Manning Tree (Azelia Ley Museum).<sup>54</sup> Azelia died at Davilak on 31 July 1954.<sup>55</sup> A newspaper article that appeared following her death implies that Azelia had been rather secretive about whom she wanted to inherit the estate following her death. According to her brother Lucius she had been 'intent on keeping Davilak as an undivided property in the family and would not hear of anything else'.<sup>56</sup> Azelia did leave a will, although it has not been consulted for this report. The Western Australian Trustee Executor was appointed as her trustee for a period of five years after her death. This ceased in November 1959.<sup>57</sup> During this period the homestead appears to have been left empty. In December 1960 a bushfire swept through the area and the homestead, the outbuildings and the farm buildings were destroyed. The limestone walls of the homestead and the farm buildings were left, but as the majority of the homestead's outbuildings were of timber construction, they were destroyed.<sup>58</sup> An aerial photograph taken in 1953 shows the property prior to the fire and one taken in 1965, five years after the bushfire, shows the complete devastation to all of the buildings and the loss of the fruit trees in the adjacent walled vineyard. As the fire had only recently passed through, the remains of the ruined buildings are extremely clear showing the layout of the homestead, and the farm buildings. The outline of the buildings that once stood on the western side of the homestead can also be made out, together with what appear to be structures at the southern end of the homestead. The full extent of the walled vineyard is still well defined and shows that the western wall of the vineyard butted onto the eastern side of the homestead at its southern end.<sup>59</sup>

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<sup>53</sup> Certificate of Title Vol. 608 Fol. 22, Landgate. Azelia's husband John died in October 1927The name Manning Tree was apparently the name used by Azelia to refer to her house on Lot 9.

<sup>54</sup> Manning Estate Hamilton Hill, Heritage Council of Western Australia assessment, P00533, 2012, p.7.

<sup>55</sup> Certificate of Title Vol 608 Folio 30.

<sup>56</sup> *The Argus* 21 May 1955, p. 3 and 24 May 1955, p. 3.

<sup>57</sup> Certificate of Title Vol. 608 Fol. 22, Landgate.

<sup>58</sup> *The West Australia* 1 December 1960, p. 7.

<sup>59</sup> 1953 and 1965 aerial photographs accessed on the City of Cockburn's website on 21/11/13. The link can be found at:

[http://intermaps.cockburn.wa.gov.au/intramaps70/ApplicationEngine/Application.aspx?project=Cockburn&;aerial historical.](http://intermaps.cockburn.wa.gov.au/intramaps70/ApplicationEngine/Application.aspx?project=Cockburn&;aerial%20historical)



During her lifetime Azelia had managed to ensure that the nucleus of Davilak Estate had remained in Manning family as one unit. It was after her death that the property was divided. Azelia's Lot 9 was sold in April 1959 to two brothers and their wives, Peter & Eva Musulin and Tony and Dorothy Musulin.<sup>60</sup> Alfred's Lot 10, which contained \* remained under the control of the Western Australian Trustee until February 1963 when it was transferred to two couples, the Fazios and the Galatis. Both lots were re-united late in 1963 when the Metropolitan Region Planning Authority purchased the two land parcels.<sup>61</sup>

A succession of aerial photographs taken between 1965 and June 2013 show the gradual decay of the homestead and the rural outbuildings leaving the structures as we see them today.<sup>62</sup> In 2013, the former Davilak Estate (including Azelia's house) forms part of the Manning Park Reserve.

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<sup>60</sup> Certificate of Title Vol. 608 Fol. 30, Landgate.

<sup>61</sup> Certificate of Title Vol. 1224 Fol. 230, Landgate.

<sup>62</sup> These images can be viewed on the City of Cockburn's website at:

[http://intermaps.cockburn.wa.gov.au/intramaps70/ApplicationEngine/Application.aspx?project=Cockburn&under the heading 'aerial historic'](http://intermaps.cockburn.wa.gov.au/intramaps70/ApplicationEngine/Application.aspx?project=Cockburn&under%20the%20heading%20'aerial%20historic').