





Subject Site
Lot 69 Diagram 33589
108 Duffy Terrace, Woodvale

Report into
Jack Duffy House, Woodvale
for the City of Joondalup
Municipal Heritage Inventory Review

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Recommendations:

1. That *Jack Duffy House* be given protection through its inclusion within the heritage provisions of the City of Joondalup's Town Planning Scheme as a place with significant cultural heritage value.
2. That *Jack Duffy House* be recommended to the Heritage Council of Western Australia for consideration for inclusion in the State Register of Heritage Places.
3. That the setting of *Jack Duffy House* be considered a key heritage value of the place, and be taken into consideration for any proposed subdivision.

Historical evidence:

Bernard and Sarah (née Campbell) Duffy, emigrated from Ireland to Western Australia on the *Hamilla Mitchell* in April 1859.¹ Their family consisted of their son, Bernard James (known as Barney, b. 1849 Ireland, d. 1918, Perth), and four daughters, Mary, Margaret, Sarah and Catherine. Bernard senior died in 1861 after falling off a cart and breaking his neck.

Barney married Catherine Hughes in July 1873, and had six children: Bernard James (b. 1874), Frederick John (b. 1875), Sarah Ann (b. 1877), Henry (b. 1880), Ernest (b. 1882), and William (b. 1884). In 1877, Barney became a farmer at Swan Loc. 709, with 100 acres near Lake Goollelal. He was one of the first European settlers in the Wanneroo district, and employed eight ticket-of-leave men between 1871 and 1885. Barney constructed a limestone house on his property, which was demolished in 1977.

Frederick John Duffy received his education at Henry Briggs' school at Fremantle, with a finishing course at the Christian Brothers' College, Perth, after which he took up farming at the family estate at Wanneroo. Sometime later he took up his own farm in the Wanneroo district, on part of which now sits *Jack Duffy House*. Part of this farmland was cleared and a market garden cultivated, producing a wide variety of vegetables. Frederick also kept horses and cattle, the latter being a cross between the Ayrshire and Jersey breeds.

In 1907, Frederick married Eva Matilda Cockman, daughter of Wanneroo pioneers James and Mary Ann Cockman, who had settled in Wanneroo in 1852. Frederick became the first secretary of the Wanneroo Roads Board in 1903, and the first secretary of the Wanneroo Agricultural Society in 1909. Frederick and Eva had eight children: Frederick William (Bill), Bernard (Bob), Harry, Claude, Roy, John (Jack), Norman and Doris Eva.

In 1911 Frederick Duffy had a house built of local limestone, which is now known as *Jack Duffy House*. The place was erected by local builder, George Dawson, and took two years to complete. Its four rooms comprised three bedrooms and a kitchen. Bill Duffy later recalled:

My parent's house was four rooms with a front verandah. [My father] never had time to put a back [room] on it and he never had time to get it plastered or sealed inside. But it was never finished. It was built of limestone from the quarry out there in Perry's Paddock... where the school is.²

John 'Jack' Duffy was born 17 May 1913 to Frederick and Eva Duffy.

Jack recalled that the property was 'one of the most modern homes in the district... The house stood on 10ha of rich land with a swamp in the front garden and natural bush all around'.³ He said:

¹ Some sources state that the Duffys emigrated in 1856, but this appears to be an error, since the *Hamilla Mitchell* did not arrive until 1859.

² Duffy, Bill, 'Oral History E0010', copy held by City of Joondalup Local History Library

³ Quoted Margaret Cockman, 'Wanneroo's Jack farewelled', *Joondalup Times*, 31 March 2009, p. 7

Dr Haines, who lived in East Wanneroo, told Dad it would be healthier not to put a ceiling in the house. So he didn't.

We certainly had plenty of fresh air through the place. Visitors sometimes said it was a bit cold in winter, but I never felt cold there in 80 odd years and there isn't anywhere cooler in summer.

All the walls and floorboards are original and still in good condition. Under the lino the jarrah floorboards are all clean and strong. We held dances on those floorboards, when we had birthdays or surprise parties. We'd roll everything up out of the way and have a good dance.⁴

The homestead was originally 25 acres, and Frederick Duffy worked the swampland as a vegetable garden until his death in 1924. After that, the garden was abandoned, so Eva Duffy commenced operating a dairy. Jack Duffy recalled: 'We started with one cow and built up from there. Although we boys ran the dairy, it was still a hard time for Mum.'⁵

On leaving school, Jack worked in the family dairy with his brothers. At its height, the dairy milked up to 70 cows a day and sent the milk to Brownes Milk depot in North Perth. However, in 1941 Jack enlisted in the Australian Army, but was manpowered out in 1944 to help his brother Bob run the dairy. Jack and Bob continued the dairy until it moved off the homestead in 1962. The dairy finally finished production in 1976.

In 1982, Jack Duffy was awarded a Shire of Wanneroo plaque in recognition of more than 50 years of continuous living in the Shire.

Jack Duffy never married and lived all his life in *Jack Duffy House* until his death in 2009, aged nearly 96.

Comparative:

The Heritage Council online database contained no comparable properties within the City of Joondalup. However, the following three places (all entered in the State Register of Heritage Places) are comparable:

Buckingham House, 10F Neville Drive, Wanneroo, a single-storey limestone cottage with corrugated iron roof, in the Victorian Georgian style, together with its garden setting, including mature pepper tree.

Cockman House, 1230 Ocean Reef Road, Woodvale, a single-storey stone walled and corrugated iron roofed house, with an adjacent windmill and tank stand.

Perry's Paddock, Cottage and Stables, 1170 Ocean Reef Road, Woodvale, comprising Perry's Cottage and Stables (limestone ruins), a Bunkhouse (reconstructed), areas associated with market gardening and a stand of indigenous trees, together with various plantings, all situated in a semi-rural setting consisting mostly of low-lying interdunal wetlands.

⁴ Quoted Marwick, Bill, *Stories of Old Wanneroo* (Wangara: Ultra Printing Services, 2002), p. 13

⁵ Ibid.

City of Joondalup - Municipal Inventory Place Record Form

Jack Duffy House, 108 Duffy Terrace, Woodvale



Details of Heritage Listing

Address / Location:	Lot 69 (108) Duffy Terrace, Woodvale		
Name of place:	Jack Duffy House		
Former or other Names:	Frederick Duffy House		
Owners name / contact details:			
Occupied:	No		
Occupier:	-		
Public Accessibility:	Open	Restricted	Nil

Description of the place and its setting

Originally part of a working farm, and later dairy, *Jack Duffy House* (1911-13) is located in an attractive parkland setting, Yellagonga Regional Park, and adjacent to Beenup Swamp. *Jack Duffy House* may be the oldest surviving building in the City of Joondalup.

Jack Duffy House is a single-storey limestone cottage, in a simple Victorian Georgian style, with brick quoining and a corrugated iron roof. An unusual feature of the house is that it intentionally lacks ceilings. The house is approached down a long laneway from Duffy Terrace, and faces the swamp, away from the road. A bullnose verandah is located at the front (east façade) of the property. At the rear of the property (west façade), facing Duffy Terrace, is a corrugated iron lean-to extension and outside toilet.

The remnants of Duffy's Dairy are located 100 metres to the south-west of *Jack Duffy House*.

As far as can be determined through an external assessment, the place is intact.

At the time of assessment (July 2009) a number of seemingly abandoned vehicles were located around the property.

Building Details

Type:	Limestone and iron residence				
Construction Date(s):	1911-13				
Design Date (Estimated / known)	-				
Indicate sources:	<p>'St. Anthony's Church Golden Jubilee, 1932-1982' (n.d.)</p> <p>Battye, J.S., <i>The Cyclopedia of Western Australia</i> (Carlisle: Hesperian Press, 1985 [1912-13])</p> <p>Chambers, Adrian, <i>The Pioneers: A Story of Wanneroo, 1834-1985</i> (Wanneroo: City of Wanneroo, 1991)</p> <p>Cockman, Margaret, 'Wanneroo's Jack farewelled', <i>Joondalup Times</i>, 31 March 2009</p> <p>Duffy, Bill, 'Oral History E0010', copy held by City of Joondalup Local History Library</p> <p>Erickson, Rica, <i>Dictionary of Western Australians</i> (Nedlands: UWA Press, 1979-88)</p> <p>Marwick, Bill, <i>Stories of Old Wanneroo</i> (Wangara: Ultra Printing Services, 2002)</p>				
Original Use:	Residence / farm				
Later and current use(s):	Residence				
Construction materials:	Limestone, brick, corrugated iron				
Modifications:	Lean-to extension at rear				
Extent of original fabric remaining intact:	Intact				
General conditions:	Very poor	Poor	Fair	Good	<u>Very good</u>
Architect / designer / builder:	Builder: George Dawson				

Type of Place if not a Building

-

Statement of Significance

Jack Duffy House may be the oldest surviving building in the City of Joondalup.

Jack Duffy House is a fine example of a simple vernacular building influenced by English Georgian architecture, built of local limestone, and adapted to suit local conditions through the addition of a verandah.

The setting of *Jack Duffy House* has landscape qualities within relatively cleared parkland, with picturesque views.

Jack Duffy House has a close relationship with its surroundings. The house, together with the setting, is important evidence of the history of occupation of Woodvale and demonstrates the original development of the site as a farm.

The association of the place with the former dairy is important evidence of the occupation and development of Woodvale.

Jack Duffy House is associated with the prominent Duffy family – early Wanneroo settlers and long time Wanneroo residents.

Historic theme and sub theme

Theme:	Occupations
Sub-theme:	Rural industries: dairies & market gardens

Assessment Details

Site No. LGA No:	-				
HCWA No:	09496				
Date of assessment:	July 2007				
Date of last revision:	-				
Assessed by: (Name / contact details)	Eddie Marcus Consultant historian, 0423 154488				
Nominated by: (Name / contact details)	-				
Owner / Occupier consulted:	-				
Previous Listing:	<table border="1"><tr><td>National Trust</td><td>Australian Heritage Council</td><td>Heritage Council of WA</td><td>Other</td></tr></table>	National Trust	Australian Heritage Council	Heritage Council of WA	Other
National Trust	Australian Heritage Council	Heritage Council of WA	Other		

Management Category

Protect and conserve if possible.

Recommend protection through inclusion in heritage provisions of Town Planning Scheme.

Recommend nomination to Heritage Council of Western Australia for consideration for inclusion in the State Register of Heritage Places.

Other Site Details

C/T & Vol/Folio:	
Loc/ Diagram / Plan:	
Any reserve details:	
Vesting:	
Purpose:	
Details of any leases:	

Images:



Entrance to *Jack Duffy House* from Duffy Terrace (July 2009)



Rear (west) of *Jack Duffy House*, showing lean-to extension and outside toilet (July 2009)



South façade of *Jack Duffy House*, showing quoining at windows (July 2009)



Remains of Duffy's Dairy, located 100m to south-west of *Jack Duffy House* (July 2009)