



1 SURREY STREET, BASSENDEAN

Pensioner Guard Cottage (1856-1857, 1991-1993)

Residence (c.1893, c.1952)

CONSERVATION MANAGEMENT PLAN

Prepared for
Town of Bassendean

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in association with

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December 2007

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)

Residence (c.1893, c.1952)

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EXECUTIVE SUMMARY

1 Surrey Street, Bassendean, comprising Pensioner Guard Cottage (1856-1857, 1991-1993) and residence (c.1893, c.1952) is situated central between North Road and Calnon Street, in close proximity to the Swan River and Guildford Road Bridge, to the east and northeast, in metropolitan Perth.

A Conservation Management Plan is a necessary prerequisite for an understanding of the place prior to beginning any conservation works or future planning of the site. The owners, Town of Bassendean, commissioned the Conservation Management Plan to provide guidance for the future of the place.

The Conservation Management Plan should be adopted and its recommendations implemented in a program that is in accord with the financial, funding, partnering, and management resources available to the Town of Bassendean.

It is recommended that the Town of Bassendean:

- Adopt the Conservation Management plan to facilitate informed guidance for future planning and development decisions for the place.
- Provide a copy of the report to the Heritage Council of Western Australia.
- Refer any development proposal to the Heritage Council for approval prior to endorsing any proposals, and not act contrary to any Heritage Council recommendation.
- Facilitate occupation and appropriate compatible use of the place as a matter of urgency.
- Undertake conservation works as detailed in Section 16.0 of the report.
- Adopt an inspection and maintenance program flexible enough to incorporate regular review and improvement.
- Seek out relevant funding programs.

The documentary and physical evidence verify the development of *1 Surrey Street, Bassendean* since 1856, when the Pensioner Guard Cottage was designed and commenced construction, being completed and occupied by Pensioner Guard John Davis in 1857. By 1870, Pensioner Guard Davis and his wife had 8 children and they all lived in the cottage.

It is likely the adjacent residence was constructed in c.1893, and the Pensioner Guard Cottage continued a residential association. The evidence indicates that there was a rear (south) verandah connected to the west verandah of the c.1893 residence. Documentary evidence also reveals that in 1920, the Pensioner Guard Cottage was the dining room and kitchen associated with the c.1893 residence.

The c.1952 additions to the c.1893 residence had a significant impact on the residence that had extensive alterations to the roof and external walls, and the verandahs particularly, as well as interior walls, ceilings and doors.

A considerable impact on the Pensioner Guard Cottage occurred when Lot 114 was subdivided in 1970, and the subject site reduced from over 1.25 hectares to 938 square metres. Consequent development on the western lot has had a negative aesthetic and environmental impact on the Pensioner Guard Cottage.

In the early 1990s, there was a significant interest in *1 Surrey Street, Bassendean* after the Town of Bassendean acquired the property in 1988 for a Museum. Several investigations and reports were undertaken, and a comprehensive 'conservation' works program to 'restore' the Pensioner Guard Cottage, was undertaken. However the 1991-1993 works proved to be intrusive to the original fabric that was mostly removed or replaced or altered at that time, including the south verandah that was demolished.

In 2007, *1 Surrey Street, Bassendean* is vacant, although Pensioner Guard Cottage is interpreted and open regularly for public appreciation.

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1 Surrey Street, Bassendean, comprising a brick rendered and shingle Pensioner Guard Cottage (1856-1857, 1991-1993) and brick rendered and tile residence (c.1893, c.1952), has cultural heritage significance for the following reasons:

the Pensioner Guard Cottage is a rare surviving example in metropolitan Perth, and one of the few remaining throughout the state;

the Pensioner Guard Cottage is arguably the finest extant example of a Pensioner Guard Cottage in Western Australia;

it has significant associations with the Pensioner Guards who were an identifiable social group within the Western Australian Colonial community, during Colonial times when it was necessary to have forces of law and order visible in society, and the Pensioner Guard Cottage informs of the unique way of life for a Pensioner Guard and his family from the 1850s;

the Pensioner Guard Cottage is significant for the identifiable form, scale and materials that inform of the earliest history of the Bassendean, during the Convict period, and is integral within the it's townscape and character;

the Pensioner Guard Cottage evidences the use of local materials with convict labour;

it demonstrates the evolution of residential development on the site, from a two room cottage in 1856-1857 that housed a family of 10 by 1870, to the construction of the adjacent residence in c.1893, and the subsequent additions to that residence in c.1952, with the eventual demise as a residential function in the 1980s; and

it is a focal point for the Bassendean district's historical sense of place and community pride associated with the role in the state's history.

The Conservation Guidelines overall recommend that *1 Surrey Street, Bassendean* be retained and conserved. Specifically the Conservation Guidelines recommend:

- Guide 1.1** The findings of this report are accepted as an indication of the significance of *1 Surrey Street, Bassendean* to the cultural heritage of the community of Bassendean.
- Guide 1.2** The Conservation Management Plan is understood and accepted by the owners.
- Guide 1.3** The Conservation Management Plan is implemented by the owner, or lessee by agreement with the owner.
- Guide 1.4** The Conservation Guidelines is referred to and implemented as a guide to future conservation and development of the place identified as *1 Surrey Street, Bassendean* and that the Heritage Council of Western Australia accepts it.
- Guide 1.5** Any maintenance, conservation works, interpretation, or development interventions should be undertaken in accordance with the principles and guidelines of Australia ICOMOS's Burra Charter, and in compliance with all heritage and statutory bodies.
- Guide 1.6** The implementation of appropriate and preferred uses be monitored and managed to ensure the ongoing viability of the place.
- Guide 1.7** Undertake conservation works as detailed in Section 16.0.

16.1 Immediate action (0-2 years)

BOTH BUILDINGS

- The entire timber floor sub structure, stumps, floors, and all other timber on the site should be thoroughly investigated and fully treated for termite control.
- Undertake any works deemed necessary in response to recommendations arising from the thorough termite investigation.
- Undertake a thorough investigation and inspection of ground level drainage systems.

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- Undertake site drainage works to ensure there is adequate discharge away from the perimeter of all buildings, and that runoff is away from buildings.
- Instigate immediate action on recommendations pertinent to the long-term viability of the place.
- Ensure that general maintenance is undertaken to a comprehensive schedule on a regular basis.

PENSIONER GUARD COTTAGE

- Further archaeological investigations may reveal evidence of the original brick floor, or any immediate outbuildings. Should evidence of the floor be revealed, it may be appropriate to remove the timber floor and reinstate or at the least interpret the brick floor, at the original level. Investigate options for sub floor ventilation of the existing timber floor if it is retained.
- Secure the roof and restore and/or replace any shingles.
- Inspect and monitor the shingle roof situation: Should the roof prove to be inadequate, lay shorts sheets of galvanised iron over the shingles. Retain the shingles insitu to retain the aesthetic of the interior underside of the shingle roof (per original).
- Install half round galvanised gutters and round galvanised downpipes that outlet to a closed drainage system or galvanised round water tank on the east side.
- Monitor cracks that are evident in the walls.
- Restore external walls when cracks have stabilised.
- Reinstall a ledge and brace front door per original.
- Restore external window frames, door frames, and other painted detailing and prepare for painting.

RESIDENCE & ADDITIONS

- Inspect the tile roof. Secure the roof and replace any tiles (residence).
- Inspect the waterproof membrane (c.1952 addition to residence) and undertake remedial or replacement works as required.
- Inspect the entire roof drainage system and undertake remedial or replacement works as required.
- Restore the chimneys.
- Should the existing tile roof be found to be inadequate, take the opportunity to reinstall the separate verandah roof and re-clad the existing timber framed roof over the c.1893 residence, and the verandah, with short sheets of galvanised iron cladding.
- Should the roof be re-clad, the entire verandah should be restructured with reference to historic evidence (Figure 3), to ensure an aesthetic per original, although differing in the detail.

Timber posts should be reinstated

The west verandah should be reinstated

The concave curve would be appropriate, although a straight skillion hipped at the corners would be acceptable (not a bullnose verandah)

The concrete verandah floor should be removed, and a timber verandah on stumps reinstated, to facilitate subfloor cross ventilation and minimize the impact of rising damp.

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- Inspect the box gutters and flashing and undertake restoration or reconstruction works. All materials to be galvanised.
- When satisfied that the drainage situation is consolidated, undertake conservation works to the external and interior walls and the ceilings throughout.
- Restore external window frames, door frames, and other painted detailing and prepare for painting.

16.2 Medium term action (2-5 years)

PENSIONER GUARD COTTAGE

- Take opportunities to reinstate the integrity and story of the place: reconstruct a simple rear skillion verandah with timber posts and corrugated iron roof. Some ground level interpretation of the former room layouts of the verandah might be deemed appropriate.
- Interpret the 1856 Flemish bond face brickwork: select an area of the external walls to remove a substantial section of render (non mechanical means) to reveal the face brickwork. The south wall after the reconstruction of the verandah would be appropriate wall for interpretation.
- Re-establish the fireplace as an operational element to enhance the interpretation experience of a 'living place'.

Guide 1.8 Review this Conservation Management Plan, every ten years, to reconsider the appropriateness in light of any changes to the situation, and make necessary amendments to the Conservation Guidelines at those times.

Guide 2.1 Appropriate professional advice should be sought when any intervention to the fabric is considered, or if unplanned situations arise and require attention.

Guide 2.2 If future leasing of the place were contemplated, a Heritage Agreement should be constituted to give force to the Conservation Guidelines as set out in this document. This would compel any lessees to undertake specified maintenance and works important for the conservation of the place.

Guide 2.3 Within the archaeological areas of considerable and some significance ground disturbance for maintenance, services or new developments should be kept to a minimum and should be avoided if at all possible within the zone of considerable significance. Where such work is required to go ahead archaeological test excavation should be carried out prior to site works commencing. The site works should then be monitored by an archaeologist.

Guide 2.4 If features or clusters of older artifacts are uncovered contractors and other personnel should be encouraged to temporarily stop work and report such incidences.

Guide 2.5 Management personnel should seek the advice of an archaeologist before allowing work to recommence. Advice may be able to be given over the telephone but time for the archaeologist to view the material in situ may be required.

Guide 2.6 An archaeologist should monitor any site works carried out on the buildings that is deemed likely to involve the removal or the uncovering of significant building fabric or artifacts.

Guide 2.7 Records should be kept of all projects that disturb the ground surface in archaeologically sensitive areas or cause significant fabric to be removed or altered. The records should show the reason and location of the disturbance and detail where fabric was removed and what was altered.

Guide 2.8 Artifact collections from site works and disturbances should be catalogued and curated in suitable conditions to control degradation of the resource.

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- Guide 2.9** The place be treated with the respect afforded by its significance. (Sections 6.0 & 7.0)
- Guide 2.10** Retention of the place in the context of the site as specified in this document is essential to retaining the assessed significance of the place as stated in the Statement of Significance (Section 7.0).
- Guide 2.11** Retain and conserve the original fabric and form of:
Pensioner Guard Cottage (1856-1857)
Residence (c.1893)
- Guide 2.12** Take opportunities to remove or redevelop intrusive and reconstructed elements:
Pensioner Guard Cottage:
External render
Floor
Fireplace (interventions)
Front door
Windows
Residence (c.1893)
Roof geometry
Roof treatment including verandah (cement tiles)
Verandah floor (concrete)
Verandah posts (round steel)
External walls (render)
Residence additions (c.1952)
Roof geometry (flat)
Roof treatment (concrete)
Rear verandah semi enclosure
- Guide 2.13** Any new work to the building should be sympathetic, with the remaining fabric of Some, Considerable or Exceptional Significance, or able to be reversed without damage to the surrounding fabric at a later date.
- Guide 2.14** It is very important to the ongoing viability of the place to establish an appropriate and viable function. The choice of a compatible use can be essential to the survival of the significance of a building, as all uses require some changes to accommodate their needs.
- Guide 2.15** Any future compatible uses and users must not compromise the significance of the place as described in the Statement of Significance.
- Guide 2.16** Opportunities for residential use of the residence (c.1893, c.1952), including a caretaker, should be explored, as an appropriate function for the place. A caretaker function in the residence would optimise the interpretation and museum viability of the Pensioner Guard Cottage.
- Guide 2.17** The setting and overall massing of *1 Surrey Street, Bassendean*, and particularly the Pensioner Guard Cottage should not be compromised by any further alterations or adaptations. Works considered detrimental to the setting or massing would include changes to the scale, form, existing building alignment, symmetry, fabric, or details. Although the reconstruction of a simple rear skillion verandah would be appropriate.
- Guide 2.18** Any new development of *1 Surrey Street, Bassendean* should respond positively to the existing building assessed as being significant, and be guided by the this report, with particular reference to Section 8.0.

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- Guide 2.19** Opportunities should be explored to minimize the visual impact of the adjacent two storey residence on the west side of the Pensioner Guard Cottage, with the express intent of enhancing the setting context of the Pensioner Guard Cottage.
- Guide 3.1** Pensioner Guard Cottage is the single most compelling interpretive element on the site. It is the beginning of the story of the place, and a logical self explanatory introduction.
- Guide 3.2** Given the cultural importance of the Pensioner Guard Cottage it is worth developing interpretative material drawing upon the research that has been compiled (refer to Appendices 6, 7, 8 and Pensioner Guard Museum project 2002), and the work in this report, using the plans and information developed for it, to explain the nature and function of the various parts and of the history of the place and the context from which it evolved.
- Guide 3.3** Any interpretive material should be secondary to the authenticity of the Pensioner Guard Cottage and the story it tells.
- Guide 3.4** Facilitate the telling of the story of the evolution of the development through the existing elements and places and the changes that have taken place.
- Guide 3.5** Further research and develop a range of educational programs targeting schools and groups.
- Guide 3.6** Develop a range of non-intrusive interpretive elements.
- Guide 3.7** Any signage should be discreet must be consistent within an overall site context.
- Guide 3.8** Signage and marketing must be consistent with other tourism and historical sites in Bassendean, and linked on a regional connection.
- Guide 3.9** Respond to these 8 principles as a basis for any tourism activity at the place.
- Guide 4.1** The findings of this report be accepted by Town of Bassendean as an indication of the significance of *1 Surrey Street, Bassendean* to the cultural heritage of the community of Bassendean to facilitate informed guidance for future planning and development decisions for the place.
- Guide 4.2** The Town of Bassendean must refer any development proposal to the Heritage Council for approval prior to endorsing any proposals, and cannot act contrary to the Heritage Council recommendation.
- Guide 4.3** Provide a copy of the report to the Heritage Council of Western Australia to facilitate informed guidance for future planning and development decisions for the place.
- Guide 4.4** That Heritage Council of Western Australia accepts the Conservation Policies as recommended to guide the future conservation and development of the place identified as *1 Surrey Street, Bassendean*.
- Guide 4.5** All conservation and interpretation of the existing building, other elements, and the setting, and any future development be in accordance with the principles of the Burra Charter.
- Guide 5.1** The owner should consult with the Heritage Council of Western Australia with regard to the relevance and appropriateness of any proposed development on the site should it be considered.
- Guide 5.2** Undertake conservation works as detailed in Section 16.0.
- Guide 5.3** Adopt an inspection and maintenance program flexible enough to incorporate regular review and improvement. (Appendix 10)
- Guide 5.4** Seek out relevant funding programs.

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Lotterywest's community heritage program (annual October/November) for conservation works identified in the conservation management plan. (Section 16.0)

Lotterywest's interpretation program (annual June/July) for implementation of the Interpretation plan.

Any owners of places entered in the Heritage Council of Western Australia's Register of Heritage Places or the federal Register of the National Estate, also qualify for federal funding for Conservation of Cultural Heritage (annual February/March) administered by the Department of Heritage and the Environment.

Guide 5.5 Future compatible uses for *1 Surrey Street, Bassendean* must;

- Take opportunities to retain or reinstate its integrity by using the place as originally designed and intended where practicable in a contemporary society.
- Take the opportunities presented for the restoration of fabric.
- Not compromise the significance of the place as described in the Statements of Significance.
- Not require alteration to any fabric described as being of Some, Considerable or Exceptional Significance in the Statements of Significance.
- Require only adaptations, partitioning or fixtures that can be easily removed or reversed in the future without causing damage to fabric of Some, Considerable or Exceptional Significance.

Guide 5.6 In terms of long-term viability, the place needs to be occupied and used for viable and appropriate functions.

Guide 6.1 Gauge development and Guide against the Statements of Significance and Conservation Guidelines, in conjunction with any subsequent detailed plans.

Guide 6.2 Do not consider any future use or development that would diminish the significance of the place.

Guide 6.3 Future decisions should be guided by conservation principles relevant and in force at the time.

Guide 6.4 Should there be no guidance in place for a particular situation; the matter should be referred to the Heritage Council for assistance to resolve the matter. Decisions should be guided the relative significance and the Australia ICOMOS Burra Charter principles.

Guide 6.5 To assist in defining and resolving such issues, the owner or other persons responsible for day-to-day management and implementation of the Conservation Management Plan, should acquire some skills and experience in cultural heritage resource management, in order to recognise issues that might require expert advice in regard to the significant fabric.

Guide 6.6 The management should recognise the need for, and call in at the proper time, appropriate professional guidance or assistance, to facilitate resolving issues not foreseen in the Conservation Management Plan.

The Conservation Management Plan should be adopted and its recommendations implemented in a program that is in accord with the financial, funding, partnering, and management resources available to the Town of Bassendean. The conservation works identified in Section 16.0 have been costed with relevance to 2007 in a volatile construction industry at the time. The costings (Appendix 12) provide some guidance to the Town of Bassendean for budget and funding opportunities for the conservation of *1 Surrey Street, Bassendean*. The issue of appropriate viable functions is critical to the ongoing conservation of the place.

The Conservation Management Plan should be used as a guide to the future conservation and management of *1 Surrey Street, Bassendean*.

1 Surrey Street, Bassendean

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1.0 INTRODUCTION

1 *Surrey Street, Bassendean*, comprising Pensioner Guard Cottage (1856-1857, 1991-1993) and residence (c.1893, c.1952) is situated central between North Road and Calnon Street, in close proximity to the Swan River and Guildford Road Bridge, to the east and northeast, in metropolitan Perth. (Plan 1)
A Conservation Management Plan is a necessary prerequisite for an understanding of the place prior to beginning any conservation works or future planning of the site.

1.1 Details of the brief

The owner, Town of Bassendean, commissioned the Conservation Management Plan to provide for the future of the place.

The Conservation Management Plan is undertaken within the guidelines of the Heritage Council's brief for Conservation Plans. The assessment of cultural significance is to be carried out in accordance with the guidelines of the Burra Charter. (Appendix 1)

Cultural Significance is to cover; documentary evidence; physical evidence; and analysis of evidence, under the main headings in the Heritage Council's Criteria for Entry into the Register of Heritage Places.

The documentary, oral and physical evidence is discussed and assessed into a succinct Statement of Significance. The Conservation Guidelines¹ establishes guides appropriate for the retention of the assessed cultural significance within the future use and development of the place. Recommendations are outlined to ensure the appropriate implementation of the guidelines.

The aim of the Conservation Management Plan is to retain or recover the cultural significance of the place and must include provision for its security, maintenance and its future (Burra Charter).

1.2 Authorship

The Conservation Management Plan was predominantly written and compiled by Laura Gray (Bachelor of Architecture (Hons), Graduate Diploma in Applied Heritage Studies) Heritage and Conservation Consultant. Irene Sauman (Bachelor of Arts (Social Sciences) Post Graduate Diploma in Public History) Historian, undertook the historical research and wrote the documentary evidence.

1.3 Consultation

Consultation took place with Simon Stewert-Dawkins, Town of Bassendean's Director, Operational Services, and Paul Bridges representing the Bassendean Historical Society Inc. The Town of Bassendean and Bassendean Historical Society Inc., had the opportunity to comment on the draft document.

¹ Heritage Council's brief for Conservation Plans refer to the Conservation Policy and respective individual policies. However the Town of Bassendean has a 'conservation policy' document, and to avoid any confusion or ambiguity, the Conservation Policy within this report (Conservation Management Plan) has been referred to as the 'Conservation Guidelines', with individual 'Guides' subsequently developed.

1 *Surrey Street, Bassendean*

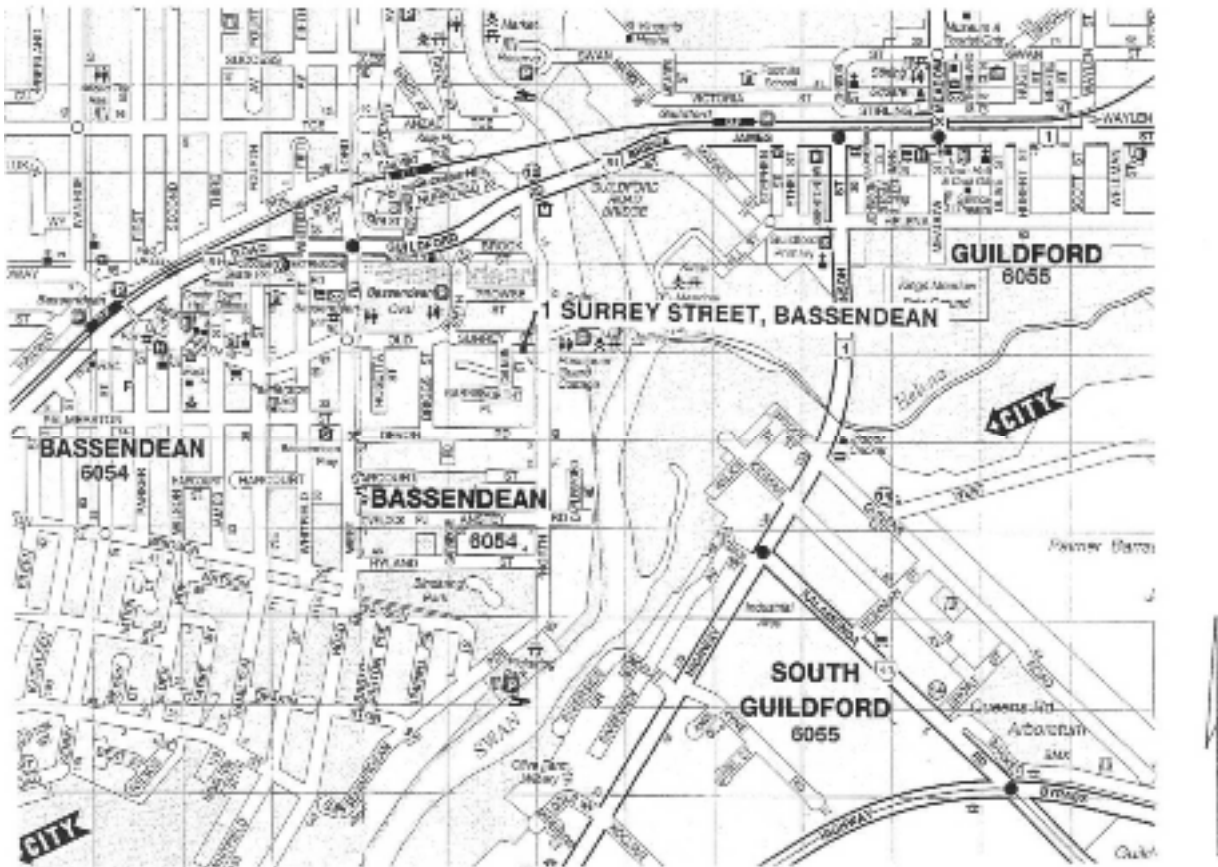
Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)

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2.0 SITE IDENTIFICATION



PLAN 1

Location Plan UBD Perth Street Directory 2005.

2.1 Site Details

1 Surrey Street, Bassendean is situated in on Lot 50, Certificate of Title Volume 1524 Folio 213 (Appendix 3) as defined in Plan 2.

2.2 Heritage Status

Heritage Council of Western Australia entered *1 Surrey Street, Bassendean* onto the Permanent Register of Heritage Places (Appendix 4). It is database No. P0131.

HERITAGE LISTINGS

| | | |
|----------------------------------|------------|------------|
| Register of Heritage Places: | Interim | 09--1993 |
| | Permanent | 30-09-1994 |
| National Trust Classification: | Classified | 03-03-1987 |
| Register of the National Estate: | Permanent | 16-04-1991 |
| Municipal Heritage Inventory: | Adopted | 31-10-1996 |
| Town Planning Scheme: | Yes | ----- |

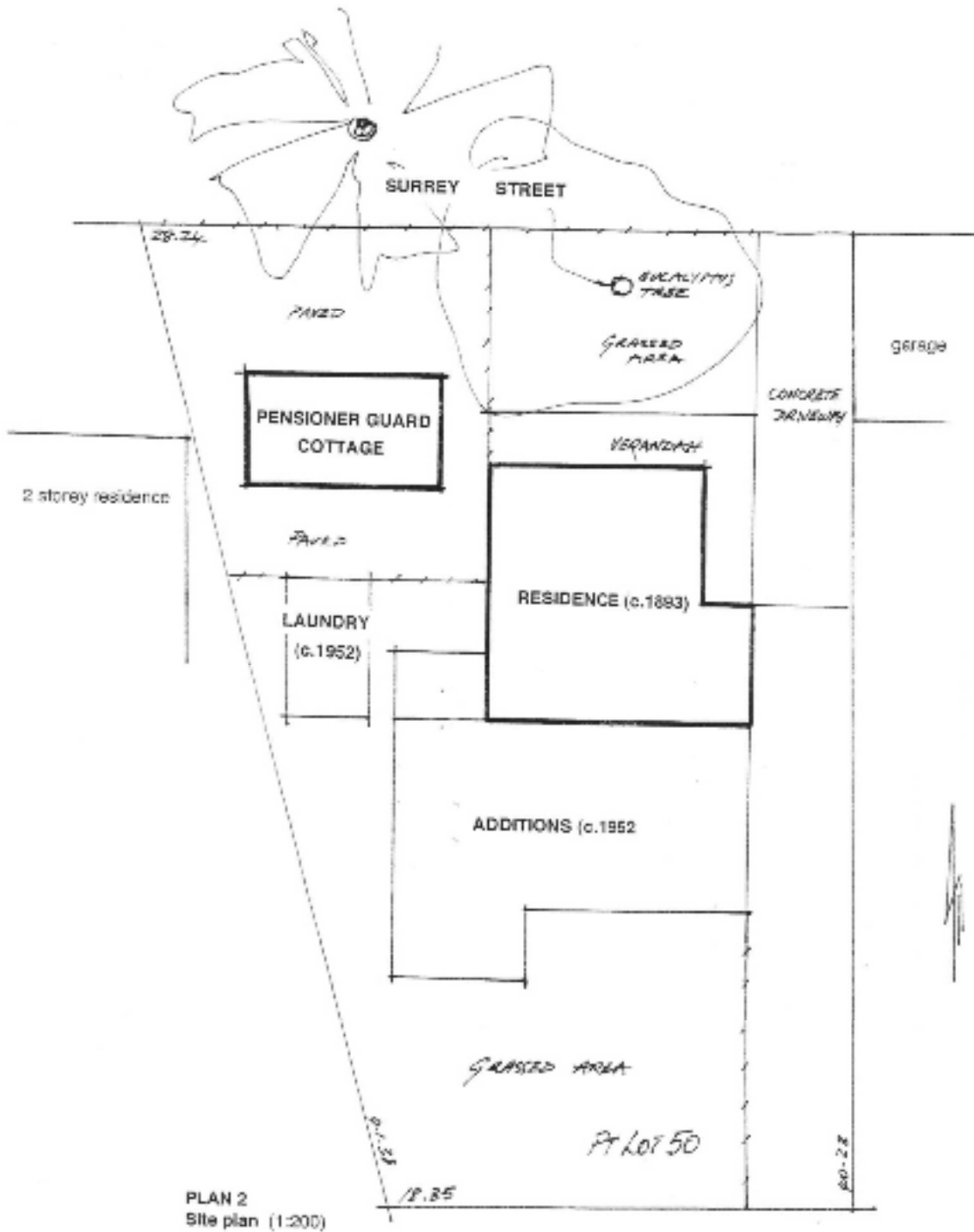
1 Surrey Street, Bassendean

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PLAN 2
Site plan (1:200)

1 Surrey Street, Bassendean

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3.0 DOCUMENTARY EVIDENCE

An historic framework is developed, based on the social history of the area in question. From this framework the place is then examined within that context, and its relevance and importance is noted and explored. The history of the place is researched through all available primary and secondary sources.

3.1 History of the place

ABORIGINAL OCCUPATION

Australia's history begins with indigenous aboriginal history extending back more than 40,000 years. The Swan Valley contains some of the oldest firmly dated evidence of Aboriginal occupation in Australia, with one campsite in the alluvial terraces immediately adjacent to the Upper Swan Bridge providing a radiocarbon date of over 38,000 years.

When the Swan River Colony was first established, there were estimated to be about 3,000 Aboriginal people living along the Swan and Canning rivers.² They have been variously referred to as Bibbulman, Wadjuk (or Whadjuk), and Nyungar. The term Wadjuk refers to all the people who belong to the Whaddarn language group. Bibbulman was the name given to coastal Aborigines by their eastern neighbours, who referred to them as *Whaddarn-di-Bibbulman*. There were thirteen or so groups belonging to the Whaddarn-Bibbulman socio-linguistic block. The Bibbulman of the Swan and Murray River districts spoke the Illa kuri wongi dialect. Groups were also given the local name for their geographic location, so the Perth groups were referred to as *yabbaru*, meaning they were located in the northern part of the area covered by their language group. The correct description of the people who inhabited the Perth region, then, is Yabbaru Bibbulman who spoke the Illa kuri wongi dialect.³ The term Nyungar (or *yungar*) means 'man' or 'person' and was used by Aborigines when referring to themselves. It is used in the plural sense today, as denoting 'the people', and is the term most commonly used when referring to aboriginal people in the Perth region.

The Nyungar were comprised of smaller 'family' groups, each ranging across their own territory. All had access to the Swan and Canning rivers and the extensive lake and swamp systems that stretched northward from the Swan River. The groups camped regularly near the lakes where fresh drinking water, and game such as wildfowl, fish, crayfish, turtles, frogs and edible reeds, were available. Kangaroos and other animals were hunted through the bushland. The Guildford district, with its swampy river fringes, was a regular camping place for the local group that frequented that area, and who have had a continuing connection to the present.⁴

THE ENROLLED PENSIONER FORCE

In 1849, the British Government and the Western Australian Legislative Council agreed to send convicts to the Swan River Colony.⁵ The introduction of convicts also meant the introduction of members of the Enrolled Pensioner Force to serve as guards and as a reserve force at their destination. An added bonus for the British government was that by sending Pensioners to the Colony it helped fulfil its commitment that free settlers would be sent out to dilute the convict presence.

The Pensioner Force was made up of British army veterans who had completed their period of service, or been retrenched or wounded, and had been placed on a small pension. Few of the Pensioners had served less than twenty years. The Pensioners had initially been formed into

² Moore, George Fletcher, *Diary of Ten Years of An Early Settler in Western Australia*, UWA Press, 1978.

³ Berndt, R. M. & Catherine (Eds) *Aborigines of the West: Their past and present*, UWA Press, 1980; Tindale, Norman B., *Aboriginal Tribes of Australia*, Canberra, ANU Press, 1974.

⁴ Bekle, H 'The Wetlands Lost: Drainage of the Perth Lake Systems', in *Western Geographer*, June 1981, p. 21.

⁵ Stannage, C. T. (ed) 'Convictism in Western Australia', *Studies in Western Australian History*, 4, December 1981, UWA History Dept, pp. 1-18.

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Veteran Battalions to supplement the regular British army force. Later, they were used for garrison duties to free regular soldiers for active service. Pensioners were also employed to help maintain civil order at home under the command of a member of the police service, which was later changed to enrolment under the command of a half-pay officer in their own locality. This enrolment resulted in their becoming known as the Enrolled Pensioner Force. Under this arrangement, the Pensioners were liable to be called out for inspection and exercises for eight days each year (later increased to twelve), and to be available for civil order duties as required. For the rest of the time they went about their normal occupations.⁶

The Enrolled Pensioner wore a double-breasted blue frock coat with red cuff and collar, to distinguish them from the regular soldier whose coat was red. The rest of their uniform comprised dark grey trousers with a red strip, and black cloth forage cap with red band and brass star. The privates were armed with muskets and bayonets, and the sergeants with swords and cavalry carbines.⁷

The Pensioners who applied for convict guard service were offered free passage for themselves and their family, and a service period of six months on full pay. After that time, they were liable to attend exercises and to serve in defence of the colony or in preservation of the public peace as required, for which duties they were paid on a daily rate. After seven years service they were entitled to a land grant. Many Pensioners applied for this service, lured by the promise of land and a new life. As well as Western Australia, Pensioners were also sent to Gambia, Hudson Bay, Tasmania, Malta, New Zealand and the Falkland Islands, either as convict guards or to replace regular army units.⁸

The first shipload of convicts arrived in Western Australia on the *Scindian*, on 1 June 1850. With them came the first contingent of Enrolled Pensioners, fifty five in number, with family members comprising twenty nine women (wives, adult daughters, daughters in law, etc) and seventy nine children. This was almost double the regular contingent of thirty Pensioners who accompanied most of the convict ships. During the period of transportation from 1850 to 1868, thirty five convict ships carried 9,669 convicts, 1,191 Pensioners, 803 women and 1,469 children.⁹ The Pensioners represented a boost in income to the colony as their pensions alone, paid by the British Government, amounted to over £8,000 a year by 1864, almost all of it spent locally.¹⁰ The Pensioners themselves were the responsibility of the British War Office, whose representative in Western Australia for many years was Captain, later Colonel, John Bruce.

Problems with the arrangements for the Pensioners arose immediately. From the time of enrolment to the time a convict ship reached Western Australia, the original six month service period had all but passed, leaving the Pensioners free to take up employment wherever they chose. This meant that between the arrival of convict ships there were no Pensioners in service to guard the convicts already in the colony, much to the dismay of the colonists. To rectify this situation the detachment of Pensioners who arrived on the *Mermaid* in May 1851, were re-engaged for permanent duty until the arrival of the next ship.¹¹

On 20 June 1851, the War Office authorized Captain Bruce to form a permanent Pensioner force by enrolling any Pensioner, who was fit and willing, for a further twelve months full service. By May 1853, this force, known as the Duty Force, numbered 115 out of the 273 arrivals to that date. Later arrivals replaced those who left after serving their twelve months. The majority of the Duty Force were garrisoned at Fremantle, where most of the convicts were located, while small

6 Broomhall, F. H. *The Veterans: A History of the Enrolled Pensioner Force in Western Australia, 1850-1880*, Hesperian Press, [198?], pp. 1-2.

7 Broomhall, F. H. op cit, pp. 2.

8 Broomhall, F. H. op cit, pp. 2-3.

9 Broomhall, F. H. op cit, pp. 4-6 & 131.

10 Broomhall, F. H. op cit, p. 48.

11 British War Office correspondence to Captain Bruce, 18 December 1850, quoted in Broomhall, F. H. op cit, p. 18.

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contingents were stationed at various country localities, including York, Kojonup, Albany and Toodyay.¹²

Of the Pensioners who were not part of the Duty Force, some took positions as warders in the convict establishment, some worked at a trade, such as shoemaker, carpenter, tailor, butcher, etc, or took on whatever other work was available to them, including labouring or as domestic servants, while others took up land in the 'military villages' which were established, firstly, at Freshwater Bay, South Perth, and North Fremantle, and in country areas such as Bunbury, Albany and York. Many of these men also took on other work to supplement their pensions while developing their land. All the Enrolled Pensioners not members of the Duty Force were required to undertake their twelve days of exercises a year and be available for local duties when required.¹³

Members of the 63rd Regiment, who had arrived with Governor Stirling on the *Sulphur* in 1829, were the first military contingent to garrison the Swan River Colony. Later, a contingent of the 99th Regiment was stationed in Perth, Fremantle and country areas of the State.¹⁴ In the 1850s, a detachment of the 1st Battalion 12th Regiment, with headquarters in Sydney, provided the garrison force.

In 1859, the British War Office decided that the 12th Regiment should be withdrawn and their garrison duties taken over by a Pensioner Force. The 12th Regiment unit comprised eighty five non-commissioned officers and men at that time and Captain Bruce was quick to point out that the Pensioner Force did not have the manpower to replace the regular soldiers. Twenty four Pensioners had been released from their enrolment, having fulfilled their seven years of service. Of the remaining 312 Pensioners, 183 were members of the Duty Force already engaged in regular military duties, and another eighty seven were located outside Perth, either in the country, in military villages, or employed as warders or policemen. This left only forty two Pensioners to draw on for garrison duties. As a result, the 12th Regiment was not withdrawn at that time.¹⁵

Early in 1862, Governor J. S. Hampton was informed by the British Colonial Office that the 20th Company of Royal Engineers, which had been stationed in the Colony since 1852, was to be withdrawn.¹⁶ Despite the fact that the Royal Engineers had been engaged in other than military duties they were available as a unit of trained soldiers in the event of an emergency. Hampton felt that their withdrawal left the Colony vulnerable, as at that time the number of convicts, ex-convicts and ticket of leave men outnumbered the free adult male population of the Colony.¹⁷ He recommended that sixty or more Pensioners be sent out from Britain, and on the next few convict ships it was planned to send fifty Pensioners instead of the usual thirty, to bring the Force to garrison strength.¹⁸ The Pensioner Force took over garrison duties from the 12th Regiment sometime in January 1863, and comprised an officer, three sergeants, one drummer and fifty two men.¹⁹ Early in 1866, the members of the Force, with their families, occupied the newly constructed Pensioner Barracks at the top end of St George's Terrace.²⁰

When convict transportation ended in 1868, there were 581 Pensioners remaining in Western Australia who, with their families, made up some 2,500 in a total population of just over 23,000.²¹ A further draft of fifty Pensioners arrived on the 23 January 1874, on the *Naval Brigade* as a result of a request by the new Commandant of the Pensioner Force, Major R. B. Harvest. This

12 Broomhall, F. H. op cit, pp. 17-18.

13 Broomhall, F. H. op cit, pp. 18-30.

14 Broomhall, F. H. op cit, p. 1.

15 Broomhall, F. H. op cit, pp. 38-40.

16 Broomhall, F. H. op cit, p. 42.

17 quoted in Broomhall, F. H. op cit, p. 42. **Note:** Out of a total adult male population of 7442, 3946 were transportees.

18 British Colonial Office Despatch 60, quoted in Broomhall, F. H. op cit, pp. 42-43.

19 Broomhall, F. H. op cit, p. 47.

20 *Inquirer and Commercial News*, 4 April 1866, p. 3.

21 Broomhall, F. H. op cit, p. 62.

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was the only replenishment of the Force that was to occur following the ending of transportation.²²

In the 1870s, there was a desire to cut costs associated with the military force, coupled with the view of Governor Frederick Weld that the Pensioner Force was redundant. Death and migration were reducing the numbers of both the Pensioners, and the expirees from whom they were protecting the civilian population. By 1872, Governor Weld had already replaced the Pensioners stationed at Rottnest with civilian warders.²³

Costs were cut by putting permanent country detachments on the Enrolled list, to be called out only as required. Late in 1875, an Assistant Commissary was sent out from England to report on the possibility of disbanding part or all of the Enrolled Pensioner Force. He recommended disbanding the force as there were no longer any Imperial prisoners at Perth, the expirees were orderly, and all the Force did was mount guard at various places in the Town.²⁴

In November 1880, it was agreed to disband the entire Pensioner Force and replace them with an increased number of Police, partly funded by the British Government as compensation. Governor Robinson immediately re-employed 'some fifty of the youngest and most trustworthy Pensioners as a Prison Guard', to be known as the Enrolled Guard. Their main duty was to furnish a Guard for Government House Perth, for the Convict Prison at Fremantle, and for the Magazine at Fremantle.²⁵ The Enrolled Guard had only a ten year life span and ceased to exist on 31 March 1887, when their duties were taken over by the regular Police Force.²⁶

The Pensioner Guards as a group were in the middle ground between free immigrants and convicts. They formed a fairly cohesive group under their commandant Colonel Bruce, who took particular care of their welfare. The Pensioners had a benevolent fund to which they contributed for sickness and death benefits, and those widowed tended to find new partners within the Pensioner community.²⁷

PENSIONER GUARD LAND SETTLEMENT

No provision had been made to house the convicts transported to the Colony, and in 1851, a request was made to the Colonial Office for a contingent of Royal Engineers to be sent to the colony to superintend building and other works. On 18 December 1851 a 65-strong group of 20th Company Royal Sappers and Miners, many with family members, arrived in the Colony on the *Anna Robertson* under the command of Lieutenant Henry Wray.²⁸ Among the building works they undertook during their eleven year stay was the construction of Pensioner Guard cottages.

A number of Pensioner Guard settlements were established on the fringes of towns where there was a convict presence, specifically a convict or ticket-of-leave depot. The settlements were primarily designed to provide a local core of military from which to draw in case of trouble, while the Pensioners worked their land and supported themselves without cost to the government. The blocks varied in size between two and ten acres, and each had a two roomed cottage (value £15) erected by convicts, or ticket-of-leave labourers. The land and house became the property of the guard and his family provided he stayed and worked the land for seven years. By the time the Royal Engineers were withdrawn from the colony at the end of 1862, a total of fifty nine Pensioner Guard cottages had been built, made up of twenty one at North Fremantle, thirteen at York, eight

22 Broomhall, F. H. op cit, p. 68.

23 Broomhall, F. H. op cit, p. 68.

24 British Colonial Office Records, 18/183, 15 January 1876, quoted in Broomhall, F. H. op cit, pp. 70-71.

25 Battye Library A144, 11 November 1880, quoted in Broomhall, F. H. op cit, p. 77.

26 Broomhall, F. H. op cit, p. 79.

27 Broomhall, F. H. op cit; Carter, Jenny, *Bassendean: A social history 1829-1979*, Town of Bassendean, 1986, pp. 55-57.

28 *Bicentennial Dictionary of Western Australians*, UWA Press, 1988; Hasluck, Alexandra, *Royal Engineers: A life of Sir Edmund DuCane*, Angus & Robertson, Sydney, 1973, p. 4.

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at Toodyay, thirteen at Bunbury and four at West Guildford. This number does not take into account the cottages some guards erected for themselves without the benefit of convict labour.²⁹

The concept of settling Pensioners on the land was the belief in a 'yeoman' class, which theme continued to appear in the State's history for a further hundred years with group and soldier settlements, despite the general failure of each attempt.

PENSIONER GUARD COTTAGES, WEST GUILDFORD

One of the officers attached to the Royal Engineers was Second Lieutenant Edmund DuCane. Du Cane was assigned to design and supervise construction of convict works in the Guildford, Toodyay and York district. His first duties were to construct a commissariat store, a gaol, a depot for the ticket-of-leave men and quarters for himself at Guildford. These buildings, situated along Meadow Street, were all completed by the end of 1852.

There were 67 ticket-of-leave men stationed at Guildford in August 1855, when DuCane reported that they had been engaged in burning bricks for 12 Pensioner cottages, and in sawing timber.

Most of the shingles split and carted. Posts and rails also for the allotments have been split by the Ticket of Leave men on Greenmount, and transported to the site of the cottages; they have been bored and pointed.³⁰

The bricks originally carted to the building site were not necessarily well made or well burnt, and 80,000 badly burned bricks 'procured from various sources' were reburnt'. The kiln where the bricks were burnt was 'about 12 chains' from the building site, which was at West Guildford, on Surrey Street. The twelve two-acre allotments, numbered P114 to P125, were bounded on the east by Lot 113 on North Street, on the west by West Road, and on the south by the rear of the residential lots fronting Devon Road.³¹ Only four of the proposed twelve cottages were erected at West Guildford. Construction is likely to have been governed by the availability of suitable skills among the convicts and ticket-of-leave men. In October 1854, Colonel Bruce reported that a lack of skilled labour had meant that only 18 of the planned 40 Pensioner cottages had been built at North Fremantle.³²

In January 1856, DuCane recorded:

No. 1 cottage: 'door and window frames made and the whole of the brickwork done, floor laid with bricks'.

No. 2 cottage: 'door and window frames made and the brickwork completed up to the level of the window plate'.

No. 3 cottage: 'door and window frames made and walls carried up to a height of 9 feet'.

Apparently nothing had been done for cottage No. 4 at that time. In February 1857 DuCane recorded that the four cottages were complete, the plastering had been finished, 'sashes and doors in hand, stuff got out to complete the requirement'. James Manning, Clerk of Public Works, noted in his report of 30 June 1857 that:

360 feet of timber carted for this service, 12 ledge doors and 12 pairs sashes made, glazed, hung and fixed, locks, bolts and thumb latches put on doors etc painted and the cottages completed and handed over. Sapper mechanic 18 days, ticket of leave labour 24 days, probation prisoners 3 days.³³

This report could indicate that work was still being done on the cottages in June 1857, but it is more likely this was Manning's half-yearly report on work undertaken during the previous 6 months.

²⁹ Bosworth, Michal, *Pensioner Cottage, Bassendean: a report for the Heritage Council of WA*, 1991, p. 2.

³⁰ Royal Engineers' reports, 17 January-11 August 1855, *British Parliamentary Papers 1864*, collected as Convict System, Vol. 7, quoted in Bosworth, Michal, op cit, p. 3.

³¹ Plan of West Guildford, W. C. Outram, Perth, 1913.

³² Royal Engineers' reports, Vol. 7, op cit, p. 3; Broomhall, F. H., op cit, p. 28.

³³ Royal Engineers' reports, Vol. 8, 30 June 1857, op cit, p. 4.

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The four Pensioner Cottages were built on Lots 114 to 117. The first occupants were Pensioner John Law Davis (Lot 114), Pensioner Henry Chartres (Lot 115), James Brown (Lot 116) and Pensioner William Oliver (Lot 117). The three Pensioner Guard occupants acquired title to their lots in 1864 and 1865 after the required seven years occupancy, but James Brown purchased Lot 116 for £7-10-0.³⁴ Brown is unknown. There are a number of J. and James Browns in the *Bicentennial Dictionary of Western Australians*. The James Brown who acquired Lot 116 may be the J. Brown who was appointed a night warder at the Convict Establishment in June 1852, a position that could have eventually given him access to the Pensioner Guard cottage at West Guildford. He may also have been the J. Brown who employed two ticket-of-leave men at Guildford in 1868-1871, and is almost certainly the one listed in the Almanacs as a gardener at West Guildford in 1879-1880.³⁵

In 1872, Henry Chartres had sold Lot 115 and returned to England. He was sixty-six years old and one of the older of the Pensioner Guards, few of whom made sixty due to the rigours of service and wounds received. Chartres' wife had died in 1865. The new owner of Lot 115 was John Picken, an ex-convict.³⁶

Titles to the remaining Pensioner lots, 118-125, were transferred in 1876 to the widows of another three Pensioners. Ann Clinton, widow of Pensioner Guard James Clinton, was assigned Lots 120 and 121, and purchased Lots 118 and 119 for £4. Eliza Hyland, widow of Pensioner John Hyland, was assigned Lot 125, and purchased Lot 122. John Hyland had occupied both lots since July 1864 and had married Eliza in 1868. She was already the widow of a York Pensioner Guard, Michael Toohey. Eliza Young, widow of Pensioner Thomas Young was assigned Lot 124 and purchased Lot 123. These three women had families to support and only Eliza Young had children old enough to work and help support the family. Eliza and Thomas Young's eldest son, William, married Amelia Law Davis, the eldest child of their neighbour Amelia Sarah and John Law Davis.³⁷

PENSIONER GUARD COTTAGE, LOT 114

On 27 November 1857, Pensioner Guard John Law Davis was appointed caretaker of the four Enrolled Pensioner Force cottages at Guildford which were unoccupied.³⁸ Davis, his wife, Amelia Sarah and infant daughter, Amelia Law occupied the cottage on Lot 114. As well as caretaking the Cottages, Davis appears to have been the caretaker of 'The Retreat', which was a residence located on Surrey Street directly opposite Lot 114 and occupied as barracks for the warders at the Guildford convict depot. The Retreat had been the home of surveyor Phillip Chauncey, who left WA for Melbourne in 1853 with his second wife and family.³⁹ John Law Davis acquired title to Lot 114 in October 1864 at no cost after his seven years of occupancy.

John Davis died on 7 June 1870, at the age of 46, leaving Amelia with eight children. Davis died intestate and his eldest son William, aged thirteen, inherited the property. Amelia was the executor of her husband's estate because of the young age of her son. Amelia remarried to labourer John Bates and young William Davis left home to find work. Amelia and her remaining children and new husband continued to live in the Pensioner Cottage while William worked for a time at Fremantle before moving to the Eastern States.⁴⁰

34 Lands & Survey Register, Pensioner Lands, SROWA WAS 1308 CONS 4892 Item 1, 1 January 1850 - 31 December 1889, Guildford p. 8; Broomhall, F. H., op cit, pp., B73-74.

35 Erickson, Rica, *Bicentennial Dictionary of Western Australians*, Perth, UWA Press, 1988, pp. 347-349.

36 Erickson, Rica, op cit, p. 514.

37 Lands & Survey Register, Pensioner Lands, Item 1, op cit; Broomhall, F. H., op cit, pp. B53, B144-145, B302-304; Carter, Jenny, op cit, pp. 54-57.

38 Broomhall, F. H., op cit, p. B. 72.

39 Carter, Jenny, op cit; Erickson, Rica, op cit, p. 349.

40 Harding, Noel, *The Law-Davis story: paper presented to the Baptist Historical Society of WA on 13th December 1989 on the Law-Davis family, and their contribution to Baptist Church life in Western Australia*, courtesy Bassendean local studies collection.

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In 1893 William, who was still living in New South Wales, sold Lot 114 to Edmund Ralph Brockman for £160. A further ten shillings was paid to his mother Amelia, as the executor of her husband's estate.⁴¹ The following month, Brockman re-sold the property to his daughter Frances Jane Brown, wife of Aubrey Brown, for £300.⁴² It seems unlikely that Edmund Brockman would have worked the transaction with his daughter as a profit making venture so it is highly probable that it included the provision of the new house beside the Pensioner Cottage. The status of the two families, the Brockmans and the Browns, would also have precluded them occupying a two-room cottage, and this is confirmed by Mr Ralph Brown in a 1970 interview who stated that 'Mr and Mrs Aubrey Brown lived in all 7 rooms - not in 2 rooms'.⁴³ The bungalow style house appears on the 1938 sewerage plan and in a 1947 photograph.⁴⁴

The Post Office Directory records Aubrey Brown as resident in Surrey Street, West Guildford in 1895. In 1908, the Post Office Directory began listing Guildford residents by street instead of alphabetically by name. By that time, Briggs Road had been laid through the subdivision of Pensioner Lots 119-121, and Surrey Street was an extension of Perth Road. There were four residents listed on Perth Road between North and Briggs, who would have been occupying the Pensioner Cottage lots. They were Aubrey Brown, James O'Donnell, fruit grower Edward R. Marsh and farmer James Nolan.⁴⁵

In 1909, Aubrey Brown died. Frances Brown sold Lot 114 in 1915 for £725 to Frederick Ernest Growse and Laura Louisa Thorburn, with a £500 mortgage.⁴⁶ The land was valued at £180 by the West Guildford Road Board at this time, so the sale price further indicates that the second house was in existence at that time.⁴⁷ The Post Office Directory records Frederick Growse, Mrs L. Thorburn and Mrs P. H. Growse as the occupants of the place from 1916 to 1923, after which Laura Thorburn is no longer listed.⁴⁸ Louisa and Frederick were the children of Mrs P. H. Growse. Dr Ian Oriel Thorburn, Louisa's son, was aged around eleven when he went to live in the place with his mother, grandmother, uncle and several aunts. He recalls that the Pensioner Cottage provided the kitchen and dining room for the 1890s residence. Also at that time, only three of the Pensioner Cottages remained, and the fig trees and vines that were on Lot 114 were already old, attesting to being planted by the Davis family when the Cottage was still new.⁴⁹

In 1918, Frederick Growse and Louisa Thorburn, while continuing to hold the mortgage to Lot 114, had the property transferred to their unmarried sisters, Amie Eliza Martha Growse and Florence Mabel Growse.⁵⁰ The place was vacant in 1935 and 1936, and was tenanted by Walter C. Longmate from 1937 to 1938.⁵¹

By this time, there were only two of the four Pensioner cottages remaining. The MWSSDD sewerage plan of the area, dated November 1938, shows the cottages on Lots 114 and 115. The house on Lot 116 was a larger weatherboard construction and on Lot 117, the house was a larger brick building.⁵²

41 Deed of Memorial, Book 11 No. 856, 6 April 1893.

42 Deed of Memorial, Book 11 No. 857, 13 May 1893.

43 Information provided to the National Trust by Mr Ralph Brown on 11 June 1970, courtesy Bassendean local studies collection.

44 MWSSDD sewerage plan, op cit; Thomas, Alf T., *A History of Bassendean*, Bassendean Road Board & Alf Thomas, 1947, p. 13.

45 *Wise's Post Office Directory*, 1906-1909.

46 Deed of Memorial, Book 18 No. 155, 7 May 1915.

47 Town of Bassendean Rate Books, 1911-1920, Bassendean local studies collection.

48 *Wise's Post Office Directory*, 1916-1940.

49 Information provided by Dr I. O. Thorburn (now deceased), 6 May 1970, Bassendean local studies collection.

50 Deed of Memorial, Book 18 No. 679, 15 May 1918.

51 *Wise's Post Office Directory*, 1916-1940.

52 MWSSDD sewerage plan, op cit

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Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)

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Pensioner Cottage, Lot 114. Courtesy Baltye Library 24672P

FIGURE 1 (n.d)



Pensioner Cottage, Lot 115. Not extant. Courtesy Baltye Library 24673P

FIGURE 2 (n.d)

In 1939, Amie and Florence Growse disposed of Lot 114 to Elizabeth Annie and John Augustus Roe for £550.⁵³ The Roes are recorded as being in residence 1939 - 1941, followed by Edward Hugh McLean, who purchased the place for £935 in 1944. The east end of Perth Road was once again known as Surrey Street from 1944.⁵⁴

⁵³ Deed of Memorial, Book 21 No. 533.

⁵⁴ Deed of Memorial, Book 22 No. 286; *Wise's Post Office Directory*, 1938-1949.

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Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)



THE LAST OF THE PENSIONERS' COTTAGES.

Pensioner Cottage Lot 114, 1947, with later residence added 1893-1900s.
From Alf Thomas, *History of Bassendean*, 1947, p. 13.

FIGURE 3 Pensioner Guard Cottage showing the c.1893 residence (left)

In 1947, Alf Thomas, a member of the West Australian Historical Society, noted in *A History of Bassendean*, that the Pensioner Cottage on Lot 114 was the only one remaining. At that time it was occupied by 'Mr & Mrs McLean, in conjunction with the adjoining house, and looks to be good for many a year'.⁵⁵ With the housing shortage following World War Two, a boarding house was establishing in the place. The additions at the rear of the 1890s Residence would have been undertaken in the early 1950s, following the lifting of post-war restrictions on building materials in 1952. The roof of the 1890s Residence has been rebuilt, and this may have been done at the same time to create a 'modern' appearance.⁵⁶

In 1964, Lot 114 was acquired by Gladys May Laver, a widow. In 1970, Lots 114 and 115 were purchased by Douglas Jones Pty Ltd and subdivided, during which Calnon Street and Galsworthy Place were created. The Pensioner Cottage and the 1890s Residence were located on the 1601 square metre Lot 50 on the corner of Surrey and Calnon streets. Lot 50 changed hands several times in the 1970s: to Edgar and Winifred Parent (1971) and then to Kevin and Celine Pownall (1976).⁵⁷

CONSERVATION WORKS AND REPORTS

In 1988, Lot 50 was further subdivided and the Town of Bassendean purchased the eastern portion of the Lot with the Cottage and attached 1890s Residence. The intention at the time was to renovate the Residence for use as Museum. Realisation that the Pensioners Cottage was possibly a rare remaining example of its type in the State prompted the decision to restore the place and include it in the Museum concept.⁵⁸

55 Thomas, Alf T., op cit, p. 13.

56 Physical evidence.

57 Certificates of Title, Vol. 1283 Fol. 938, 19 May 1964; Vol. 314 Fol. 61A, 13 January 1970; Vol. 314 Fol. 62A, 20 April 1971 & 3 March 1976; Plan 9441.

58 Certificates of Title, Vol. 1524 Fol. 213, 4 October 1988.

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Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)

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Funds for conservation work on the Pensioners Cottage were provided in the National Estate Grants Program of 1989-1990, with a major contribution from the Town of Bassendean. Prior to the work being undertaken, the Heritage Council of WA commissioned a report on the Cottage to guide the conservation work. This report was undertaken in 1991 by Michal Bosworth and provided some basic recommendations as well as an analysis of the existing fabric.⁵⁹

Architect Warwick Broomfield was then contracted to undertake the restoration work on the place. During initial work on the grounds, several late nineteenth and early twentieth century coins were located and it was decided to have a professional archaeological investigation carried out. Martin Gibbs of the Department of Archaeology, University of Western Australia undertook a two-day excavation on 13-14 April 1991 with the assistance of volunteers from the Department. The investigation uncovered 'little or no artefact material ... from interior floor deposits, although artefacts from the various periods of occupation were located within deposits beneath and adjacent to the former verandah at the south side (rear) of the cottage'.⁶⁰

Of particular interest for the conservation works was the archaeological analysis of the fabric of the building and the changes that had taken place over the 135 years since it had been built. The brick floor had been removed and replaced with timber at the same level, then c.1956, this was in turn replaced with a raised timber floor. This higher floor level meant that a section had to be removed from the bottom of each door. The base of the fireplace was raised and the top cut away to increase the height of the opening. The ceiling had been raised at some earlier time and a pressed metal ceiling installed.⁶¹

Michal Bosworth discusses the addition of the metal ceiling. There is no mention of this feature in the original construction, and metal ceilings were a relatively new idea in the 1850s and were a detail unlikely to have been included in the simple two-room cottages. The first recorded importation of this product to WA occurred in 1901. The Cottage also lacked a damp course in the original construction, as did the warders' cottages in Fremantle, so this also has been added at a later date.⁶²

The scalloped barge boards are not evident in the c.1890 photographs of the Cottages on Lots 114 and 115, where the roof is shown overhanging the wall at the gabled ends, but in the 1947 photograph of the Pensioner Cottage, the roof has been cut back to the side wall and the barge boards are in place.⁶³ The c.1890 photo of the Pensioner Cottage also shows that any exterior plastering or rendering that had been done in the 1850s had largely fallen away, exposing the brickwork. Michal Bosworth noted that the exterior rendering appeared to be of twentieth century origin.⁶⁴

The work on the Pensioner Cottage that was undertaken in 1993 included removal of the verandah that connected the place to the 1890s Residence, removal of the rear lean-to, replacement of iron roof with new shingles, replacement of timber floor to its earlier level, doors rebuilt, new window sashes made, new render to exterior, internal plastering, paving and drainage work and landscaping.⁶⁵

A Charter of Agreement between Bassendean Town Council and Bassendean Historical Society Inc. was drawn up with the intention to establish and furnish the cottage as a living museum relevant to its use and occupation as a Pensioner Guard dwelling. The renovated and furnished Pensioner Cottage was opened at a ceremony on 5 September 1993, by Bassendean Historical Society President John Addison. As part of the opening ceremony, an enthusiastic crowd

59 Bosworth, Michal, op cit. Pages 5-7 discussing the physical condition and recommendations are appended.
60 Gibbs, Martin, *A report on archaeological investigations at the Pensioner Guard Cottage, 1 Surrey Street Bassendean*, Dept of Archaeology, UWA, 1991, p. 2. Appended.
61 Gibbs, Martin, op cit, pp. 6-7.
62 Bosworth, Michal, op cit, p. 4.
63 Photograph 1947, Thomas, Alf T., op cit, p. 13; photographs c.1890, courtesy Battye Library 24672P & 24673P.
64 Bosworth, Michal, op cit, p. 4.
65 Broomfield, Warwick, *The Pensioner Guard Cottage Surrey Street Bassendean: Report and heritage assessment*, November 1993. Refer for details of the work done.

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Residence (c.1893, c.1952)

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watched a detachment of the Perth Volunteer Rifle Regiment, in full regalia of the period, re-enact a 19th Century battle charge complete with muzzle loaded rifles. Mr Addison then invited the Mayor of Bassendean, John Cox, to inspect the guard of honour comprising members of the 13th Field Squadron Royal Australian Engineers, after which Mr Cox handed Mr Addison the Deed of Trust and the Cottage keys. This was followed by an inspection of the building and afternoon tea.⁶⁶

The Historical Society regularly opened the Pensioner Cottage for visitors on one afternoon a month.

In 2002, a report on the Pensioner Guard Museum Project was prepared by Paul Bridges and Val Humphrey as part of the Town of Bassendean's Master Plan 2001-2006. The intention of the project is for the Cottage to become a tourist attraction shared with the wider community. The Report details the process for best practice, involvement of community groups and support bodies and marketing.⁶⁷

In 2007, an updated conservation management plan, encompassing both buildings, was commissioned by the Town.

3.2 People Associated

Sir Edmund DuCane

Edmund DuCane was born at Colchester, England in 1830 and was educated at Dedham Grammar School, Wimbledon and the Royal Military Academy, Woolwich. He received his lieutenant's commission in the Royal Engineers at the age of eighteen, and in 1850 assisted in the preparations for the Great Exhibition in Hyde Park. He spent three years in the Swan River Colony, during which time he married Mary Molloy. His attention to detail, as demonstrated in his notes and reports on the work undertaken in the Swan River Colony, led him to design the land defences of Plymouth and Dover for the British War Office. In 1863 he was appointed Director of Convict Prisons, Inspector of Military Prisons and Surveyor-General of Prisons rising six years later to Chairman of Prison Directors and Inspector-General of Military Prisons. He advised on economies in prison management and then had to implement them under the Prisons Act of 1877. DuCane was awarded the KCB in 1877 for his work in prison management. He was an accomplished watercolour artist. He died in 1904 at the age of 74.⁶⁸

John Law Davis and family

John Law Davis served two years as a private in the East India Company's Madras 2nd European Light Infantry Regiment. He was admitted as a Pensioner on 17 April 1850 and received a pension of ninepence a day. Davis arrived in the Colony on the *Dudbrook* on 10 February 1856, at which time he was noted as being of 'very good' character. On 3 July 1856 he married Amelia Sarah Wood, daughter of jeweller Peter Wood.⁶⁹

Some records report that John and Amelia had five children and others that they had eight. This discrepancy is caused by the use and non-use of the name Law in the surname. Their first five children were born Davis, the next three were Law Davis. Davis is also sometimes written as Davies.⁷⁰

The eldest son, William Henry Davis went to Fremantle looking for work at the age of thirteen. Around the mid-1870s he moved to the Eastern States, married and had a family. In the mid 1890s he and his family returned to WA and lived at Bayswater. Eldest daughter Amelia Law married in 1876 to William Young, son of neighbouring Pensioner Guard Thomas Young and his

⁶⁶ *Bassendean Town News*, September 1993, pp. 16-17.

⁶⁷ Bridges, Paul & Humphrey, Val, *Pensioner Guard Museum Project: a vision for a community museum*, Aril, 2002.

⁶⁸ Hasluck, Alexandra, op cit.

⁶⁹ Broomhall, F. H., op cit, pp. B73-B74; Copy of Pension Certificate, 3 March 1852.

⁷⁰ Harding, Noel, op cit..

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Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)

wife Eliza. William Young inherited the Pensioner Lots from his mother following her death in 1899 and he and his family occupied the property.⁷¹

Aubrey Brown

Aubrey Brown was born at York in 1841 and educated at Victoria College, Jersey. He was the son of Thomas and Eliza Brown. His father was sometime Resident Magistrate at Fremantle and Geraldton. His sisters married into pioneer families including the Hamersleys and Cowans. Thomas Brown owned Glengarry Station and the property was managed in the 1860s by his sons Kenneth, Maitland and Aubrey and included the breeding of horses for the Indian market. Aubrey also rode in the Perth Race Week.

Aubrey later became a pastoralist in partnership with J. H. Monger on Dirk Hartog Island, and was engaged in pearling at Shark Bay. In 1878 he married Frances Brockman, eldest daughter of E. R. Brockman of Henley Park. They had three sons and three daughters. He was reported to have spent the last few years of his life 'in a retired way at West Guildford'. He died in March 1909, aged 67 years.⁷²

3.3 Chronological summary of development

- 1850 1 June - first fifty five Enrolled Pensioners arrive on the convict ship *Scindian*.
- 1851 Royal Engineers arrive
- 1852 Convict establishment built at Guildford under command of Lieut Edmund DuCane
- 1853 Formation of Pensioner Duty Force to provide security at Fremantle and country areas
- 1855 Construction begins on Pensioner Cottages at West Guildford
- 1857 John Law Davis occupies Pensioner Cottage on Lot 114
- 1858 Henry Chartres & James Clinton occupy cottages on Lots 115 & 117
- 1863 Enrolled Pensioners take over Perth garrison duties from regular army
- 1863-1867 Construction of Pensioner Barracks to accommodate garrison force
- 1870 John Law Davis dies. Son William inherits Cottage
- 1876 Pensioner widows acquire remaining lots at West Guildford
- 1878 Enrolled Pensioner Force disbanded and Enrolled Guard formed
- 1887 31 March - Enrolled Guard disbanded and duties taken over by Police Force
Barracks continue to be occupied by Pensioner families
- 1893 Pensioner Cottage sold to Edmund Brockman, then to Frances & Aubrey Brown
Residence is built beside Pensioner Cottage
Pensioner Cottage likely undergoes some renovation
- 1909 Aubrey Brown died
- 1915 Pensioner cottage acquired by Frederick Growse and Laura Thorburn
Used as kitchen & dining room for c.1893 Residence
- 1920s-1930s Cottage occupied by Growse extended family members
- 1939 Acquired by Elizabeth & John Roe
- 1944 Acquired by Edward McLean
- c.1952 c.1893 Residence enlarged and roof remodelled
Place used as boarding house
- 1964 Purchased by Gladys Laver
- 1970 Lot 114 acquired by Douglas Jones Pty Ltd and subdivided

⁷¹ Carter, Jennie, op cit, pp. 55-56.

⁷² *Swan Express*, obituary 20 March 1909; Erickson, Rica, op cit, pp. 352-357.

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)

| | |
|-------------|--|
| | Pensioner Cottage & c.1893 Residence on Lot 50 |
| 1970s | Several owners |
| 1988 | Acquired by Town of Bassendean for Museum precinct |
| 1991 | Conservation and archaeological reports prepared for Town of Bassendean |
| 1993 | Conservation works successfully undertaken |
| | 5 September - opening of restored Pensioner Cottage |
| | Bassendean Historical Society to manage the place under Charter of Agreement |
| 1990s-2000s | Cottage opened once a month for visitors |
| 2002 | Report on Pensioner Guard Museum Project |
| 2007 | Conservation management plan commissioned to cover both buildings |

3.4 Plans

A search of primary and secondary sources failed to reveal any plans for *1 Surrey Street, Bassendean*, except those plans that were prepared specifically for various reports in 1991, 1993, and 2002.

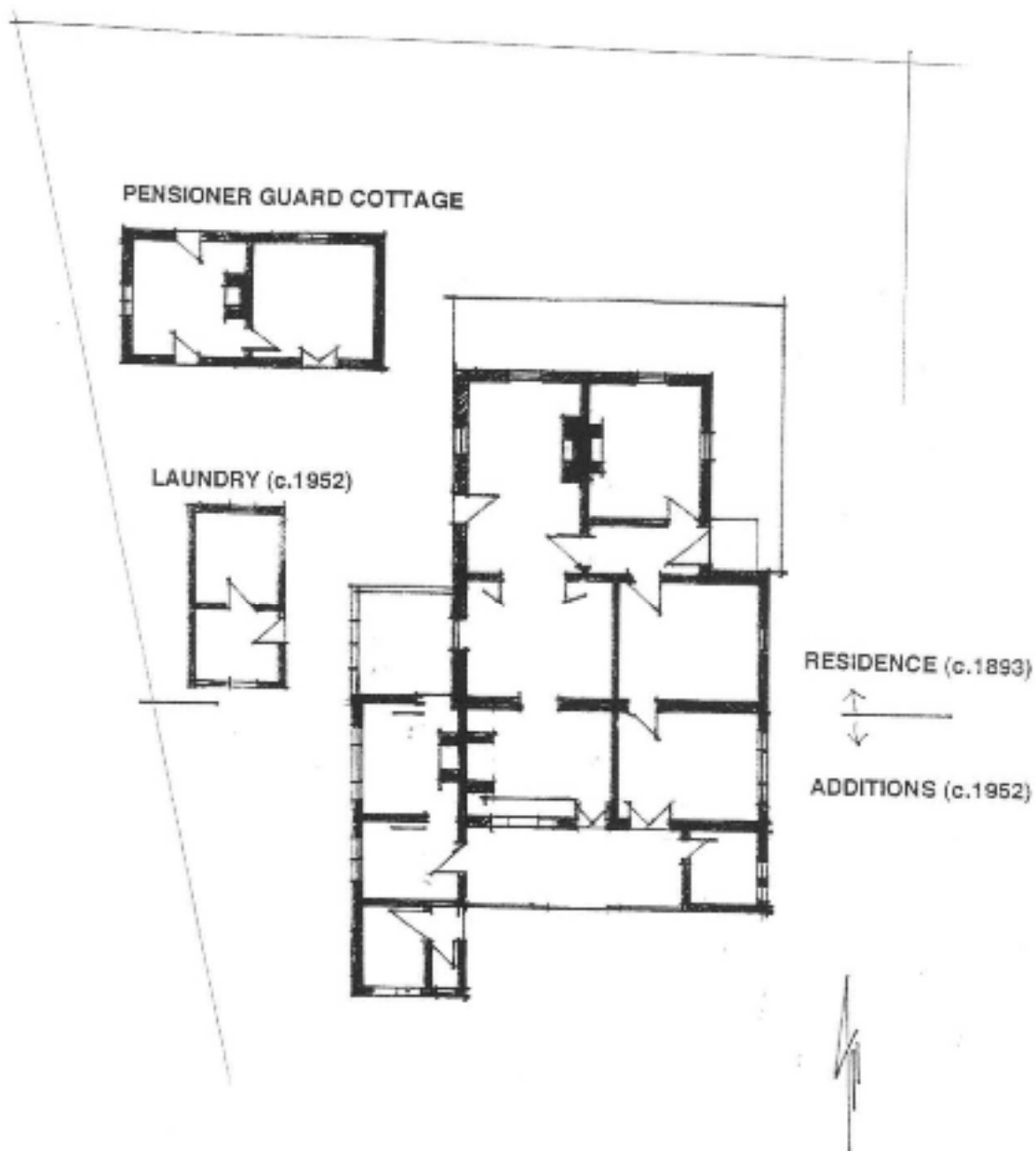
1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)

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PLAN 3 Floor plan: Based on Plan 1, p. 39., Pensioner Guard Museum Project: Bridges, P., & Humphrey, V., 2002.

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Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)

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4.0 PHYSICAL EVIDENCE

4.1 The setting

1 *Surrey Street, Bassendean* comprising Pensioner Guard Cottage (1856-1857, 1991-1993) and residence (c.1893, c.1952) is situated central between North Road and Calnon Street, in Surrey Street, on the south side of the road. Pensioner Guard Cottage is located on the west side of the site, adjacent to the residence, both facing the road. Pensioner Guard Cottage is located closer to the road, with the residence set back with a grassed area between. Pensioner Guard Cottage is surrounded by brick paving with a remnant brick spoon drain immediately adjacent to the cottage on the north side, sections of rose gardens across the front, and a brick plinth and plaque also in the front vicinity. The front boundary is delineated by a low spaced timber picket fence that is painted. Higher closed picket fences are in place between the Pensioner Guard Cottage and the residence on the east, and the freestanding laundry building immediately south of the cottage. The east, south and west side boundaries are delineated with unpainted closed picket fences. A concrete driveway along the east boundary of the site provides vehicular access up to the south end of the verandah of the residence, from which point it continues as a pedestrian pathway along the edge of the residence. There is a similar concrete path along the west side of the building, and a concrete ramp with stepped brick edges, from the south rear of the Pensioner Guard Cottage into a side door on the west of the residence. The site is flat and mostly relatively undeveloped and grassed at front and rear. There is a mature eucalyptus tree in the front setback space of the residence, and mature deciduous street tree on the road verge in front of the Pensioner Guard Cottage, but otherwise there are no mature plantings.

4.2 The nature of the place

1 *Surrey Street, Bassendean* was purpose designed and constructed as a residence for a pensioner guard in 1856-1857, and that function continued until c.1893 when the adjacent residence was constructed to facilitate an ongoing residential function on the site. It is likely that from that time, the Pensioner Guard Cottage provided an ancillary role to the primary residential function, and probably continued to do so for the remainder of the time it was occupied. The c.1952 extension to the residence was extensive and impacted on much of the fabric of the residence, but still retained a link to the Pensioner Guard Cottage. 'Conservation' works to the Pensioner Guard Cottage in 1991-1993, had a significant impact on the original fabric of the place, and established the place as a museum without a residential function. The residence has been a venue for community service functions in recent decades. In 2007, 1 *Surrey Street, Bassendean* is vacant.

The nature of the place has undergone considerable change over the years.

1 *Surrey Street, Bassendean*

Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)

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Photo 1 **1 Surrey Street, Bassendean** Streetscape view of north elevation showing Pensioner Guard Cottage (right) and c.1893 Residence (left). L Gray 7 June 2007



Photo 2 **1 Surrey Street, Bassendean** Streetscape view of looking southeast in Surrey Street showing Pensioner Guard Cottage (right) and c.1893 Residence (left). L Gray 7 June 2007

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)

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Photo 3 **1 Surrey Street, Bassendean** Streetscape view of looking southeast in Surrey Street showing Pensioner Guard Cottage (right) and c.1893 Residence (left). L Gray 7 June 2007



Photo 4 **1 Surrey Street, Bassendean** Streetscape view of looking southwest in Surrey Street showing the garage of the adjacent property (left), concealing the residence, and Pensioner Guard Cottage (centre) L Gray 7 June 2007

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)

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Photo 5 **1 Surrey Street, Bassendean** Streetscape view of looking south showing the garage of the adjacent property (left), the residence, and Pensioner Guard Cottage (right). L Gray 7 June 2007



Photo 6 **1 Surrey Street, Bassendean** View looking west across the front of the residence, showing the east side of the Pensioner Guard Cottage and the intrusive two storey residence behind. L Gray 7 June 2007

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)

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Photo 7 **1 Surrey Street, Bassendean** View looking east across the front of the Pensioner Guard Cottage, showing the front of the residence. L Gray 7 June 2007



Photo 8 **1 Surrey Street, Bassendean** Front elevation (north) of Pensioner Guard Cottage, showing the close proximity of c.1893 residence (left) and two-storey residence (right). L Gray 7 June 2007

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)

4.3 Description of the place

A site survey was conducted on 7 June 2007, by Laura Gray. Photographs were taken by at the time, to document the place and record the condition of the fabric.

4.3.1 Pensioner Guard Cottage (1856-1857, 1991-1993)

Architectural description

Pensioner Guard Cottage is a modest vernacular building that responded to the living requirements of the pensioner guards, and the availability of materials. It evidences some influences of the 'Victorian Georgian (c.1840-c.1890)' style of architecture in the gentleness of scale, simple rectangular form and symmetrical facades, and traditional bearing walls.⁷³ However, Pensioner Guard Cottage does not display the verandahs, timber floors and the changes to corrugated iron roofing and larger window panes that were also characteristic of that style.

Layout (Plan 3) The two roomed building forms a rectangle. The rooms are connected, with the front and rear doors aligned north-south in the west room of the cottage. French doors, a later intervention, provide access to the rear (south) from the second room (east).

Structure Masonry construction.

Condition The building appears to be structurally sound. There are some of cracks in the wall, horizontal along the lower external edges, more associated with recent (1991-1993 render), and diagonal cracking on the wall above the interior connecting door from the door head to the under roof.

Roof The gable roof is clad with 1991-1993 (Rose Oak from NSW- refer to Appendix 8) timber shingles. The gables are detailed with overlapped reverse scalloped barge boards. The eaves are unlined. The timber roof structure on the interior evidences some of the original lime-washed timbers that were in existence in 1991-1993 (refer to Appendix 8). The single chimney is almost central, and on the ridge line. It is a square face brick chimney that has been rendered and painted. It has a simple corbelled detail.

Condition. The roof appears to be in fair condition. There is no obvious evidence of moisture ingress on the interior to indicate roof problems.

Drainage There is no roof drainage. There is no obvious provision for runoff disposal from around the perimeter of the cottage.

Condition Perimeter ground level drainage requires attention.

Exterior walls The external walls are rendered. Documentary evidence reveals that the original brick walls are laid in Flemish bond and were mostly still face brick work prior to be rendered in 1991-1993 (refer to appendix 8).

Condition The external walls appear to be in fair to good condition with minimal evidence of cracking. The cracking is evident horizontal around the lower edge of the render, likely associated with the render finish over the metal damp roof flashing connections.

Floors The floors are jarrah boards that were recycled timber laid in 1991-1993.

Condition The floors appear to be in good condition with no obvious evidence of termite damage or subsidence.

⁷³ Apperley, R., Irving, R., Reynolds, P., *A Pictorial Guide to Identifying Australian Architecture Styles and terms from 1788 to the present*. Angus and Robertson Publishers, Sydney. 2002. pp. 42-45.

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)

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- Interior walls The interior walls are rendered and painted. Simple rectangular painted timber skirtings are in place.
- Condition The walls are mostly in good condition, although there is some evidence of rising damp. There is evidence of moisture on the lower wall of the east room, and there is a diagonal cracking on the wall above the interior connecting door from the door head to the under roof.
- Ceilings The east room is unlined revealing the roof structure and shingle roofing. The west room ceiling is coved, and is lined with pressed metal sheeting (not original).
- Condition The pressed metal ceiling is in fair condition with some evidence of rust.
- Windows The window and door openings have timber lintels. The windows are 1991-1993 replacement timber framed casement windows. Figure 1 shows the original 8 paned double casement windows.
- Condition The windows are in fair to good condition, although the timber framing is weathered.
- Doors The 'front' door is a 1991-1993 replacement 4 panel door with decorative mouldings. The internal and rear doors are ledge and brace timber lined doors, also 1991-1993 replacements per originals. The French doors are also non original, installed likely in c.1952. They are timber framed with a lower panel, and double paned glazing.
- Condition The doors are in good condition, the external doors show evidence of weathering.
- Fixtures & Fittings The fireplace on the connecting interior wall, facing the west room, has a rendered breast, but the face brick hearth is 1991-1993 intervention. The original rear wall of the firebox reveals original bricks behind a sheet of Perspex.

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)

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Photo 9 **1 Surrey Street, Bassendean** Front view of Pensioner Guard Cottage, showing the close proximity of the adjacent two-storey residence. L Gray 7 June 2007



Photo 10 **1 Surrey Street, Bassendean** Drainage detail remnant at the front of Pensioner Guard Cottage. L Gray 7 June 2007

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)

CONSERVATION MANAGEMENT PLAN

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Photo 11 **1 Surrey Street, Bassendean** Edge perimeter detail of Pensioner Guard Cottage, showing cracking of the render. L Gray 7 June 2007



Photo 12 **1 Surrey Street, Bassendean** View looking south showing proximity of the residence, and the east gable wall. L Gray 7 June 2007

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)

CONSERVATION MANAGEMENT PLAN

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Photo 13 **1 Surrey Street, Bassendean** Detail of the reverse scalloped bargeboards. L Gray 7 June 2007



Photo 14 **1 Surrey Street, Bassendean** View looking east across the rear of pensioner Guard Cottage (left) showing proximity of the residence, and the c.1952 laundry (right). L Gray 7 June 2007

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)

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Photo 15 **1 Surrey Street, Bassendean** View of the shingle roof and rendered chimney. L Gray 7 June 2007



L Gray 7 June 2007

Photo 16 **1 Surrey Street, Bassendean** View looking northwest showing the rear (south) of the Pensioner Guard Cottage, with French doors, and intrusive two storey adjacent residence (left).

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)

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Photo 17 **1 Surrey Street, Bassendean** View of rear wall, showing cracking of render. L Gray 7 June 2007



Photo 18 **1 Surrey Street, Bassendean** Interior view showing front entry, floor. L Gray 7 June 2007



Photo 19 **1 Surrey Street, Bassendean** Interior view from front entry to rear door in west room. L Gray 7 June 2007



Photo 20 **1 Surrey Street, Bassendean** Interior view showing fireplace in west room. L Gray 7 June 2007

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)

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Photo 21 **1 Surrey Street, Bassendean** Interior connecting door to east room. L Gray 7 June 2007



Photo 22 **1 Surrey Street, Bassendean** Interior view of east room looking east. L Gray 7 June 2007

1 Surrey Street, Bassendean
Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)

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Photo 23 **1 Surrey Street, Bassendean** Interior view of east room, southeast corner. L Gray 7 June 2007



Photo 24 **1 Surrey Street, Bassendean** Interior view showing the original timber structure that formed the ceiling, with remnants of limewash evident on the timber. L Gray 7 June 2007

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)

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4.3.2 Residence (c.1893, c.1952)

Architectural description

Residence c.1893 is a modest building that evidences some influences of the 'Federation Bungalow (c.1890-c.1915)' style of architecture in the singly storey unpretentious dwelling with simple roof planes.⁷⁴ The c.1952 addition displays no architectural style characteristics.

Layout (Plan 3) The residence is rectangular in form with the original c.1893 section at the front (north) and the c.1952 addition at the rear (south). The residence comprises 6 rooms and three verandah enclosures along the west side and a rear verandah with a bathroom enclosure on the east end.

Structure Masonry construction.

Condition It appears to be structurally sound, although there is evidence of cracking throughout.

Roof The roof evidences two distinct sections. The c.1893 section of the residence at the front (north) has a single hipped roof that extends over the front and side return verandah (east). It is clad with concrete roof tiles. The roof at the rear that is the c.1952 addition is reportedly 'flat' concrete, although that was not visually evidenced except for the flat metal boxed fascia around the perimeter edge. Eaves are boxed throughout, except the unlined underside of the verandah roof at the front and east side of the c.1893 residence. The corbelled face brick chimney has been painted.

Condition The roof that is visible appears to be in fair condition, although there is evidence of damage from falling damp in most of the ceilings. Timber elements are weathered, and it is likely that flashings are inadequate. The chimney evidences some bricks missing.

Drainage The c.1893 section evidences colonial gutters, some round and rectangular downpipes, and oversize round PVC downpipe on the east side seemingly connected to a subsurface drainage system. The c.1952 section has box gutters behind the box fascia and rectangular downpipes. There is no provision for runoff disposal from the downpipes at ground level.

Condition The gutters and downpipes are in fair condition. Box gutters were not visible.

Exterior walls The external walls are rendered and painted. The c.1893 residence is likely to have been face brick originally, and possibly rendered in the c.1952 renovations. The northwest verandah enclosure of the c.1893 residence is clad with fibro-cement wall lining with external battens. The rear verandah is semi-enclosed with a timber frame clad with polycarbonate sheeting, and with decorative double steel pipe column supports flanking the central opening.

Condition The external walls appear to be in fair condition. There is considerable evidence of cracking; the east wall evidences vertical stepped cracking showing the 'toothed in' addition. Cracking on the east wall is also located from the window sill down on the large window, and horizontal aligned with the bathroom window head. There is also cracking on the west wall.

Floors The floors are timber covered with various coverings. The verandahs to the front and east side, and rear, have concrete floors. There is a timber ramped platform at the front door facilitating access by disabled persons.

⁷⁴

Apperley, R., Irving, R., Reynolds, P., *A Pictorial Guide to Identifying Australian Architecture Styles and terms from 1788 to the present*. Angus and Robertson Publishers, Sydney. 2002. pp. 144-147.

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)

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|---------------------|--|
| | <p><u>Condition</u> The floors appear to be in good condition with no obvious evidence termite damage, subsidence or cracking (concrete).</p> |
| Interior walls | <p>The interior walls are finished in painted hard plaster with a rough cast render (c.1952).</p> <p><u>Condition</u> The walls are mostly in good condition, although there is evidence of rising damp damage and along the lower north wall.</p> |
| Ceilings | <p>The ceilings are c.1952 plasterboard with art deco centerpieces and simple geometric style cornices. The ceiling of the roof opening off the kitchen has replacement suspended panels with pvc battens.</p> <p><u>Condition</u> The ceilings are in fair condition with evidence of moisture ingress throughout, with a large section of damaged ceiling in the northwest verandah enclosure.</p> |
| Windows | <p>The windows in the c.1893 section are double hung timber sash windows. The frames have flat arches with rendered headers, and concrete sills. The c.1952 additions have timber-framed windows mostly in configurations of three with a central fixed glass picture window flanked by two narrower casements. Louvers are evident in the front west verandah enclosure. Aluminium security mesh is fixed over the c.1952 windows.</p> <p><u>Condition</u> Generally the windows are in fair condition with weathered timbers.</p> |
| Doors | <p>There is no evidence of any doors of the c.1893 period. The front door is flush panel door with an original fanlight above. The interior doors are timber framed fully glazed, some with boards over the back of the glazing. The doors at the rear of the c.1952 addition, onto the rear verandah, are pairs with solid panel infill and glazed panel above.</p> <p><u>Condition</u> The doors are in fair condition, although some external doors show evidence of weathering.</p> |
| Fixtures & Fittings | <p>The fireplace in the front room has been boxed over with full height flush panel cupboards. The back-to-back fireplace is detailed in geometric face limestone the art deco style (c.1952), with a jarrah mantel. The kitchen evidences a classic c.1952 fitout with curved corner cupboard detail, and ceramic tile stove recess and end wall. One of the west side rooms evidences an original c.1952 fireplace (back-to-back with the kitchen stove recess) with face tapestry bricks in stacked geometric layout, and a jarrah mantel. The face bricks have been painted. The bathroom fitout is as constructed (c.1952).</p> |
| Outbuilding | <p>On the west side of the residence, behind (south) of the Pensioner Guard Cottage, is a two room rectangular form face brick laundry building with a gable tiled roof. The bricks are tapestry face bricks laid in stretcher bond. The roof is tiled as for the front section of the residence, in cement tiles. The windows are louvered, and the door is a timber lined ledge and brace door. No interior inspection was undertaken.</p> <p><u>Condition</u> The external timber elements are significantly weathered revealing bare timber throughout. There is evidence of weathered bricks and some fretted mortar, and an extensive area on the east wall shows evidence of previous mortar replacement.</p> |

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)

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CONSERVATION MANAGEMENT PLAN

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Photo 25 **1 Surrey Street, Bassendean** Front (north) elevation of c.1893 residence. L Gray 7 June 2007



Photo 26 **1 Surrey Street, Bassendean** Front view of c.1893 residence looking to southwest, showing two-storey residence to west of the site (right). L Gray 7 June 2007

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)

CONSERVATION MANAGEMENT PLAN

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Photos 27-30 **1 Surrey Street, Bassendean** c.1893 residence showing front veranda; window c.1893 (typ); proximity on northwest corner; and, west connection from the rear of Pensioner Guard Cottage. L Gray 7 June 2007

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)



Photos 31, 32 **1 Surrey Street, Bassendean** View looking south along the west side from northwest verandah enclosure of c.1893 residence, showing proximity of laundry (eaves-right); roof connection detail between northwest verandah enclosure of c.1893 residence and the c.1952 extension on west side. L Gray 7 June 2007



Photo 33 **1 Surrey Street, Bassendean** Rear (south) elevation of c.1893 residence. L Gray 7 June 2007

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)

CONSERVATION MANAGEMENT PLAN

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Photo 34 **1 Surrey Street, Bassendean** View of rear verandah of c.1952 addition, showing (l-r) doors to kitchen east room and bathroom. L Gray 7 June 2007



Photo 35 **1 Surrey Street, Bassendean** View looking south along the east side of c.1893 residence showing the c.1952 additions connection. L Gray 7 June 2007

1 Surrey Street, Bassendean
Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)



Photo 36 **1 Surrey Street, Bassendean** Roof connection on east side between c.1952 additions (left) and c.1893 roof. L Gray 7 June 2007



Photo 37 **1 Surrey Street, Bassendean** A window (typ) of the c.1952 additions connection. L Gray 7 June 2007

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)

CONSERVATION MANAGEMENT PLAN

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Photos 38, 39 **1 Surrey Street, Bassendean** View to south from entry to c.1893 residence; entry. L Gray 7 June 2007



Photos 40, 41 **1 Surrey Street, Bassendean** c.1893 residence: Interior view to entry, ceiling. L Gray 7 June 2007

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)



Photo 42 **1 Surrey Street, Bassendean** c.1893 residence: Interior view of cupboard enclosed fireplace in the northeast front room. L Gray 7 June 2007



Photo 43 **1 Surrey Street, Bassendean** c.1893 residence: Interior view of the back-to back fireplace with the c.1952 renovation. L Gray 7 June 2007

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)

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Photo 44 **1 Surrey Street, Bassendean** c.1893 residence: Interior view of c.1952 ceiling of the northwest front room. L Gray 7 June 2007



Photo 45 **1 Surrey Street, Bassendean** c.1893 residence: damage on the north wall of the northwest front room. L Gray 7 June 2007



L Gray 7 June 2007

Photo 46 **1 Surrey Street, Bassendean** c.1893 residence: Interior view looking from northwest front room to the rear (kitchen): left door to entry corridor; right door to exterior west connection to Pensioner Guard Cottage.



Photos 47, 48 **1 Surrey Street, Bassendean** c.1893 residence: wall per photo 46; kitchen doors. L Gray 7 June 2007

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)



Photo 49 **1 Surrey Street, Bassendean** c.1952 addition: rear wall of kitchen, showing original fitout.
L Gray 7 June 2007



Photo 50 **1 Surrey Street, Bassendean** c.1952 addition: west wall of kitchen, showing original tiled recess.
L Gray 7 June 2007



Photo 51 **1 Surrey Street, Bassendean** c.1952 addition: damaged ceiling and cracked wall. L Gray 7 June 2007



Photo 52 **1 Surrey Street, Bassendean** c.1952 addition: west room showing fireplace. L Gray 7 June 2007

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)

CONSERVATION MANAGEMENT PLAN

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Photo 53 **1 Surrey Street, Bassendean** c.1952 addition: west room showing wall damage at connection to the c.1893 northwest verandah room. L Gray 7 June 2007



Photo 54 **1 Surrey Street, Bassendean** c.1893 northwest verandah room showing ceiling damage. L Gray 7 June 2007



Photo 55 **1 Surrey Street, Bassendean** c.1952 addition: bathroom at east end of rear verandah. L Gray 7 June 2007



Photo 56 **1 Surrey Street, Bassendean** c.1952 laundry: south elevation. L Gray 7 June 2007

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)

CONSERVATION MANAGEMENT PLAN

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4.4 Condition, Integrity, and Authenticity

CONDITION refers to the current state of the place in relation to each of the values for which the place has been assessed. Condition reflects the cumulative effects of management and environmental effects.

1 Surrey Street, Bassendean is overall in fair to good condition, although due to it being unoccupied, maintenance is not regular. Pensioner Guard Cottage is in good condition with minimal evidence of deteriorated or damaged fabric, except for the lower perimeter of the external walls where the render is deteriorated, and timber elements showing some weathering. The residence is in fair condition, with extensive weathering to external timber elements, cracking to exterior and interior walls, and moisture ingress and consequent damage to ceilings, and the north wall.

INTEGRITY is a measure of the likely long-term viability or sustainability of the values identified, or the ability of the place to restore itself or be restored, and the time frame for any restorative process.

1 Surrey Street, Bassendean has been predominantly a residential function until recent decades when it became a community facility, and more recently, vacant. Although a residential function is still feasible for the residence, it is not for the Pensioner Guard Cottage, although the residential nature of the place is clearly identifiable and interpretation opportunities could enhance that understanding. *1 Surrey Street, Bassendean* therefore has a high degree of integrity.

AUTHENTICITY refers to the extent to which the fabric is in its original state.

The place shows considerable evidence of changes or interventions to the original 1856-1857 fabric of the Pensioner Guard Cottage and the c.1893 residence, although the c.1952 additions appear to remain as constructed. *1 Surrey Street, Bassendean* has, at best, a moderate degree of authenticity.

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)

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5.0 ANALYSIS OF EVIDENCE

5.1 Analysis of documentary, oral and physical evidence

The documentary evidence supports the physical evidence in verifying the development of *1 Surrey Street, Bassendean* since 1856, when the Pensioner Guard Cottage was designed and commenced construction, being completed and occupied by Pensioner Guard John Davis in 1857. Although there is no remaining evidence, it is likely that verandahs were attached to the cottage prior to the construction of the adjacent residence in c.1893, to accommodate his wife and family of eight children by 1870. Documentary evidence also reveals that the cottage was constructed with a brick floor, and ledge and brace doors. The documentary evidence, and remnants of physical evidence support the contention that the residence was constructed c.1893. The evidence indicates that the Pensioner Guard Cottage was utilized within that residential function, and there was a rear (south) verandah connected to the west verandah of the c.1893 residence. (demolished in 1991-1993 works- refer to Appendix 8) Documentary evidence also reveals that in 1920, the Pensioner Guard Cottage was the dining room and kitchen associated with the residence.

The c.1952 additions to the c.1893 residence had a significant impact on the residence as evidenced by a comparison between figure 3 and the remaining fabric that shows that; the original corrugated iron hipped roof and separate concave verandah roof have been altered to a single hipped roof clad with cement tiles. The verandah posts were removed and replaced with slender round steel posts and the timber floor replaced with concrete, as well as the west verandah being removed. The entire exterior of the face brick c.1893 residence and chimney was rendered, as was the c.1952 addition at the time of its construction. On the interior the c.1893 ceilings were replaced with plasterboard ceilings with deco centerpieces and cornices, the walls were textured, the fireplace boarded (cupboard) one side and remodeled on the other side. The doors were all replaced with timber framed glazed doors in keeping with the addition at the rear of the c.1893 residence. The concrete ramped access to the west side door of the c.1893 residence, and the detached laundry building was likely to have been constructed at that time. There is no evidence that any changes took place to Pensioner Guard Cottage although the French doors may have been installed at this time.

A considerable impact on the Pensioner Guard Cottage occurred when Lot 114 was subdivided in 1970, and the subject site reduced from over 1.25 hectares, to a mere 938 square metres, within minimal west side setback to the existing Pensioner Guard Cottage. Consequent development on the western lot has had a negative aesthetic and environmental impact on Pensioner Guard Cottage.

In the early 1990s, there was a significant interest in *1 Surrey Street, Bassendean* after the Town of Bassendean acquired the property in 1988 for a Museum. Several investigations and reports were undertaken, as well as a comprehensive 'conservation' works program to 'restore' the Pensioner Guard Cottage. The research revealed the cultural heritage significance of the place. (Appendix 6), and an archaeological investigation and report revealed minimal evidence (Appendix 7), although, importantly identified that the original floor was brick paved at a lower level than the then existing (and current) floor. However the 1991-1993 works proved to be intrusive to the original fabric that was mostly removed or replaced or altered: the original shingles and corrugated iron over, were removed and shingles replaced; the lime washed roof structure that formed the interior ceiling was replaced with new timbers; the replacement timber floors were removed and replaced again; the windows were removed and reconstructed, not to the existing photographic evidence (figure 1); doors were replaced; the exterior walls were rendered; the fireplace was reconstructed, retaining only the back firewall; and, the south verandah was demolished.

In recent times, some alterations have taken place to the residence to facilitate community functions, including security screening and the timber ramp entry at the front door.

In 2007, *1 Surrey Street, Bassendean* is vacant, although Pensioner Guard Cottage is interpreted and open regularly for public appreciation.

5.2 Development sequence of the fabric

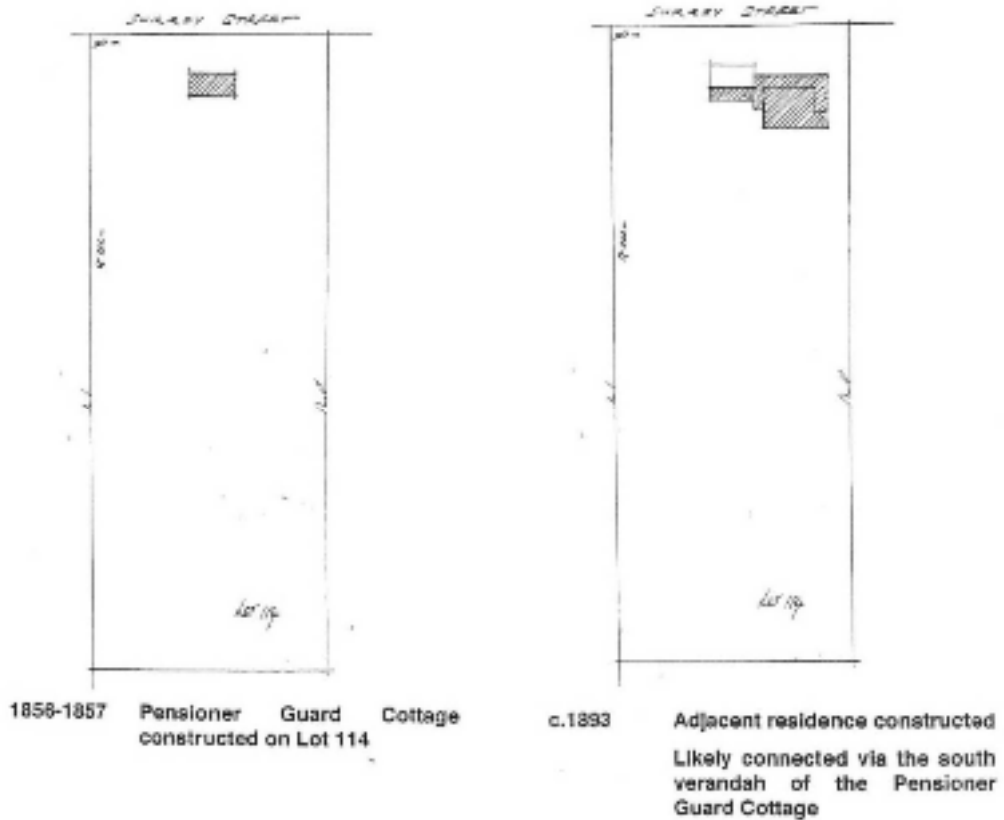
1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)

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1 Surrey Street, Bassendean developed from 1856, with the most recent development by way of conservation works to Pensioner Guard Cottage in 1991-1993. The sequence of development is:

- 1856-1857 Pensioner Guard Cottage constructed on Lot 114
- c.1893 Adjacent residence constructed
Likely connected via the south verandah of Pensioner Guard Cottage
- c.1952 Extension at rear of c.1893 residence and freestanding ablutions (west side)
Renovations to c.1893 residence.
Likely some alterations to Pensioner Guard Cottage: verandah, French doors
- 1970 Lot 114 Amalgamated with lot 115 and subdivided, forming Lot 50 on subject site.
- 1991-1993 Extensive restoration works to Pensioner Guard Cottage including;
 - removal of rear (south) verandah linking to c.1893 residence
 - rendering of face brick walls on exterior
 - reclad roof with shingles
 - reconstruct roof frame
 - reconstruct floor, windows and doors

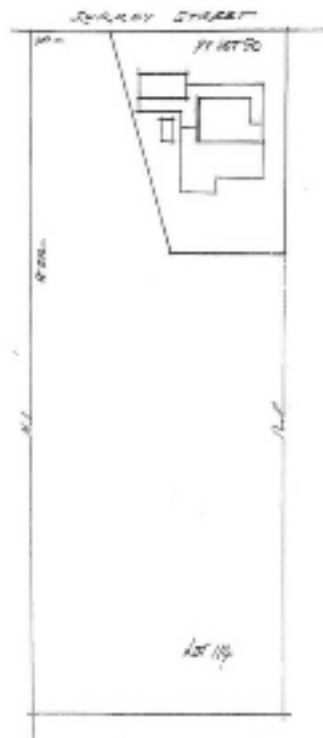


1 Surrey Street, Bassendean

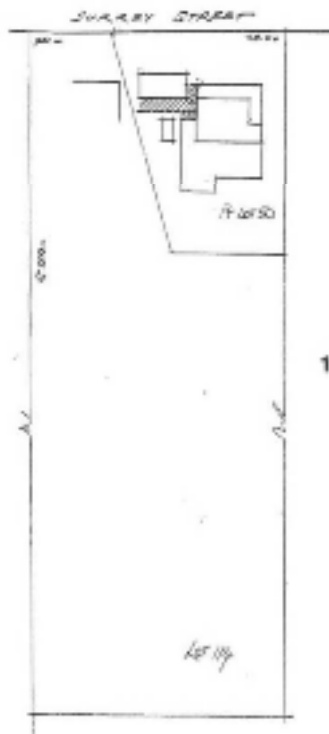
Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)



c.1952 Extension at rear of c.1893 residence and freestanding ablutions (west side)
Renovations to c.1893 residence.
Likely some alterations to Pensioner Guard Cottage: verandah, French doors



1970 Lot 114 Amalgamated with lot 115 and subdivided, forming Lot 50 on subject site.



1991-1993 Extensive restoration works to Pensioner Guard Cottage including;
removal of rear (south) verandah linking to c.1893 residence
rendering of face brick walls on exterior
reclad roof with shingles
reconstruct roof frame
reconstruct floor, windows and doors

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)

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5.3 Comparative

There are several Pensioner Guard cottages listed in the Heritage Council database and only one of these - Pensioner Guard Cottage, Bassendean (P131) - is entered on the State Register.

There are three Pensioner Cottages at Toodyay. No. 68, Stirling Terrace (P12153) on part of Lot S12 was owned and occupied by Pensioner Francis Kirk and his family. It was built in 1852-1856. Kirk was a warder at the Toodyay convict depot until its closure in 1857. He was in charge of a party of road menders and later had a blacksmith shop. His wife was the first teacher at the unofficial Catholic School conducted at the rear of the Catholic Church. Kirk's Pensioner Cottage is rendered. It has been enlarged at the corner of the front verandah and along one side in brick and at the rear with a timber framed asbestos addition. It has a decramastic tiled roof.

No 80 Stirling Terrace Toodyay (12155) is located on Part of Lot S10. It was built for Pensioner Owen Hackett. Hackett sold the place to Joseph Monger in 1862 and the Newcastle Hotel was built on part of the Lot. Tom James and his family of 10 children, and later Ernest and Grace James and their 10 children occupied the Cottage. It has had similar additions to no. 68, but has an iron roof over the shingles.

No 92 Stirling Terrace, Toodyay (P12156) is on part of Lot S8, and was occupied by Pensioner James Smith. This property was also acquired by Joseph Monger in 1862. The Cottage is rendered with an iron clad roof. Adjoining is a modern brick, gable fronted shop building. In 1999 the Cottage is occupied as a veterinary facility.⁷⁵

There are Pensioner Cottage ruins on Grey Road, Lynton (Port Gregory) (P8917) where a convict hiring depot was established in the early 1850s. Several stone cottages are understood to have been built there on three-acre lots. When the depot closed in 1857, the Pensioners were offered 20-acre lots at Greenough, but a number of them moved to Geraldton.⁷⁶

Pensioner Kelly's Cottage, Scott Rd, Greenough (P3731), is a four-room stone dwelling on the 20-acre Pensioner Lot X14. The Greenough Municipal Heritage Inventory credits Pensioner John Kelly with building the dwelling for himself and his family around 1888. The ruins of another Pensioner Guard Cottage (P13014) are located on Lots G36-39 on Arthur Road, Georgina.⁷⁷

The Pensioner's Quarters or Cottages on Darlot St, Port Hedland (P5953) and the six Pensioner Cottages on Austin Street, Cue (P6516) entered in the Heritage Council database were built in 1958-1960 for the occupation of male aged pensioners and have no connection with the Pensioner Guards.⁷⁸

Pensioner Guard Cottage at *1 Surrey Street, Bassendean* has had minimal intervention to the structure and form over the years, and because it has been used as an adjunct to a larger residence for over 100 years and not as a stand-alone dwelling, it has not had the number of additions and extensions that other Pensioner Cottages have been subject to, and which have changed their original shape and scale.

⁷⁵ Gray, Laura Municipal Heritage Inventory for the Shire of Toodyay, 1999. places no. 51, 53 & 55.

⁷⁶ Suba, Tanya & Callow, *Bruce, Shire of Northampton Municipal Inventory*, Rev ed, March 1996, Place no. 27.

⁷⁷ Suba, Tanya & Grundy, Graham, *Shire of Greenough Municipal Inventory*, 1997, Places no 7 & 103.

⁷⁸ Gray, Laura *Municipal Heritage Inventory REVIEW for the Town of Port Hedland*, June 2007, place no. 7; Heritage Council assessment documentation for Cue Pensioner Cottages.

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)

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6.0 ASSESSMENT OF SIGNIFICANCE

The evidence in this section is considered in terms of the Heritage Council of Western Australia's Criteria for Entry in the Register of Heritage Places (1996); it considers the documentary and physical evidence prior to the formulation of Statement of Significance.

The assessment is extracted from the Register of Heritage Places documentation (Appendix 3) with some amendments arising from the documentary, oral and physical evidence in this report, and is based on objective judgments relating to authenticity and development of the place. The HCWA Permanent Register Documentation for *P0131 Pensioner Guard Cottage* (Appendix 4) has been considered in this assessment.

6.1 Aesthetic Value

Criterion 1 It is significant in exhibiting particular aesthetic characteristic.

- 6.1.1. Importance to a community for aesthetic characteristics.
- 6.1.2 Importance for its creative design or artistic excellence, innovation or achievement.
- 6.1.3 Importance for its contribution to the aesthetic values of the setting demonstrated by a landmark quality or having impact on important vistas or otherwise contributing to the identified aesthetic qualities of the cultural environs or the natural landscape within which it is located.
- 6.1.4 In the case of an historic precinct, importance for the aesthetic character created by the individual components that collectively form a significant streetscape, townscape or cultural environment.

The Pensioner Guard Cottage within *1 Surrey Street, Bassendean* is significant for the mostly intact identifiable form, scale and materials that inform of the earliest history of the Bassendean area. (Criterion 1.1)

The Pensioner Guard Cottage within *1 Surrey Street, Bassendean* presents an identifiable cultural environment in close proximity to the Swan River that contributes to, and is distinguished from, the residential context of the surrounds. (Criterion 1.3)

1 Surrey Street, Bassendean is an integral element within the townscape and historic character of the Town of Bassendean. (Criterion 1.4)

6.2 Historic Value

Criterion 2 It is significant in the evolution or pattern of the history of Western Australia.

- 6.2.1. Importance for the density or diversity of cultural features illustrating the human occupation and evolution of the locality, region or the State.
- 6.2.2. Importance in relation to an event, phase or activity of historic importance in the locality, region or the State.
- 6.2.3. Importance for its close association with an individual or individuals whose life, works or activities have been significant within the history of the nation, State or region.
- 6.2.4 Importance as an example of technical, creative, design or artistic excellence, innovation or achievement in a particular period.

1 Surrey Street, Bassendean demonstrates the evolution of residential development on the site, from a two room cottage in 1856-1857 that housed a family of 10 by 1870, to the construction of the adjacent residence in c.1893, and the subsequent additions to that residence in c.1952, with the eventual demise as a residential function in the 1980s. (Criterion 2.2)

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)

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1 Surrey Street, Bassendean is important for the association with the earliest development of Bassendean (West Guildford) during the convict period of the State's development between 1850-1868. (Criterion 2.2)

1 Surrey Street, Bassendean has significant association with the Pensioner Guards who were an identifiable social group within the Western Australian Colonial community, at a time when it was necessary to have forces of law and order visible in society. (Criterion 2.3)

The Pensioner Guard Cottage is important as an achievement of construction utilising local materials with convict labour in the early days of the establishment of a settlement in Western Australia. (Criterion 2.4)

- 6.2.4 Importance as an example of technical, creative, design or artistic excellence, innovation or achievement in a particular period.

6.3 Scientific Value

Criterion 3A It has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of Western Australia.

Criterion 3B It is significant in demonstrating a high degree of technical innovation or achievement.

- 6.3.1 Importance for the information contributing to a wider understanding of natural or cultural history by virtue of its use as a research site, teaching site, type locality, reference or benchmark site.
- 6.3.2 Importance for its potential to yield information contributing to a wider understanding of the history of human occupation of the locality, region or the State.

The Pensioner Guard Cottage at *1 Surrey Street, Bassendean* established as early as 1856, has the potential to inform of ways of life for a Pensioner Guard and his family in Colonial period in Perth through further archaeological research, assessment and interpretation. (Criteria 3.1)

6.4 Social Value

Criterion 4 It is significant through association with a community or cultural group in Western Australia for social, cultural, education or spiritual reasons.

- 6.4.1 Importance as a place highly valued by a community or cultural group for reasons of social, cultural, religious, spiritual, aesthetic or educational associations.
- 6.4.2 Importance in contributing to a community's sense of place.

1 Surrey Street, Bassendean is a focal point for the Bassendean district's historical sense of place and community pride associated with the role in the state's history. (Criteria 4.1 & 4.2)

6.5 Degree of Significance - Rarity

Criterion 5 It demonstrates rare, uncommon or endangered aspects of the cultural heritage of Western Australia.

- 6.5.1 Importance for rare, endangered or uncommon structures, landscapes or phenomena.
- 6.5.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practiced in, or in danger of being lost from, or of exceptional interest to, the locality, region or the State.

The Pensioner Guard Cottage at *1 Surrey Street, Bassendean* is a rare surviving example of a Pensioner Guard Cottage in metropolitan Perth, and one of the few remaining throughout the state, although it is the most intact of all remaining Pensioner Guard Cottages in terms of form and no additions. (Criterion 5.1)

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)

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The Pensioner Guard Cottage at *1 Surrey Street, Bassendean* is important in informing of a unique way of life for a Pensioner Guard and his family from the 1850s where a family of ten resided in a two room cottage by 1870. (Criterion 5.2)

6.6 Degree of Significance - Representativeness

Criterion 6 It is significant in demonstrating the characteristics of a class of cultural places or environments in the State.

- 6.6.1 Importance in demonstrating the principal characteristics of a range of landscapes or environments, the attributes of which identify it as being characteristic of its class.
- 6.6.2 Importance in demonstrating the principal characteristics of a range of human activities (including way of life, philosophy, custom, process, land-use, function, design or technique) in the environment of the locality, region or the State.

The Pensioner Guard Cottage at *1 Surrey Street, Bassendean* is arguably the finest extant example of a Pensioner Guard Cottage in Western Australia. (Criterion 6.1)

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)

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7.0 STATEMENT OF SIGNIFICANCE

1 Surrey Street, Bassendean has considerable cultural heritage significance. The Statement of Significance identifies the qualities that make the place worthy of conserving and is essential to the Conservation Guidelines.

The Conservation Management Plan is important to guide the future management and conservation of *1 Surrey Street, Bassendean*.

The Statement of Significance is as stated in the register assessment documentation (HCWA) for the *1 Surrey Street, Bassendean* (Appendix 4) with significant additions and amendments to reflect the research undertaken for this report.

1 Surrey Street, Bassendean, comprising a brick rendered and shingle Pensioner Guard Cottage (1856-1857, 1991-1993) and brick rendered and tile residence (c.1893, c.1952), has cultural heritage significance for the following reasons:

the Pensioner Guard Cottage is a rare surviving example in metropolitan Perth, and one of the few remaining throughout the state;

the Pensioner Guard Cottage is arguably the finest extant example of a Pensioner Guard Cottage in Western Australia;

it has significant associations with the Pensioner Guards who were an identifiable social group within the Western Australian Colonial community, during Colonial times when it was necessary to have forces of law and order visible in society, and the Pensioner Guard Cottage informs of the unique way of life for a Pensioner Guard and his family from the 1850s;

the Pensioner Guard Cottage is significant for the identifiable form, scale and materials that inform of the earliest history of the Bassendean, during the Convict period, and is integral within the it's townscape and character;

the Pensioner Guard Cottage evidences the use of local materials with convict labour;

it demonstrates the evolution of residential development on the site, from a two room cottage in 1856-1857 that housed a family of 10 by 1870, to the construction of the adjacent residence in c.1893, and the subsequent additions to that residence in c.1952, with the eventual demise as a residential function in the 1980s; and

it is a focal point for the Bassendean district's historical sense of place and community pride associated with the role in the state's history.

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)

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8.0 LEVELS OF SIGNIFICANCE

8.1 Schedule of levels

The analysis of significance is determined within the following criteria determined by the Heritage Council of Western Australia to provide a standard against which all places are assessed.

- ES EXCEPTIONAL SIGNIFICANCE would warrant inclusion on any register of places of significance. Of national or state significance.
- CS CONSIDERABLE SIGNIFICANCE would warrant inclusion on any register of places of significance. Of national or state significance.
- SS SOME SIGNIFICANCE This is the threshold for entry onto the Heritage Council's (WA) Register of Heritage Places, The Australian Heritage Commission's Register of the National Estate, or the National Trust of Australia (WA) Classified List.
- LS LITTLE SIGNIFICANCE neither contributes to or detracts from the significance of a place.
- I INTRUSIVE elements include items that, in their present form, have an adverse affect upon the significance of the place.

A detailed analysis of significance ranks the building elements in a tiered system and serves to inform decisions regarding the conservation of the built fabric of *1 Surrey Street, Bassendean* as detailed in Section 10.3.

1 Surrey Street, Bassendean

| | |
|--------------------|------|
| Overall appearance | SS |
| Setting | LS |
| Fences | LS/I |

Pensioner Guard Cottage (1856-1857, 1991-1993)

| | |
|---------------------------------|------|
| General massing | CS |
| Roof geometry | ES |
| Roof treatment (shingles) | LS |
| External walls (original brick) | ES |
| External walls (render) | I |
| Windows | LS |
| Doors (original) | CS |
| Doors (not original) | LS |
| French doors | LS |
| Interior layout | CS |
| Interior walls | CS |
| Floors | LS/I |
| Ceiling (no lining) | CS |
| Ceiling (pressed metal) | SS |
| Fireplace (original form) | CS |
| Fireplace (interventions) | I |
| Paved surrounds | I |

Residence (c.1893)

| | |
|-------------------------------|------|
| General massing | SS |
| Roof geometry (original) | SS |
| Roof geometry (existing) | LS/I |
| Roof treatment (cement tiles) | I |
| Verandah roof (cement tiles) | I |
| Verandah floor (concrete) | I |
| Verandah posts (round steel) | I |
| Rear verandah enclosure | I |

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)

| | |
|---------------------------------|----|
| External walls (original brick) | SS |
| External walls (render) | I |
| Windows (double hung sashes) | SS |
| Doors (c.1952) | LS |
| Interior layout | SS |
| Interior walls | LS |
| Floors | SS |
| Ceilings (c.1952) | LS |
| Fireplace (c.1952) | LS |
| Residence additions (c.1952) | |
| General massing | LS |
| Roof geometry (flat) | I |
| Roof treatment (concrete) | I |
| External walls (brick render) | LS |
| Windows | LS |
| Doors | LS |
| Interior layout | SS |
| Interior walls | LS |
| Floors | SS |
| Ceilings | LS |
| Kitchen fitout | SS |
| Bathroom fitout | LS |
| Laundry | LS |

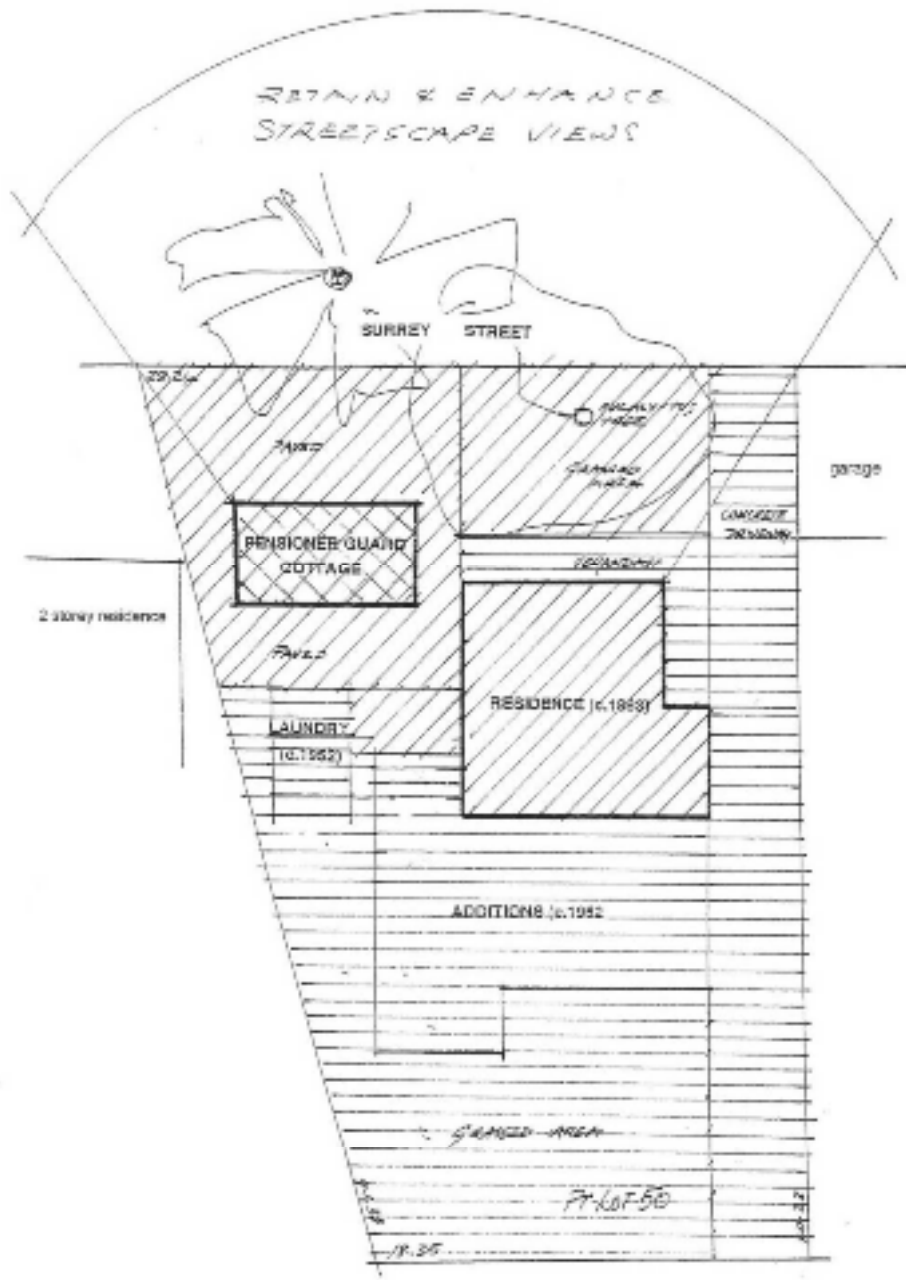
1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857,1991-1993)
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




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PLAN 4

ZONES OF SIGNIFICANCE

-  ES Exceptional significance
-  CS Considerable significance
-  SS Some significance
-  LS Little significance
-  I Intrusive

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)
 Residence (c.1893, c.1952)

CONSERVATION MANAGEMENT PLAN

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9.0 DEVELOPMENT OF CONSERVATION GUIDELINES⁷⁹

9.1 Introduction

The Conservation Guidelines are developed in response to the assessment of cultural heritage significance of the place, as identified in the Statement of significance (Section 7.0) and are specific to that place. All the evidence presented to date has been considered in the formulation of these guidelines.

The purpose of the Conservation Guidelines are to establish a framework within which the cultural significance of the place can be retained, respected and protected. The Conservation Guidelines outline an appropriate framework for decision making and recommend a logical sequence of works to facilitate the short term and long term conservation of the place. The Conservation Guidelines are warranted and their implementation is imperative to ensure that the place is properly conserved for present and future generations. It is very important that on-going appropriate and viable functions are established and retained in the long term.

Generally the Conservation Guidelines recommend that *1 Surrey Street, Bassendean* be retained and conserved.

9.2 Key recommendations

- Guide 1.1** The findings of this report are accepted as an indication of the significance of *1 Surrey Street, Bassendean* to the cultural heritage of the community of Bassendean.
- Guide 1.2** The Conservation Management Plan is understood and accepted by the owners.
- Guide 1.3** The Conservation Management Plan is implemented by the owner, or lessee by agreement with the owner.
- Guide 1.4** The Conservation Guidelines are referred to and implemented as a guide to future conservation and development of the place identified as *1 Surrey Street, Bassendean* and that the Heritage Council of Western Australia accepts them.
- Guide 1.5** Any maintenance, conservation works, interpretation, or development interventions should be undertaken in accordance with the principles and guidelines of Australia ICOMOS's Burra Charter, and in compliance with all heritage and statutory bodies.
- Guide 1.6** The implementation of appropriate and preferred uses be monitored and managed to ensure the ongoing viability of the place.
- Guide 1.7** Undertake conservation works as detailed in Section 16.0.
- Guide 1.8** Review this Conservation Management Plan, every ten years, to reconsider the appropriateness in light of any changes to the situation, and make necessary amendments to the Conservation Guidelines at those times.

⁷⁹

Heritage Council's brief for Conservation Plans refer to the Conservation Policy and respective individual policies. However the Town of Bassendean has a 'conservation policy' document, and to avoid any confusion or ambiguity, the Conservation Policy within this report (Conservation Management Plan) has been referred to as the 'Conservation Guidelines', with individual 'Guides' subsequently developed.

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)

10.0 RETENTION OF SIGNIFICANCE (guidelines arising from the significance of the place)

10.1 Procedural guidelines for the retention of significance

It is important that the owner and those responsible for the place understand the assessed significance, and the Conservation Management Plan is accepted and implemented.

Guide 2.1 Appropriate professional advice should be sought when any intervention to the fabric is considered, or if unplanned situations arise and require attention.

Guide 2.2 If future leasing of the place were contemplated, a Heritage Agreement should be constituted to give force to the Conservation Guidelines as set out in this document. This would compel any lessees to undertake specified maintenance and works important for the conservation of the place.

10.2 Physical guidelines for the retention of significance

10.2.1 Site Application

The site is an element integral within the significance of the place.

Archaeological remains have been previously revealed at the site, and it is likely that future archaeological investigations may reveal further artifacts or information.

Guide 2.3 Within the archaeological areas of considerable and some significance ground disturbance for maintenance, services or new developments should be kept to a minimum and should be avoided if at all possible within the zone of considerable significance. Where such work is required to go ahead archaeological test excavation should be carried out prior to site works commencing. The site works should then be monitored by an archaeologist.

There is always the possibility that a presently unknown site may exist within the study area.

Guide 2.4 If features or clusters of older artifacts are uncovered contractors and other personnel should be encouraged to temporarily stop work and report such incidences.

Guide 2.5 Management personnel should seek the advice of an archaeologist before allowing work to recommence. Advice may be able to be given over the telephone but time for the archaeologist to view the material in situ may be required.

Conservation works and the provision of new services often involve impacting on building fabric or disturbing artifacts trapped in ceiling spaces, wall spaces or under floor spaces. This work can often reveal new information about the building or its occupation. Recording site works and sampling removed fabric can add significantly to our knowledge of changes over time. Additionally such work can often reveal pockets or layers of artifacts normally inaccessible. The opportunity can then be taken to record or excavated the revealed deposits.

Guide 2.6 An archaeologist should monitor any site works carried out on the buildings that is deemed likely to involve the removal or the uncovering of significant building fabric or artifacts.

It is important to keep records detailing changes as a means of understanding the accumulative effect of day-to-day management decisions on the site's heritage.

Guide 2.7 Records should be kept of all projects that disturb the ground surface in archaeologically sensitive areas or cause significant fabric to be removed or altered. The records should show the reason and location of the disturbance and detail where fabric was removed and what was altered.

Collections resulting from archaeological excavation or monitoring will be bagged labeled and catalogued. Artifacts may not be bagged individually but may be bagged in groups and labeled by location. Significant artifacts discovered through unmonitored disturbance should also be

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bagged, labeled by location and curated.

Collections of artifacts should be kept together in suitable conditions that minimize artifact disintegration. If artifact collections are not intended to be displayed on site for interpretation purposes then a suitable storage place should be nominated.

Guide 2.8 Artifact collections from site works and disturbances should be catalogued and curated in suitable conditions to control degradation of the resource.

The site is the only element still identifiable of the former lot 114 that was acquired and developed specifically for the Pensioner Guard Cottage in 1856-1857.

Guide 2.9 The place be treated with the respect afforded by its significance. (Sections 6.0 & 7.0)

Guide 2.10 Retention of the place in the context of the site as specified in this document is essential to retaining the assessed significance of the place as stated in the Statement of Significance (Section 7.0).

Guide 2.11 Retain and conserve the original fabric and form of:

Pensioner Guard Cottage (1856-1857)

Residence (c.1893)

Guide 2.12 Take opportunities to remove or redevelop intrusive and reconstructed elements:

Pensioner Guard Cottage:

External render

Floor

Fireplace (interventions)

Front door

Windows

Residence (c.1893)

Roof geometry

Roof treatment including verandah (cement tiles)

Verandah floor (concrete)

Verandah posts (round steel)

External walls (render)

Residence additions (c.1952)

Roof geometry (flat)

Roof treatment (concrete)

Rear verandah semi enclosure

10.2.2 Design Intent

1 Surrey Street, Bassendean was purpose designed and built as an accommodation facility for a Pensioner Guard and his family in 1856-1857. Similarly, the residential requirements of the owners in c.1893 necessitated the construction of a more substantial residence, while continuing to utilize the cottage facility. Consequent to the continued residential function, the c.1893 residence was added to and renovated in c.1952. Although *1 Surrey Street, Bassendean* continued in a residential capacity for many more years, by the 1990s it became a community facility. *1 Surrey Street, Bassendean* has retained a high degree of integrity, and although the authenticity is moderate, the place demonstrates a clear understanding of the original design intentions.

Guide 2.13 Any new work to the building should be sympathetic, with the remaining fabric of Some, Considerable or Exceptional Significance, or able to be reversed without damage to the surrounding fabric at a later date.

10.2.3 Current use

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Pensioner Guard Cottage (1856-1857,1991-1993)

Residence (c.1893, c.1952)

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1 Surrey Street, Bassendean is currently vacant, although the Pensioner Guard Cottage is open regularly for public appreciation.

Guide 2.14 It is very important to the ongoing viability of the place to establish an appropriate and viable function. The choice of a compatible use can be essential to the survival of the significance of a building, as all uses require some changes to accommodate their needs.

Guide 2.15 Any future compatible uses and users must not compromise the significance of the place as described in the Statement of Significance.

Guide 2.16 Opportunities for residential use of the residence (c.1893, c.1952), including a caretaker, should be explored, as an appropriate function for the place. A caretaker function in the residence would optimise the interpretation and museum viability of the Pensioner Guard Cottage.

10.2.4 Fabric and Setting

The setting of *1 Surrey Street, Bassendean* has changed considerably over the years. The c.1952 additions and alterations to the c.1893 residence had a considerable impact on the fabric of the residence, as did the 1991-1993 conservation works to the Pensioner Guard Cottage, effectively removing or impacting on a considerable degree of original fabric, and understanding of the place.

The setting of the Pensioner Guard Cottage has had two significant impacts: the c.1893 residence in close proximity on the east side, and the subdivision in 1970 after which time a two storey residence was constructed in close proximity on the west side of the Pensioner Guard Cottage.

Guide 2.17 The setting and overall massing of *1 Surrey Street, Bassendean*, and particularly the Pensioner Guard Cottage should not be compromised by any further alterations or adaptations. Works considered detrimental to the setting or massing would include changes to the scale, form, existing building alignment, symmetry, fabric, or details. Although the reconstruction of a simple rear skillion verandah would be appropriate.

Guide 2.18 Any new development of *1 Surrey Street, Bassendean* should respond positively to the existing building assessed as being significant, and be guided by the this report, with particular reference to Section 8.0.

Guide 2.19 Opportunities should be explored to minimize the visual impact of the adjacent two-storey residence on the west side of the Pensioner Guard Cottage, with the express intent of enhancing the setting context of the Pensioner Guard Cottage.

10.2.5 Car parking on the site

No public carparking is available on the site. There is vehicular access along the east side of the residence, and marked parking bays on the south side of Surrey Street.

No changes are foreseen. However, dependent on the future use of the place, carparking will need to be considered as an issue for any public function associated with the place.

10.3 Gradings of significance

Examination of the evidence reveals that certain constraints arise to ensure that the significance of the place is not diminished.

The analysis of significance provides a basis for recommendations for appropriate action to elements and fabric within specific gradings of significance.

Guide 2.20 ES EXCEPTIONAL SIGNIFICANCE

The fabric assessed as exceptionally significant should be retained, restored and conserved.

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Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)

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Furnishings, fixtures and fittings should be respectful and responsive to the significance of the place, and that any uses should not prejudice the associations and meanings of the place or spaces within it.

Intrusive elements should be removed.

No new elements should be introduced.

Any damaged fabric should be restored.

Minor adaptation could be acceptable. It should be limited to the introduction of new services with full consideration of all alternatives prior to the intrusion into the original fabric.

Structural alteration to the original fabric is not acceptable.

No development or works should adversely impact on the setting or aspect of the place.

Guide 2.21 CS CONSIDERABLE SIGNIFICANCE

These areas are extremely important in terms of the place and should be conserved if the place is to retain its meaning and significance.

The response to elements of Considerable Significance corresponds to the response to Exceptional Significance. Generally the same approach should be undertaken for both levels of significance, although elements (fabric, finishes, spaces, context etc.) of Considerable Significance may already have some minor modifications or alterations.

The fabric assessed as of Exceptional or Considerable Significance should be retained, restored and conserved as appropriate.

Furnishings, fixtures and fittings should be respectful and responsive to the significance of the place, and any uses should not prejudice the associations and meanings of the place or spaces within it.

Intrusive elements should be removed.

Any new elements should be of a removable nature and not impact on exception or considerably significant fabric.

Any damaged fabric should be restored.

Minor adaptation could be acceptable. It should be limited to the introduction of new services with full consideration of all alternatives prior to the intrusion into the original fabric.

Structural alteration to the original fabric is generally not acceptable. However, minor structural adaptation could be considered if the impact on the original significant fabric were minimal, and if the proposal were in line with the Conservation Policy for the place. Full documentation and recording of the adaption (before, during and after) should be undertaken.

No development or works should adversely impact on the setting or aspect of the place.

Guide 2.22 SS SOME SIGNIFICANCE

This is the threshold for entry onto the Heritage Council's (WA) Register of Heritage Places, The Australian Heritage Commission's Register of the National Estate, or the National Trust of Australia (WA) Classified List.

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Elements of some significance are elements of the original fabric of the place that have generally undergone considerable change or alteration. Although the elements relate to the history and development of the place, they may be adapted or altered, provided the impact is assessed against the conservation of the place in its entirety.

The fabric assessed as Some Significance should be retained, restored and conserved as appropriate.

Adaptation could be acceptable. It should be limited to the introduction of new services, fixtures and partitions of a removable nature that do not affect the external or internal appearance of the place.

Small scale, discreet structural alterations or openings to the original fabric are acceptable. Full documentation and recording of the adaption (before, during and after) should be undertaken.

Finishes that are new or different could be acceptable. They should not damage or impact on original evidence of significant materials or finishes.

Guide 2.23 LS LITTLE SIGNIFICANCE

This category can include additions and alterations made to the original fabric to accommodate changing requirements. They tend to be expedient and their impact upon the place ranges from neutral to moderately intrusive.

The elements can be altered for adaptive or conservation works, depending on future use requirements.

Ensure that any proposed works to elements of little significance do not impact on or detract from elements of greater significance.

Before removal or adaptation of any elements, full documentation and recording (before, during and after) should be undertaken.

Guide 2.24 I INTRUSIVE

Intrusive elements include items that, in their present form, have an adverse affect upon the significance of the place and removal should be encouraged.

Removal of any intrusive elements should be assessed in consideration of issues such as function and economics prior to implementation.

Before removal or adaptation of any elements, full documentation and recording (before, during and after) should be undertaken.

Removal should be undertaken when the opportunity arises, or when the element is no longer required, unless their removal is identified as an urgent matter.

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Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)

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11.0 REQUIREMENTS FOR INTERPRETATION

11.1 Introduction

Interpretation means all the ways of presenting the cultural significance of a place. Interpretation may be a combination of the treatment of the fabric (e.g. Maintenance, restoration, reconstruction); the use of and activities of the place; and the use of explanatory material.⁸⁰

11.2 Interpretation

1 Surrey Street, Bassendean is integral within the history of the early, and ongoing development of Bassendean. It may require some explanation in order to understand the significance of the cultural heritage of the place. With understanding comes a respect for the place and an interest in how and why the building developed. The community of Bassendean should have the opportunity to understand and appreciate the significance of this place in their neighbourhood, and its role in the history of Bassendean, and the State.

Interpretation is a communication link between a place and its visitors. Whatever the link is it creates for the visitor an intellectual and emotional connection to a place. It creates feelings about a place, prompts ideas and reveals meanings.⁸¹

The potential to further interpret and promote the heritage of the place is a prime opportunity to enrich the experience of a visit to the place.

- Guide 3.1** Pensioner Guard Cottage is the single most compelling interpretive element on the site. It is the beginning of the story of the place, and a logical self explanatory introduction.
- Guide 3.2** Given the cultural importance of the Pensioner Guard Cottage it is worth developing interpretative material drawing upon the research that has been compiled (refer to Appendices 6, 7, 8 and Pensioner Guard Museum project 2002), and the work in this report, using the plans and information developed for it, to explain the nature and function of the various parts and of the history of the place and the context from which it evolved.
- Guide 3.3** Any interpretive material should be secondary to the authenticity of the Pensioner Guard Cottage and the story it tells.
- Guide 3.4** Facilitate the telling of the story of the evolution of the development through the existing elements and places and the changes that have taken place.
- Guide 3.5** Further research and develop a range of educational programs targeting schools and groups.
- Guide 3.6** Develop a range of non-intrusive interpretive elements.
- Guide 3.7** Any signage should be discreet must be consistent within an overall site context.
- Guide 3.8** Signage and marketing must be consistent other tourism and historical sites in Bassendean, and linked on a regional connection.

11.3 Heritage Tourism

80 The Burra Charter (The Australia ICOMOS Charter for Places of Cultural Significance) 1999. Article 1.17.

81 An extract from Golden Pipeline Interpretation Plan for National Trust of Australia (WA). 2001.

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Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)

Heritage tourism has been broadly described as:

*'activities and services which provide international and domestic visitors with the opportunity to experience, understand and enjoy the special values of Australia's heritage.'*⁸²

Heritage places are a fundamental element of Australia's tourism industry. More and more 'tourists' are seeking to 'experience' heritage places and the rich stories and history associated with them.

*'During their stay in Australia 60% of international tourists visit a cultural attraction.'*⁸³

Successful tourism at heritage places depends on a number of things, but quality and honesty must be foremost in the experience. It builds on common ground through community development, ownership and identity that engenders community pride in the tourism business of providing the product, customers and profits, as well as conserving the place through informed and educated heritage management, legislation, availability of resources, and clear management and conservation objectives as detailed in the Conservation Management Plan.

Eight principles have been derived from an international and national context of sustainable practice in both heritage and tourism:⁸⁴

- Principle 1 Recognise the importance of heritage places
The Conservation Management Plan provides the documentation to substantiate the significance of a place.
- Principle 2 Look after heritage places
The Conservation Management Plan ensures that the policies underpin and retain the significance in the future conservation and management of a place.
- Principle 3 Develop mutually beneficial partnerships
Success depends on community involvement and empowerment and developing active partnerships with site managers, tourism operators, professional expertise, and other businesses in the region, for the purpose of benefiting tourism and cultural heritage to build sustainable heritage tourism.
- Principle 4 Incorporate heritage issues into business planning
Sound business planning is the essential foundation of a successful heritage tourism operation.
- Principle 5 Invest in people and place
Heritage tourism must involve the conservation of the heritage assets and the economic and social well being of local communities.
- Principle 6 Market and promote products responsibly
Marketing and promotion must recognise and respect the cultural heritage significance of the place and the wishes of the local community, and not create unrealistic visitor expectations. Successful marketing and promotion results from strategic partnerships across tourism and heritage interests at all levels.

- Principle 7 Provide high quality visitor experiences
A common understanding of visitor needs and motivations by tourism operators and heritage managers is the basis of high quality visitor experiences. Honest

82 *Successful Tourism at Heritage Places: A guide to Tourism Operators, Heritage Managers and Communities.* Australian Heritage Commission. 2001. p.4.

83 *Cultural Tourism in Australia* Australian Heritage Commission. 1998.

84 *Successful Tourism at Heritage Places:* op.cit., p.10.

presentation of authentic places with minimal reconstruction, adaptation or new development provide a basis for a quality experience, allowing for a clear understanding of the place. High customer satisfaction is achieved by attention to detail, and a commitment to high quality in planning activities, staff training, interpretation, and the provision of facilities and services.

Principle 8 Respect Indigenous rights and obligations

Aboriginal people are the primary source of information about their culture and its significance.⁸⁵

Guide 3.9 Respond to these 8 principles as a basis for any tourism activity at the place.

85 *ibid.* pp. 10-13.

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)

12.0 EXTERNAL REQUIREMENTS (for retention of significance)

External requirements apply, but these are the same as would be attached to any property in the Town of Bassendean except for issues associated with heritage listings.

12.1 Town of Bassendean

The Health Act, Building Code of Australia, and other procedures relating to normal building operations and development should apply. Authorities may exercise some discretion in relation to the place, due to its special nature.

1 Surrey Street, Bassendean is on the Town of Bassendean's Municipal Inventory of Heritage Places. By virtue of the heritage significance of a place on the Town Planning Scheme, a development approval is required by Council prior to the submission of a building approval prior to any development or demolition taking place.

The Town of Bassendean's Conservation Policy and Development Guidelines (Appendix 10) outlines a policy for the conservation of the Town's heritage buildings. The preparation, and recommendations, within this report are consistent with the Conservation Policy.

The Town of Bassendean's Conservation Policy and Development Guidelines require the provision of cost estimates for the implementation strategies recommended in the Conservation Management Plan. Although cost estimates are a critical means to progress any assessment of viability and consideration of undertaking implementation of conservation works programs, reference to those costings must be cognizant of the limited relevance in a volatile construction industry at this time. Those costing may prove misleading over time due to the changeable nature of cost estimations and levels of experience and expertise of contractors. The costings are detailed in Appendix 12.

Guide 4.1 The findings of this report be accepted by Town of Bassendean as an indication of the significance of *1 Surrey Street, Bassendean* to the cultural heritage of the community of Bassendean to facilitate informed guidance for future planning and development decisions for the place.

12.2 Heritage Council of Western Australia

The Pensioner Guard Cottage (P0131) comprised within the site of *1 Surrey Street, Bassendean*, Pt Lot 50 on Plan 9441, CT 1524/213 (refer to appendices 3 and 4) is on the Register of Heritage Places and therefore has protection under the Heritage of Western Australia Act 1990. (Section 2.2)

In consequence of the inclusion of *1 Surrey Street, Bassendean* on the Register of Heritage Places, control applies to all those things designated as development under the Act, within the curtilage of the site, including demolition of any of the constituent parts of the place. The Heritage Council, in respect of the place has the power to enter into, implement & enforce Heritage Agreements, arrange assistance for the conservation of the place, assist in negotiation with authorities, may obtain waivers in respect of written laws that might impede proper conservation and may issue conservation or restoration orders to protect the place.

Where compliance with a regulation or by-law would compromise the heritage value of the building, the advice of the Heritage Council of Western Australia should be sought.

Guide 4.2 The Town of Bassendean must refer any development proposal to the Heritage Council for approval prior to endorsing any proposals, and cannot act contrary to the Heritage Council recommendation.

Guide 4.3 Provide a copy of the report to the Heritage Council of Western Australia to facilitate informed guidance for future planning and development decisions for the place.

Guide 4.4 That Heritage Council of Western Australia accepts the Conservation Policies as recommended to guide the future conservation and development of the place identified as *1 Surrey Street, Bassendean*.

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857,1991-1993)
Residence (c.1893, c.1952)

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12.3 National Trust of Australia (WA)

1 Surrey Street, Bassendean is classified by the National Trust of Australia (WA).

In consequence of the inclusion on the National Trust classified list, there are no legal constraints associated with the listing although moral persuasion for conservation is advocated.

12.4 Australian Heritage Commission

1 Surrey Street, Bassendean is included on the Register of the National Estate.

In consequence of the inclusion on the Register of the National Estate, there are no legal constraints associated with the listing although moral persuasion for conservation is advocated.

12.5 Burra Charter

The principles of the Burra Charter are fundamental to the conservation of the place as outlined in the detailed Conservation Policies and Conservation Procedures (Section 16.0).

Guide 4.5 All conservation and interpretation of the existing building, other elements, and the setting, and any future development be in accordance with the principles of the Burra Charter. (Appendix 2)

1 Surrey Street, Bassendean

Pensioner Guard Cottage (1856-1857, 1991-1993)
Residence (c.1893, c.1952)

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13.0 OWNER REQUIREMENTS

13.1 The Owner

The owner and those responsible for the place recognise the need to have a Conservation Management Plan to guide and assist in facilitating the immediate and ongoing conservation measures necessary to ensure the future of *1 Surrey Street, Bassendean*.

13.2 Implications of ownership

In view of the significance of the place, and considering the continued future use of the place, the owner needs to be aware of any implications that may be attached to the :-

- conservation of the place
- appropriate uses
- occupation of the place
- interpretation
- signage
- parking
- routine maintenance and procedures
- negotiation of leases

The acceptance and implementation of the Conservation Management Plan will assist the ongoing future for *1 Surrey Street, Bassendean*.

Guide 5.1 The owner should consult with the Heritage Council of Western Australia with regard to the relevance and appropriateness of any proposed development on the site should it be considered.

Guide 5.2 Undertake conservation works as detailed in Section 16.0.

Guide 5.3 Adopt an inspection and maintenance program flexible enough to incorporate regular review and improvement. (Appendix 11)

Guide 5.4 Seek out relevant funding programs.

Lotterywest's community heritage program (annual October/November) for conservation works identified in the conservation management plan. (Section 16.0)

Lotterywest's interpretation program (annual June/July) for implementation of the Interpretation plan.

Any owners of places entered in the Heritage Council of Western Australia's Register of Heritage Places or the federal Register of the National Estate, also qualify for federal funding for Conservation of Cultural Heritage (annual February/March) administered by the Department of Heritage and the Environment.

13.3 Compatible uses

The choice of a compatible use can be essential to the survival of the significance of a building, as most uses require some changes to accommodate their needs.

Guide 5.5 Future compatible uses for *1 Surrey Street, Bassendean* must;

- Take opportunities to retain or reinstate it's integrity by using the place as originally designed and intended where practicable in a contemporary society.

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- Take the opportunities presented for the restoration of fabric.
- Not compromise the significance of the place as described in the Statements of Significance.
- Not require alteration to any fabric described as being of Some, Considerable or Exceptional Significance in the Statements of Significance.
- Require only adaptations, partitioning or fixtures that can be easily removed or reversed in the future without causing damage to fabric of Some, Considerable or Exceptional Significance.

13.4 Future Opportunities

The conservation of *1 Surrey Street, Bassendean* offers the potential for the owners and/or lessees to realise more opportunities for the place.

The owner recognises the opportunities that the place affords and is taking a well informed and considered approach to its future.

The overriding concern is that the cultural heritage integrity of the place is retained and enhanced and the place is conserved for future generations.

Guide 5.6 In terms of a long-term viability, the place needs to be occupied and used for viable and appropriate functions.

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14.0 FUTURE DEVELOPMENT

14.1 Generally

This section is concerned with controls for future development and change, mechanisms for policy making in relation to care and use in the case of unforeseen developments or circumstances.

14.2 Control of future development

All future development needs to be evaluated against the Statements of Significance. Effective control will be maintained by reference of any development to an expert for their advice through the planning process and the Heritage Council for its approval of proposed works.

The governing controls should always be guided by:-

- The conservation of the surviving original fabric
- The ensurance that change will not jeopardise the original fabric.
- The proper briefing of intending users to ensure that a general understanding of the cultural significance of the place is accepted as a condition of use.
- The implementation of these guidelines.

14.3 Framework for future decisions

It is difficult to foresee all future development that may require resolution, or predetermine situations that may develop during conservation works. A policy to allow for unforeseen developments, is appropriate for those circumstances;

- Guide 6.1** Gauge development and guidelines against the Statements of Significance and Conservation Policy, in conjunction with any subsequent detailed policy plans.
- Guide 6.2** Do not consider any future use, development, guidelines or policy that would diminish the significance of the place.
- Guide 6.3** Future policy decisions should be guided by conservation principles relevant and in force at the time.
- Guide 6.4** Should there be no policy in place for a particular situation, the matter should be referred to the Heritage Council for assistance to resolve the matter. Decisions should be guided the relative significance and the Australia ICOMOS Burra Charter principles.
- Guide 6.5** To assist in defining and resolving such issues, the owner or other persons responsible for day-to-day management and implementation of the Conservation Management Plan, should acquire some skills and experience in cultural heritage resource management, in order to recognise issues that might require expert advice in regard to the significant fabric.
- Guide 6.6** The management should recognise the need for, and call in at the proper time, appropriate professional guidance or assistance, to facilitate resolving issues not foreseen in the Conservation Management Plan.

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15.0 IMPLEMENTATION OF THE CONSERVATION GUIDELINES

15.1 Management Structure

A management structure is a means of implementing the Conservation Policy. The objectives of management of the place are primarily :-

- Conservation and enhancement of the context.
- Conservation of the significant fabric.
- Control over uses.
- Interpretation of the Pensioner Guard Cottage.
- Maintaining the viability of the place.
- Control of future development.
- Commitment to on-going maintenance.
- Promotion of the asset to ensure community awareness and appreciation of heritage and therefore support for ongoing funding which is essential to its long term viability.

15.2 Management organisation

The management body must;

- Evaluate capital works.
- Manage the setting of the place.
- Ensure maintenance routines are adhered to.
- Maintain a summary of conservation works, and materials and methods used, as a reference for making future conservation decisions.
- Ensure that development is referred to the Heritage Council.
- The implementation of appropriate and preferred uses be monitored and managed to ensure the ongoing viability of the place.
- A comprehensive management program be put in place to establish a structure and routine to ensure the retention of the fabric recognised as significant.
- A comprehensive maintenance program be put in place.
- Ensure any current or future lease arrangements recognise the need to conserve the place.

15.3 Relevant agencies to implement guidelines

The owner is the appropriate body to implement these Conservation Guidelines. With appropriate professional advice on conservation matters, when required, the owner will be in a position to facilitate the adoption and implementation of this plan.

Should the place or part of it be leased, the lessee is the most appropriate body to undertake the day to day implementation of the recommendations, with support from the owner.

A broad range of skills are necessary to ensure that management is effective, and that the plan is realised and reviewed in consideration of experience and developments. The appointment of appropriate conservation professionals would be advantageous to facilitate the maintenance inspections and implementation of conservation works.

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16.0 CONSERVATION PROCEDURES

The following list of physical action needs to be undertaken to ensure the stability of the fabric is maintained and its significance conserved.

This list is prioritised as a guide to breaking the works into a logical sequence, as it is envisaged that these works will need to be phased over a period of time.

It is reasonable to expect that, during the course of carrying out the works, further conservation works will be found to be necessary.

The following definitions from the Burra Charter have been used to describe the required work.

- Maintenance: means the continuous protective repair of the fabric, contents and setting of the place, and is to be distinguished from repair. Repair involves restoration and reconstruction and it should be treated accordingly.
- Preservation: means maintaining the fabric of a place in its existing state and retarding deterioration.
- Restoration: means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- Reconstruction: means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either recreation or conjectural reconstruction.

As required by the Town of Bassendean's Conservation Policy and Development Guidelines cost estimates for the conservation works have been provided (Appendix 12) as a critical means to progress any assessment of viability and preparing conservation works programs and funding opportunities. However, reference to those costings must be cognizant of the limited relevance in a volatile construction industry at this time. Those costing may prove misleading over time due to the changeable nature of cost estimations and levels of experience and expertise of contractors.

16.1 Immediate action

There are a number of urgent works required. They are addressed in the following list, in a general order of priority.

16.1 Immediate action (0-2 years)

BOTH BUILDINGS

- The entire timber floor sub structure, stumps, floors, and all other timber on the site should be thoroughly investigated and fully treated for termite control.
- Undertake any works deemed necessary in response to recommendations arising from the thorough termite investigation.
- Undertake a thorough investigation and inspection of ground level drainage systems.
- Undertake site drainage works to ensure there is adequate discharge away from the perimeter of all buildings, and that runoff is away from buildings.
- Instigate immediate action on recommendations pertinent to the long-term viability of the place.
- Ensure that general maintenance is undertaken to a comprehensive schedule on a regular basis.

PENSIONER GUARD COTTAGE

- Further archaeological investigations may reveal evidence of the original brick floor, or any immediate outbuildings. Should evidence of the floor be revealed, it may be appropriate to

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remove the timber floor and reinstate or at the least interpret the brick floor, at the original level. Investigate options for sub floor ventilation of the existing timber floor if it is retained.

- Secure the roof and restore and/or replace any shingles.
- Inspect and monitor the shingle roof situation: Should the roof prove to be inadequate, lay shorts sheets of galvanised iron over the shingles. Retain the shingles insitu to retain the aesthetic of the interior underside of the shingle roof (per original).
- Install half round galvanised gutters and round galvanised downpipes that outlet to a closed drainage system or galvanised round water tank on the east side.
- Monitor cracks that are evident in the walls.
- Restore external walls when cracks have stabilised.
- Reinstate a ledge and brace front door per original.
- Restore external window frames, door frames, and other painted detailing and prepare for painting.

RESIDENCE & ADDITIONS

- Inspect the tile roof. Secure the roof and replace any tiles (residence).
- Inspect the waterproof membrane (c.1952 addition to residence) and undertake remedial or replacement works as required.
- Inspect the entire roof drainage system and undertake remedial or replacement works as required.
- Restore the chimneys.
- Should the existing tile roof be found to be inadequate, take the opportunity to reinstate the separate verandah roof and re clad the existing timber framed roof over the c.1893 residence, and the verandah, with short sheets of galvanised iron cladding.
- Should the roof be re clad, the entire verandah should be restructured with reference to historic evidence (Figure 3), to ensure an aesthetic per original, although differing in the detail.

Timber posts should be reinstated

The west verandah should be reinstated

The concave curve would be appropriate, although a straight skillion hipped at the corners would be acceptable (not a bullnose verandah)

The concrete verandah floor should be removed, and a timber verandah on stumps reinstated, to facilitate subfloor cross ventilation and minimize the impact of rising damp.

- Inspect the box gutters and flashing and undertake restoration or reconstruction works. All materials to be galvanised.
- When satisfied that the drainage situation is consolidated, undertake conservation works to the external and interior walls and the ceilings throughout.
- Restore external window frames, door frames, and other painted detailing and prepare for painting.

16.2 Medium term action (2-5 years)

PENSIONER GUARD COTTAGE

- Take opportunities to reinstate the integrity and story of the place: reconstruct a simple rear skillion verandah with timber posts and corrugated iron roof. Some ground level interpretation of the former room layouts of the verandah might be deemed appropriate.
- Interpret the 1856 Flemish bond face brickwork: select an area of the external walls to remove a substantial section of render (non mechanical means) to reveal the face brickwork. The south wall after the reconstruction of the verandah would be appropriate wall for interpretation.

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- Re-establish the fireplace as an operational element to enhance the interpretation experience of a 'living place'.

RESIDENCE & ADDITIONS

- Restore interior timber floors.

16.3 Long term action (5-10 years)

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18.0 APPENDICES

APPENDIX 1

HCWA consultant's brief

APPENDIX 2

Burra Charter

APPENDIX 3

Certificates of Title

APPENDIX 4

HCWA Register documentation

APPENDIX 5

Architectural style guides

APPENDIX 6

1991 M. Bosworth: Historical report

APPENDIX 7

1991 M. Gibbs: Archaeological report

APPENDIX 8

Excerpts from: 1993 W. Broomfield: report & heritage assessment

APPENDIX 9

Ownership Charter

APPENDIX 10

Town of Bassendean's Conservation Policy and Development Guidelines

APPENDIX 11

Maintenance Schedule

APPENDIX 12

Conservation works costing estimates

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