



## 1 SURREY STREET, BASSENDEAN

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

Residence (c.1893, c.1952)

# CONSERVATION MANAGEMENT PLAN

## APPENDICES

Prepared for  
**Town of Bassendean**

by  
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Heritage & Conservation Consultant

in association with

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Historian

December 2007

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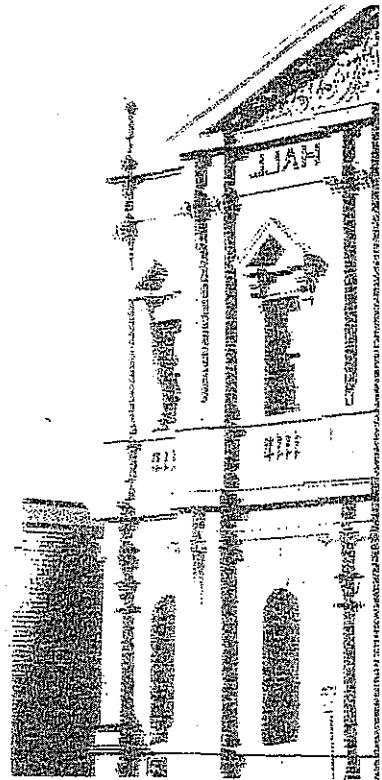
**APPENDIX 1**

**HCWA Consultant's brief**

# Conservation Plan

## STUDY BRIEF

Introduction to Conservation Plans



This Study Brief was originally derived from a base document developed by the Department of Contract and Management Services. The Heritage Council of Western Australia acknowledges and appreciates the opportunity to utilise this brief.

This Study Brief was reviewed and amended in October 2002. It provides an outline of the sections and information to be included when preparing Conservation Plans.

A Conservation Plan is recognised as the primary guiding document for the conservation and future use of a place. The main objective of the Conservation Plan is to ensure that all future decisions about a place are carried out with regard to its cultural heritage significance.

The Conservation Plan should be presented in a manner, which is suitable for use by the Heritage Council of Western Australia, by conservation practitioners, and by owners and occupiers who may not be familiar with conservation philosophy and practice.

Background information should include:

- why the Conservation Plan is being prepared including acknowledgment of funding as appropriate;
- brief description of the history of the place including former uses;
- information about the place from the client and/or other relevant bodies;
- drawings or references to known primary and secondary sources; and
- heritage listings/status for the place.

Specific requirements are as set out in this brief. In general, the work should be carried out in accordance with the guidelines and principles of J. S. Kerr's *The Conservation Plan*<sup>1</sup> and the *Australia ICOMOS Burra Charter, 1999*<sup>2</sup> (or *The Illustrated Burra Charter*<sup>3</sup>). Reference should be made to the 'Guidelines to the Burra Charter: Cultural Significance', 'Guidelines to the Burra Charter: Conservation Policy' and 'Guidelines to the Burra Charter: Procedures for undertaking studies and reports'. The document should also be produced in accordance with *Style Manual for Authors, Editors and Printers, 2002*<sup>4</sup>.

The Australian Natural Heritage Charter: Standards and Principles for the Conservation of Places of Natural Heritage Significance should also be used when relevant.

When providing quotations for Heritage Grants Program funded Conservation Plans, consultants are requested to make clear to the Heritage Council if any parts of the information required by this brief are excluded from the quotation.

If there have been time or other constraints during the preparation of the Conservation Plan, these should be addressed in the relevant sections.

Where the Heritage Council is not a client, variations to Conservation Plans not in accordance with this brief should be agreed between the consultant and the commissioning body. For such Conservation Plan reports, the Heritage Council would appreciate the opportunity to offer review comments at draft stage, and to receive a copy of the final report for Heritage Council records.

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<sup>1</sup> J. S. Kerr, *The Conservation Plan*, National Trust of Australia (NSW), 2000, fifth edition.

<sup>2</sup> *The Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)*, 1999.

<sup>3</sup> Marquis-Kyle, P. & Walker, M., *The Illustrated Burra Charter*, Australia ICOMOS, 1992.

<sup>4</sup> Australian Government Publishing Service, revised by Snooks & Co., *Style manual for authors, editors and printers, 6th Edition*, John Wiley & Sons, 2002

## Conservation Plans should include the following sections:

### EXECUTIVE SUMMARY

The principal findings of the report should be summarised and appear at the beginning of the Conservation Plan as an Executive Summary. This section should be concise, self-contained and easily understood by a broad audience.

The Executive Summary should include: why the study was prepared; a description of the study area; a brief historical overview; a brief physical description; the Statement of Significance; the intentions of the Conservation Policy; and, a summary of the Conservation Policy and Implementation Strategy.

### INTRODUCTION

The introduction should include:

- i) background information about the place and the study including a description of the study area and a list of all buildings/features on site;
- ii) a location plan showing the regional (broad) context of the place, a location plan showing the local context of the place, and a clearly defined study area/site plan, shown graphically, listing all buildings on site, including land title information and also showing a defined curtilage/boundary for the site;
- iii) current heritage listings of the place;
- iv) an outline of the methodology employed by the consultant in the preparation of the report;
- v) study team and management structure for the project; and
- vi) acknowledgments.

### EVIDENCE

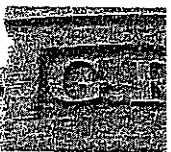
The sections of the report presenting the documentary and physical evidence should avoid subjective statements and critical assessment of the implications of the evidence.

The assessment should be carried out in accordance with the 'Guidelines to the Burra Charter: Cultural Significance'. In the preparation of documentary and physical evidence, consideration should be given to the items listed in Section 3.2 of the Burra Charter Guidelines. These are as follows:

#### Collection of Information

Information relevant to the assessment of cultural significance should be collected. Such information concerns:

- i) the developmental sequence of the place and its relationship to the surviving fabric;
- ii) the existence and nature of lost or obliterated fabric;
- iii) the rarity and/or technical interest of all or any part of the place;
- iv) the functions of the place and its parts;
- v) the relationship of the place and its parts with its setting;
- vi) the cultural influences which have affected the form and fabric of the place;
- vii) the significance of the place to people who use or have used the place, or descendants of such people;
- viii) the historical content of the place with particular reference to the ways in which its fabric has been influenced by historical forces or has itself influenced the course of history;
- ix) the scientific or research potential of the place, including, for archaeological features, special consideration for the potential of material to reveal information;
- x) the relationship of the place to other places, for example in respect of design, technology, use, locality or origin; and
- xi) any other factor relevant to an understanding of the place.



Illustrations, plans and photographs (with sources and captions) which illustrate and/or support the documentary and physical evidence should be reproduced in the relevant section. Other items supporting information in the evidence may also be included as an appendix. These may include Certificates of Title, HCWA assessment documentation or municipal heritage listings.

The documentary and physical evidence should be presented as separate sections in the report. **Note:** Technical expertise should be used appropriate to the condition and nature of the place. This evidence should also be presented as a separate section in the report. Other experts may include a landscape architect, historical archaeologist, or structural engineer.

## 1 DOCUMENTARY EVIDENCE (to be prepared by an historian)

The documentary evidence is to provide:

- i) pre-European occupation (where relevant);
- ii) historical context - for example, its place within the development of a locality/region or its association with the development of a particular industry;
- iii) a history of the place from its establishment/construction up to the present day including its role and associations; and
- iv) a summarised chronology of major events.

Dates of registration/listing on various heritage registers should be included in the documentary evidence.

The documentary evidence should be based on primary source material where possible. If no primary sources have been located, secondary source material should be used. In the event that the documentary evidence has been based on secondary information, this should be acknowledged in the introduction to the section.

Where an unsuccessful attempt has been found to locate information, this should be noted in the documentary evidence (types of sources and depositories/locations searched).

Potential oral sources of information may also be investigated and, where possible, archival plans and photographs are to be provided to document the development of the place.

## 2 PHYSICAL EVIDENCE (to be prepared by an architect, historical archaeologist, engineer and/or landscape architect or other person with expertise as appropriate to the nature and condition of the place)

The physical evidence is to provide:

- i) the context of the building(s)/features within the landscape/setting;
- ii) a description of the current function of the place and building(s); and
- iii) a description of the surviving fabric (including any artefacts/movable heritage) for each physical element.

For complex sites with a number of buildings and/or physical features, each element should be discussed in a separate sub-section.

For archaeological sites, a description of all features remaining on the site and the relationship between structures remaining on the site, artefact scatters and any exotic vegetation should be included. The description should also include any depressions or mounds that do not appear to be natural.

Floor plans of major built elements should be included in the physical evidence. Current photographs should be taken to document the present form and the internal and external condition of the place and building(s). Plans and photographs should be sourced and dated.

Room by room schedules should be prepared noting the nature of the principal elements, their condition and authenticity. These schedules should be included as an appendix.

If there are buildings on site that are unlikely to be significant under the HCWA criteria, it may not be necessary to prepare room schedules for such buildings.

## 3 ANALYSIS OF THE DOCUMENTARY AND PHYSICAL EVIDENCE

This section should address the following points:

- i) The sequence of development of the place based on the documentary and physical evidence. This should be presented as a chronology focussing on major changes to the fabric of the place, including changes to earlier finishes and decorative details, and identifying structural alteration to the fabric. For archaeological sites, any later building or activity on the site which altered the use patterns should be described and the impact of that activity on previous occupancy noted. It is recommended that this sequence also be presented graphically.

- ii) Discuss and identify any questions not resolved about the development of the place or any conflicts arising from the documentary and physical evidence. This sub-section should also identify any areas of further research such as archaeological investigations, historical research, etc.
- ii) Comparative analysis of the place. The purpose of this sub-section is to provide supporting evidence for the assessment of the rarity and/or representativeness of the place. This could discuss a range of issues such as use, period, region, association or style. Suggested sources of comparative information are the HCWA database, the Department of Housing and Works database, Thematic Histories, and Municipal Heritage Inventories. A conclusion should be stated, rather than merely providing a list of comparative places.

**Note:** The analysis section should be cross-referenced to relevant sections of the documentary and physical evidence.

#### 4. ASSESSMENT OF SIGNIFICANCE

The aim of this section is to discuss the issues arising from the documentary and physical evidence which contribute to the significance of the place. The assessment of significance must derive from the evidence presented in previous sections and no new information should be introduced.

The assessment of significance is set out using the Heritage Council's 'Criteria of Cultural Heritage Significance for Assessment of Places for Entry into the Register of Heritage Places'. It aims to establish the 'nature' and 'degree' of significance in terms of aesthetic, historical, scientific and social significance, as well as rarity and representativeness.

The assessment of significance should take into account:

- i) the assessment of the complex as a whole (within both a state and a regional context);
- ii) the assessment of component parts or aspects;
- iii) the identification of elements/aspects of particular significance; and
- iv) the assessment of the authenticity (fabric), integrity (use) and condition of the place and the identification of elements of little significance or those that are considered to be intrusive.

**Note:** The assessment of significance and the Statement of Significance should be cross-referenced to the evidence in the previous sections.

#### 5. STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

The Statement of Significance is the primary means by which a place is preserved and conserved. It must be based on the statements made in the assessment of significance (no new information should be introduced) and it must form the basis of the conservation policies and policy implementation. This section must address whether the place is significant, why it is significant and how it is significant.

The values identified in the assessment of significance should be **summarised** into a concise and succinct Statement of Significance. Statements should be written in descending order with each point able to stand and make sense on its own.

**Note:** The assessment of significance and the Statement of Significance should be cross-referenced to the evidence in the previous sections.

#### 6. GRADED ZONES, SECTIONS AND ELEMENTS OF SIGNIFICANCE

The purpose of this section is to identify and discuss zones, sections and elements of the place that have varying degrees of significance. These gradings should be considered in relation to the evidence, the assessment of significance and authenticity. All parts of the study area, including landscape, setting, building(s), physical features and elements should be assessed in this section.

The graded levels of significance must be presented graphically, with the various zones, sections and elements easily distinguishable. Separate plans may be provided for ease of presentation. Whether to include graded zones, sections and/or elements will depend on the nature and complexity of the place.

Do not use colours to indicate different zones and elements on diagrams, as they do not reproduce well. Hatching/shading should be used to show different gradings, with a key to this grading included on the same page as the plan.





Generally, a five tier grading system is used to identify those parts of the place that are of:

- exceptional significance
- considerable significance
- some significance
- little and/or No significance (neither contributes nor detracts from the significance of the place); and
- intrusive (detracts from or has an adverse affect on the significance of the place).

Refer to Section 7.2 (iv) below for further explanation of these gradings.

All five tiers may not apply to each place. This will depend on the nature of the place and the assessment of significance. Conversely, if a place is particularly complex, additional gradings may be required.

**Note:** Integrity, authenticity and condition should be considered in association with the zones of significance in the conservation policy section.

## 7. CONSERVATION POLICY

The aim of this section is to establish clear policies based on the Statement of Significance and the evidence presented in the previous sections. In general, the policies should address how to:

- i) retain or reveal significance of the place;
- ii) identify feasible and compatible uses for the place;
- iii) meet statutory requirements; and
- iv) work within procurable resources.

Policies should be clearly numbered and highlighted using a **bold** or *italicised* format. Policies should be discussed in supporting text.

The following points must be addressed in the Conservation Policy.

### 7.1 Introduction

This section should contain:

- i) an explanation about the purpose of conservation policy;
- ii) a summary of the major issues considered and cross referenced to more specific policy statements; and
- iii) key policy statements which establish a conservation framework for all future decisions and work.

### 7.2 Policies Arising out of the Cultural Heritage Significance of the Place.

The following points should be discussed as appropriate:

- i) **The relevance of the Burra Charter.**
- ii) **Identification of general actions and controls to conserve the cultural heritage significance of the place.** This should be directly related to the Statement of Significance.
- iii) **Opportunities arising from the Statement of Significance.**
- iv) **Policies arising from the graded zones, sections and elements of significance.**

To ensure a consistent approach to the conservation of places, it is recommended that the policies for the different zones and elements be based on those provided below. It is expected that these will be developed to include reference to site specific issues such as landscape, archaeology, moveable heritage, etc.

#### *Zones of exceptional significance*

The fabric of such spaces or elements should be preserved or restored in such a way as to demonstrate their significance. Furnishings and decoration should respect the historic character of the place and activities controlled so as not to prejudice the association of the spaces with their significant use(s).

Intrusive elements should be removed (after photographic recording) and new finishes that are detrimental to the significant fabric should not be applied. Building elements that are damaged are to be restored.

Adaptation is acceptable to the extent of introducing new services, provided this does not adversely affect the significant fabric of the space or element. Structural adaptation is generally unacceptable. However, minor structural adaptation may be considered if it is in keeping with the overall aims of the conservation policy and has minimal impact on the significant fabric. Any alterations to the building fabric should be documented.

For archaeological sites, the area should not be disturbed except in the event of an archaeological dig.

Landscape elements should not be removed without due consideration of their heritage values. Where removal of significant trees is necessary due to their condition, replacement plantings of the same species should be made.

There should be no new works in open space areas which will adversely affect the setting of the place or obscure important views to and from the site.

#### *Zones of considerable significance*

The significant fabric of such spaces or elements should be preserved, restored or reconstructed as appropriate. Reconstruction is desirable provided sufficient detailed information is available. Adaptation is acceptable to the extent of installing reversible small fixtures, services and partitions, provided this does not affect any external or internal fabric which is of exceptional or considerable significance. No significant fabric should be removed or action taken to confuse the sense of the space. Structural adaptation is generally unacceptable. However, minor structural adaptation may be considered if it is in keeping with the overall aims of the conservation policy and has minimal impact on the significant fabric. Any alterations to the building fabric should be documented.

For archaeological sites, disturbance of the area should be avoided where possible. Where disturbance cannot be avoided, an archaeological examination should be undertaken prior to other works taking place.

Landscape elements should not be removed without due consideration of their heritage values. Where removal of significant trees is necessary due to their condition, replacement plantings of the same species should be made.

There should be no new works in open space areas which will adversely affect the setting of the building or obscure important views to and from the site.

#### *Zones of some significance*

The significant fabric of such spaces or elements should be preserved, restored or reconstructed as appropriate. Adaptation is acceptable to the extent of installing fixtures, services and reversible partitions provided this does not affect the significant external and internal appearance of the building. Discrete structural additions and openings can be made. New or different finishes are acceptable, provided these do not obscure or damage important evidence of significant materials and finishes. Any alterations to the building fabric should be documented.

For archaeological sites, disturbance of the area should be avoided where possible. Where disturbance cannot be avoided, an archaeologist should be present when works are undertaken in order to identify and/or collect material of archaeological significance.

Landscape elements should not be removed without due consideration of their heritage values. Where removal of significant trees is necessary due to their condition, appropriate replacement plantings should be made.

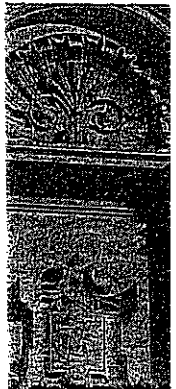
There should be no new building work in open space areas which will adversely affect the setting of the building or obscure important views to and from the site.

#### *Zones of little or no significance*

The fabric of such spaces or elements may be retained or removed depending on the future use requirements. However, care should be taken to ensure that any such works do not detract from the significance of adjoining spaces or elements. Before removal ensure that comprehensive photographic and graphic recording is completed.

#### *Intrusive zones*

Intrusive spaces or elements have been identified as detracting from the significance of the place and their removal, and/or replacement with more appropriate detailing, should be encouraged. Their removal needs to be assessed against other considerations, such as function and economics, before implementation. Before removal/demolition, ensure that comprehensive photographic and graphic recording is completed.



- **Policies Related to the Physical Setting**

- a) Any landscape issues within the study boundaries which may not have already been addressed above.
- b) The impact of the setting, surrounding development and/or use in relation to the significance of the place.

- **Interpretation**

It is considered desirable to interpret the history and significance of a heritage place for visitors and/or users.

This policy section should discuss broad principles or themes for appropriate methods and expertise for interpretation, use of interpretive material, and/or future recommendations.

### 7.3 Policies Arising from the Physical Condition of the Place

The implications of the current physical condition of the place should be assessed and policies developed in this section. Structural engineering reports may be commissioned as appropriate and the findings/recommendations used to develop policy.

The following points should be considered:

- i) The nature, urgency and potential impact of any current or proposed maintenance works.
- ii) The nature and urgency of any maintenance works identified as being required (as part of the physical inspection for this report). These may be used in the development of future works and/or maintenance.
- iii) Any other relevant issues, such as the possibility of hazardous materials or the need for pest inspection/control.

Works should be prioritised in terms of urgent works (to be actioned immediately), short term works (two years), medium term works (five years), long term works (ten years) and desirable works.

### 7.4 External Requirements

The following issues should be considered and policies developed accordingly:

**i) Current Heritage Listings/Registrations**

Discuss current heritage listings for the place, including a description of what is registered, the date of the listing and the implications of the listing. Discussions of listings should include, but not necessarily be limited to:

- Register of Heritage Places (Heritage Council of Western Australia);
- Classified List (National Trust of Australia [WA]);
- Municipal Heritage Inventory (refer to the relevant local government);
- Town Planning Scheme (refer to the relevant local government);
- Register of the National Estate (Australian Heritage Commission);

If the place is entered into the State Register of Heritage Places the implications of registration should be discussed in detail, particularly in relation to the statutory requirements regarding the development process. This issue should also be discussed if the report is recommending that the place be considered for entry into the Register.

Further to the above and based on the findings of the assessment of cultural heritage significance, if the Consultant believes the place is worthy of inclusion in any heritage list (and has not yet been considered for that list), a recommendation to that effect should be made.

**ii) State Government Policy**

If the place is owned by the State Government reference must be made to the *Government Heritage Property Disposal Process*. Also discuss other Government policy that may be relevant to the use or function of the place.

**iii) Statutory Requirements**

Consider the possible impact of Town Planning Schemes, Health Acts, Building Code regulations, the Disability Discrimination Act, fire safety regulations, and any other restraints which may affect the place. Identify issues arising from the statutory requirements that may have future implications.

## 7.5 Requirements and Resources of the Client, Owner, Occupants and/or Users

The following issues should be considered and policies developed accordingly:

- i) Constraints or opportunities arising from the requirements, resources and expectations of the client, owner, occupants, users and/or any other interested parties of the place based on consultation with the relevant parties.
- ii) Possible community attitudes and expectations regarding the place.
- iii) Social, religious or other cultural constraints which may impact on the place.

## 7.6 Compatible Use

Issues that should be considered are:

- i) the current use, proposed new uses and/or future development and possible impact on the cultural heritage significance of the place;
- ii) areas and/or zones where future development may be appropriate (this should be presented graphically).

### *Principles*

The use to which a place was originally built is always the preferred ongoing use, but if this is not viable then compatible uses are preferred. For example:

- i) maintain the integrity of the place, including retention of interior and exterior spaces;
- ii) require only adaptations that can be easily reversed without causing damage to the significant fabric;
- iii) not require partitioning or fixtures that cannot be easily removed without damaging other fabric;
- iv) not destroy the opportunity for interpretation of the place; and
- v) take the opportunity to conserve fabric described in other sections of the document.

## 7.7 Other

Identify any other areas not addressed in the above policy sections and develop specific policies on these issues.

If an interpretation or other plan is to be recommended, then specific issues to be addressed in this plan are to be stated and justified. If such a plan is required, the consultant should recommend/nominate the relevant professional expertise to be engaged.

## 8. POLICY IMPLEMENTATION

The Consultant must determine/identify who will be responsible for policy implementation, a timeframe for the policy implementation, and the process involved:

- i) **Identify who will be responsible for implementing each policy.** This may include the identification of a management structure through which the Conservation Plan may be implemented, day to day management and decision making responsibilities, and the means by which security and regular maintenance can be provided. It may also be appropriate to identify particular skills which should be part of this management structure. Any management structures already in place should be discussed in this section.
- ii) **Determine when each policy should be implemented.** This should be in the form of a time frame that identifies which policies will require immediate action as well as those which may be implemented in the medium or long term. Ongoing implementation requirements should also be covered. A clear definition of the recommended time frame should be included.
- iii) **Determine how each policy should be implemented.** This should indicate/discuss any specific process which should be followed in the implementation of policy.

No new policies should be introduced in this section.

## APPENDICES

Any information which may be critical to an understanding of the Conservation Plan report or its preparation should be included as an appendix. Appendices could include such things as:

- i) documentary and physical evidence. For example, title deeds, reports and plans, building schedules, etc.;
- ii) 'Guidelines to The Burra Charter: Cultural Significance' and/or 'Guidelines to The Burra Charter: Conservation Policy';
- iii) the Heritage Council's 'Criteria of Cultural Heritage Significance for Assessment of Places for Entry Into the Register of Heritage Places';
- iv) details of heritage listings/registrations; and
- v) the Conservation Plan Study Brief.

### Other issues to be addressed:

## REFERENCING

Referencing should follow the format laid out in the Heritage Council's Style Notes for Assessment Documentation dated 25 August 2000. This will be made available to the consultant on request.

In general, referencing should be consistent and include the following information: Author's Name, *Title of Document*, Publisher, Place Published, Year of Publication, Page Number.

All figures, including illustrations, photographs and plans, should have captions and be sourced. The caption should be a description of the item and must be dated.

### Footnotes

The source of information, including all quotations, must be footnoted and referenced.

### Cross Referencing

The Conservation Plan should be cross-referenced to ensure that information contained within the report is clearly supported by the evidence and that related sections and policies are easily identifiable. Cross-referencing should include:

- i) reference to relevant photographs and figures in documentary and physical evidence;
- ii) reference to relevant sections of the documentary and physical evidence in analysis of evidence;
- iii) reference to relevant sections of the documentary and physical evidence and the analysis of evidence in the assessment of significance and Statement of Significance;
- iv) reference to the graded zones and elements of significance when discussing the corresponding policies;
- v) reference to related policies within the conservation policy section;
- vi) reference to relevant conservation policies in the policy implementation section; and
- vii) other appropriate sections.

### Bibliography

A full bibliography (with a **complete list** of all sources used in the documentation and consulted during the compilation of the report) should be included as an appendix to the report. Primary sources and secondary sources should be listed in separate sections in this Bibliography. Please note that sources should be listed in alphabetical order by author's surname.

## CONSULTATION

Consultation is an important part of the Conservation Plan. Consultation should be carried out throughout the preparation process and any issues should be addressed/incorporated into the Conservation Plan. Consultation should be undertaken with:

- i) the Client to identify requirements for the place, any proposed major changes to the place and relevant sources of information that may be held by the Client;

- ii) the occupiers/tenants/users of the place to identify their requirements for the use of the place;
- iii) the local government for information about the place and referrals to local sources of information,
  - relevant community groups;
  - the Heritage Council of Western Australia;
  - the National Trust of Australia (WA), Australian Heritage Commission and Department of Indigenous Affairs to ascertain prior listings and assessments of cultural heritage significance; and
  - others as appropriate.

All people consulted during the preparation of the Conservation Plan should be acknowledged in the report's introduction.

Letters of introduction can be supplied on request.

#### R E P O R T

- i) The report is to be in A4 portrait format, with A3 drawings if necessary.
- ii) The report must have a table of contents including references to page numbers and must be followed by a list of figures (a list of all plans and photographs).
- iii) Each page of the report should be numbered and contain a header/footer denoting the title of the report and date.
- iv) All plans should be orientated with the north point facing in the same direction.
- v) Draft reports should be of a quality acceptable for review purposes. The word 'draft' should be clearly visible on the draft report.
- vi) One (1) copy of the draft report is to be provided.
- vii) Three (3) bound, laser quality black and white photocopies of the final report are to be provided. (**Note:** Archival standard unbound copies are no longer required.) The provision of an electronic version of the final document (on floppy disc or CD and in addition to the hardcopies) is optional.

#### R E P O R T S T A N D A R D S

The standards to be followed are:

- Photographs:** Photographs are to be genuine black and white only (not colour printed black and white) or digital. If using either digital photographs or scanned images, laser quality, black and white photocopies of the computer print outs are required (as the long-term stability of computer generated images has not yet been established).
- If including original photographs in one (1) final report, these should be attached by archival tape or glue (i.e. - wheat starch adhesive, neutral adhesive, gummed linen tape).
- Photographs, negatives and/or slides may be lodged with the Heritage Council of Western Australia. They should be labelled numerically, and packaged in archival quality slide pockets, with an index describing each image attached.
- The Heritage Council would appreciate receiving a representative selection of electronic images, in jpeg format, for Heritage Council records and assessment purposes.
- Paper:** Should be of a good quality (i.e. Reflex 80 gsm).
- Photocopying:** Copying must be done on black and white (carbon based) laser quality photocopier.
- Binding:** It is preferred that copies be bound with plastic coated metal spirals. The front cover should be protected with a sheet of clear film.

#### C O P Y R I G H T

The contract between the Client and the Consultant should contain appropriate clauses defining who owns copyright of the completed Conservation Plan report.

## PRESENTATION MEETING

The Consultant should allow for a progress meeting with the Client before the draft report is submitted. The Consultant should also allow for a meeting to present the document to the Client and other interested parties.

## REVIEW

The draft document will be reviewed by the Heritage Council of Western Australia. The Consultant is expected to respond to any comments in writing outlining how comments were incorporated into the final document, or giving reasons why particular comments were not addressed.

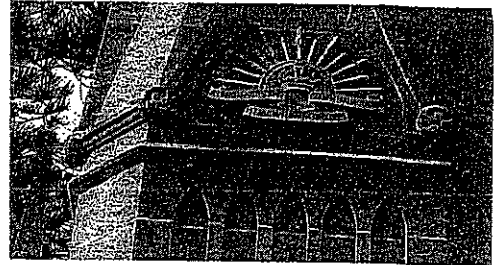
## STUDY TEAM

It is envisaged that the study team will need to incorporate the skills of a variety of relevant professionals. Specific expertise **must** include:

- Historical
- Architectural

Other expertise may include:

- Landscape.
- Archaeological.
- Engineering.
- Planning.
- Property Consulting.



The Consultant is to clearly identify personnel working on the Conservation Plan, their credentials and experience, and the management structure for the project.

## TIME FRAME

The Consultant is to commence the project one week after appointment.

It is essential that the Consultant maintain a close working relationship with the Client and advise of progress regularly.

The due date for the final draft is 12 weeks after appointment. The final draft should contain information addressing all aspects of the project brief.

The final report is due four weeks after the review period.



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OCTOBER 2002

**APPENDIX 2**

**Burra Charter**



# The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance)

## Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988 and 26 November 1999.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

## Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

## Using the Charter

The Charter should be read as a whole. Many articles are interdependent. Articles in the Conservation Principles section are often further developed in the Conservation Processes and Conservation Practice sections. Headings have been included for ease of reading but do not form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained in the following Australia ICOMOS documents:

- Guidelines to the Burra Charter: Cultural Significance;
- Guidelines to the Burra Charter: Conservation Policy;
- Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports;
- Code on the Ethics of Coexistence in Conserving Significant Places.

## What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the Australian Natural Heritage Charter and the Draft Guidelines for the Protection, Management and Use of Aboriginal and Torres Strait Islander Cultural Heritage Places.

## Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important as tangible expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

## Articles

### Article 1. Definitions

For the purposes of this Charter:

**1.1** *Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

## Explanatory Notes

The concept of place should be broadly interpreted. The elements described in Article 1.1 may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.

**1.2** *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.

**1.3** *Fabric* means all the physical material of the *place* including components, fixtures, contents, and objects.

**1.4** *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.

**1.5** *Maintenance* means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction*.

**1.6** *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

**1.7** *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.

**1.8** *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.

**1.9** *Adaptation* means modifying a *place* to suit the existing *use* or a proposed use.

**1.10** *Use* means the functions of a *place*, as well as the activities and practices that may occur at the *place*.

**1.11** *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

**1.12** *Setting* means the area around a *place*, which may include the visual catchment.

**1.13** *Related place* means a *place* that contributes to the *cultural significance* of another *place*.

**1.14** *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the *place*.

**1.15** *Associations* mean the special connections that exist between people and a *place*.

**1.16** *Meanings* denote what a *place* signifies, indicates, evokes or expresses.

**1.17** *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

The term cultural significance is synonymous with heritage significance and cultural heritage value.

Cultural significance may change as a result of the continuing history of the *place*.

Understanding of cultural significance may change as a result of new information.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Fabric may define spaces and these may be important elements of the significance of the *place*.

The distinctions referred to, for example in relation to roof gutters, are:

- maintenance — regular inspection and cleaning of gutters;
- repair involving restoration — returning of dislodged gutters;
- repair involving reconstruction — replacing decayed gutters.

It is recognised that all *places* and their components change over time at varying rates.

New material may include recycled material salvaged from other *places*. This should not be to the detriment of any *place* of cultural significance.

Associations may include social or spiritual values and cultural responsibilities for a *place*.

Meanings generally relate to intangible aspects such as symbolic qualities and memories.

Interpretation may be a combination of the treatment of the *fabric* (e.g. maintenance, restoration, reconstruction); the use of and activities at the *place*; and the use of introduced explanatory material.

# Conservation Principles

## Article 2. Conservation and management

- 2.1 *Places of cultural significance* should be conserved.
- 2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3 *Conservation* is an integral part of good management of *places of cultural significance*.
- 2.4 *Places of cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

## Article 3. Cautious approach

3.1 *Conservation* is based on a respect for the existing *fabric, use, associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

## Article 4. Knowledge, skills and techniques

- 4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.
- 4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

## Article 5. Values

5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biological diversity and geodiversity for their existence value, or for present or future generations in terms of their scientific, social, aesthetic and life-support value.

5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a *place*.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

## Article 6. Burra Charter Process

- 6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the *place* in accordance with the policy.
- 6.2 The policy for managing a *place* must be based on an understanding of its *cultural significance*.
- 6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

The Burra Charter process, or sequence of investigations, decisions and actions, is illustrated in the accompanying flowchart.

## Article 7. Use

7.1 Where the *use* of a *place* is of *cultural significance* it should be retained.

## 7.2 A place should have a compatible use.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change, to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of practices which contribute to the cultural significance of the place.

### Article 8. Setting

Conservation requires the retention of an appropriate visual *setting* and other relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Aspects of the visual setting may include use, siting, bulk, form, scale, character, colour, texture and materials.

Other relationships, such as historical connections, may contribute to interpretation, appreciation, enjoyment or experience of the place.

### Article 9. Location

9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.

9.2 Some buildings, works or other components of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.

9.3 If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

### Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

### Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

### Article 12. Participation

Conservation, interpretation and management of a *place* should provide for the participation of people for whom the place has special *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

### Article 13. Co-existence of cultural values

Co-existence of cultural values should be recognised, respected and encouraged, especially in cases where they conflict.

For some places, conflicting cultural values may affect policy development and management decisions. In this article, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

## Conservation Processes

### Article 14. Conservation processes

*Conservation* may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these.

There may be circumstances where no action is required to achieve conservation.

### Article 15. Change

**15.1** Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

When change is being considered, a range of options should be explored to seek the option which minimises the reduction of cultural significance.

**15.2** Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

**15.3** Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

**15.4** The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

### Article 16. Maintenance

*Maintenance* is fundamental to *conservation* and should be undertaken where *fabric* is of *cultural significance* and its *maintenance* is necessary to retain that *cultural significance*.

### Article 17. Preservation

*Preservation* is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Preservation protects fabric without obscuring the evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered;
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

### Article 18. Restoration and reconstruction

*Restoration* and *reconstruction* should reveal culturally significant aspects of the *place*.

### Article 19. Restoration

*Restoration* is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

## Article 20. Reconstruction

**20.1** *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In rare cases, reconstruction may also be appropriate as part of a *use* or practice that retains the *cultural significance* of the place.

**20.2** *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

## Article 21. Adaptation

**21.1** *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.

**21.2** *Adaptation* should involve minimal change to significant fabric, achieved only after considering alternatives.

## Article 22. New work

**22.1** New work such as additions to the *place* may be acceptable where it does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.

**22.2** New work should be readily identifiable as such.

## Article 23. Conserving use

Continuing, modifying or reinstating a significant *use* may be appropriate and preferred forms of *conservation*.

## Article 24. Retaining associations and meanings

**24.1** Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.

**24.2** Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

## Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.

## Conservation Practice

### Article 26. Applying the Burra Charter process

**26.1** Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

**26.2** Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

**26.3** Groups and individuals with *associations* with a *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

Adaptation may involve the introduction of new services, or a new use, or changes to safeguard the place.

New work may be sympathetic if its siting, bulk, form, scale, character, colour, texture and material are similar to the existing fabric, but imitation should be avoided.

These may require changes to significant *fabric* but they should be minimised. In some cases, continuing a significant use or practice may involve substantial new work.

For many places associations will be linked to use.

The results of studies should be up to date, regularly reviewed and revised as necessary.

Statements of significance and policy should be kept up to date by regular review and revision as necessary. The management plan may deal with other matters related to the management of the place.

## **Article 27. Managing change**

**27.1** The impact of proposed changes on the *cultural significance* of a *place* should be analysed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes following analysis to better retain cultural significance.

**27.2** Existing *fabric, use, associations* and *meanings* should be adequately recorded before any changes are made to the *place*.

## **Article 28. Disturbance of fabric**

**28.1** Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

**28.2** Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

## **Article 29. Responsibility for decisions**

The organisations and individuals responsible for management decisions should be named and specific responsibility taken for each such decision.

## **Article 30. Direction, supervision and implementation**

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

## **Article 31. Documenting evidence and decisions**

A log of new evidence and additional decisions should be kept.

## **Article 32. Records**

**32.1** The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

**32.2** Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

## **Article 33. Removed fabric**

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

## **Article 34. Resources**

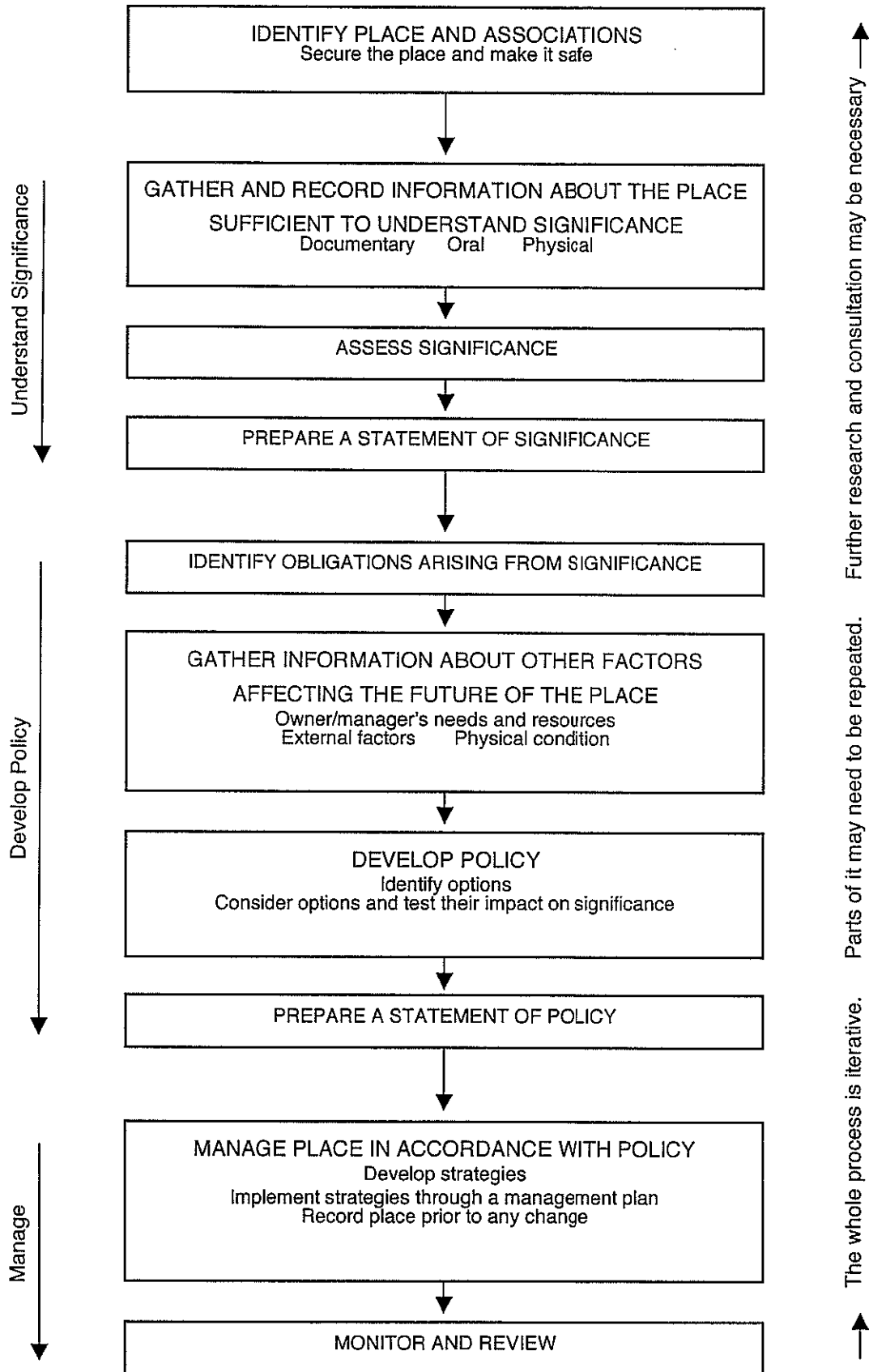
Adequate resources should be provided for *conservation*.

The best conservation often involves the least work and can be inexpensive.

*Words in italics are defined in Article 1.*

# The Burra Charter Process

Sequence of investigations, decisions and actions





**Certificates of Title**

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**Victoria**, by the Grace of God, of the United Kingdom of Great Britain and Ireland, Queen, Defender of the Faith, &c., &c., &c. To all to whom these Presents shall come Greeting. KNOW Ye that We, of Our especial Grace, certain knowledge and mere motion, have given and granted, and We do by these Presents, for Us, Our heirs and successors, in consideration of

certain military services performed by John Davies formerly a private in the East India Company's Service Give and Grant unto the said John Davies of West Guildford in our said colony Pensioner All that piece or parcel of land situate and being in the Town of West Guildford in our said colony containing two acres more or less And marked and distinguished in the Maps and Books of the Survey Office of our said colony as 'West Guildford Town Lot P. 114' and bounded on the North by two chains of Surrey Street On the South by two chains of the North boundary of Swan Location 2 parallel to Surrey Street on the East by West Guildford Town Lot 113 And on the West by Town Lot 115 each ten chains in length

Together with all Profits, Commodities, Hereditaments, and Appurtenances whatsoever thereunto belonging, or in anywise appertaining. To have and to hold the said Piece or Parcel of Land, and all and singular the Premises hereby granted, with their Appurtenances, unto the said John Davies his

heirs and assigns, for ever; he or they yielding and paying for the same to Us, our heirs and successors, one pepper-corn of yearly rent on the Twenty-fifth day of March in each year, or so soon thereafter as the same shall be lawfully demanded. Provided, nevertheless, that it shall (at any time within twenty-one years from the date of these Presents) be lawful for Us, Our heirs and successors, or for any person or persons acting in that behalf by Our or their authority, to resume and enter upon possession of any part of the said Piece or Parcel of Ground, which it may at any time by Us, our heirs or successors, be deemed necessary to resume for making roads, canals, bridges, towing-paths, or other works of public utility or convenience, and such Lands so resumed to hold to Us, Our heirs and successors, as of our or their former estate; so, nevertheless, that no such resumption be made without compensation of any part of the same piece or parcel of ground upon which any expenditure or improvement shall have been made by the said John Davies his

heirs and assigns; And We do hereby save and reserve to Us, Our heirs and successors, all mines of gold, silver, and other precious metals, in or under the said piece or parcel of ground hereby granted, with full liberty at all times to search and dig for, and carry away the same; and for that purpose, to enter upon the said piece or parcel of ground, or any part thereof.

In witness whereof We have caused our trusty and well-beloved John Stephen Hampton Esquire Governor and Commander-in-Chief of our said Colony, to affix to these Presents the Public Seal of our said Colony.

Sealed this twenty eighth — day of November  
one thousand eight hundred and sixty four  
in the presence of the Executive Council.

*MS*



(Signed) J. S. Hampton

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856

11. 05. 16. 5. 73

Stamped 16/

A MEMORIAL to be registered of an Indenture bearing date the sixth day of April One thousand eight hundred and... ninety three made between WILLIAM HENRY LAW DAVIES of 255... George Street Sydney in the Colony of New South Wales ..... Gentleman of the first part and AMELIA SARAH PATES of Perth.. in the Colony of Western Australia wife of JOHN PATES of the... same place laborer of the second part and EDMUND RALPH ..... BROCKMAN of Guildford in the said Colony Gentleman of the.... third part WHEREBY after reciting the Crown grant to John Law Davies dated the twenty eighth day of November One thousand.. eight hundred and sixty five of the property by the now ..... memorializing Deed conveyed And reciting the death of the.... said John Law Davies on the seventh day of June One thousand.. eight hundred and seventy intestate and the Grant of Letters.. of Administration of his estate and effects to Amelia Sarah.. Pates by the Supreme Court of this Colony And reciting that.. the said William Henry Law Davies was the heir at law of the.. said John Law Davies and as such was beneficially entitled to the said property And reciting the agreement for sale by .... William Henry Law Davies to Edmund Ralph Brockman of the said property for the sum of ONE HUNDRED POUNDS And reciting that.. the personal estate of the intestate had proved more than... sufficient to pay <sup>the</sup> debts and that the Administratrix had.. agreed to join in conveyance to release the said property from any estate and interest vested in her by operation of law IT.. IS WITNESSED that in consideration of the sum of ONE HUNDRED.. AND SIXTY POUNDS paid by the said Edmund Ralph Brockman to... the said William Henry Law Davies and of Ten shillings paid.. to the said Amelia Sarah Pates she as such administratrix.... of the said John Law Davies deceased did GRANT CONVEY and .... RELEASE and the said William Henry Law Davies did grant convey and confirm unto the said Edmund Ralph Brockman absolutely... ALL THAT piece of parcel of land situate at WEST GUILDFORD .. and known as WEST GUILDFORD TOWN LOT P 114 and the said deed.. as to its execution by the said William Henry Law Davies was.. witnessed by James Arthur Dowling of Sydney Notary Public ... and the execution by Amelia Sarah Pates was witnessed by J.C. Poulkes of Perth Solicitor and this Memorial is required to.. be registered by Henry John Wear of Perth Law Clerk AS WITNESS his hand this 16<sup>th</sup> day of May 1893.

SIGNED of,

*Edmund Ralph Brockman*  
*James Arthur Dowling*  
 Acting Reg. of Deeds. Perth.

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XI  
857. 11. Oct. 16. 5. 73

Stamp 20/

A memorial to be registered of an Indenture bearing date the thirteenth day of May One thousand eight hundred and ninety three made Between Edmund Ralph Brockman <sup>(Rat in company of)</sup> of the Swan Gentlemen of the one part and Frances Jane Brown of Guildford wife of Henry Brown of the same place Gentleman Wherby in consideration of the sum of Three hundred pounds paid by the said Frances Jane Brown to the said Edmund Ralph Brockman the said Edmund Ralph Brockman did grant unto the said Frances Jane Brown All that parcel of land being West-Guildford Lane Lot P 114 ~~street~~ whereby the said Deed as to its execution by the said Edmund Ralph Brockman was witnessed by Frank Cleveland

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P. 114  
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and this memorial is required to be registered of North Law Clerk by Henry John Stew<sup>n</sup> As witness his hand this 16<sup>th</sup> day of May One thousand eight hundred and ninety three.

Signed in the presence of \_\_\_\_\_ As witness }  
Acting Reg<sup>r</sup> of Deeds. } Law Clerk  
P. 114

XVIII. 155

A MEMORIAL to be registered of a Conveyance of which the following is a copy : -

THIS INDENTURE made the *seventh* day of *May* One thousand nine hundred and fifteen

B E T W E E N FRANCES JANE BROWN of Guild -  
ford in the State of Western Australia Widow (herein -  
after called "the Vendor") of the one part a n d

FREDERICK ERNEST GROWSE of Perth in the said  
State business manager and LAURA LOUISA THORBURN of  
Guildford aforesaid widow (hereinafter called "the  
purchasers") of the other part

W H E R E A S the vendor being the owner . .  
free from encumbrances of the lands and hereditaments  
hereinafter described has agreed to sell the same to .  
the purchasers for the price or sum of Seven hundred .  
and twenty five pounds for the sum of Two hundred and  
twenty five pounds cash and the balance by mortgage .  
of the land

NOW THIS INDENTURE WITNESSETH that in pursu-  
ance of the said agreement and in consideration of the  
sum of Two hundred and twenty five pounds now paid by  
the purchasers to the vendor and of the execution of .  
indenture of even date herewith to secure the balance  
of the said purchase money the vendor DOTH HEREBY . .  
GRANT unto the purchasers their heirs and assigns ALL  
THAT piece of land being WEST GUILDFORD TOWN LOT P . .  
114 the subject of Crown Grant enrolled No 2017 and .  
more particularly described in the schedule hereunder  
written TOGETHER with all buildings and erections . .  
thereon and all easements and appurtenances thereto . .  
appertaining or therewith used and enjoyed and all

the estate right title and interest of the vendor in to and upon the same TO HAVE AND TO HOLD the said premises unto and to the use of the said purchasers their . . heirs and assigns as tenants in common in equal shares.

And the vendor covenants for herself and her representatives with the purchasers and their representatives and assigns that she has the right to grant the said lands to the said purchasers notwithstanding any act of the vendor or any person claiming under her and that the said purchasers and their representatives and assigns shall have quiet possession of the said lands . free from all encumbrances claims and demands created . occasioned or made by her or by any person claiming . . through under or in trust for her

And the vendor further covenants that she . . will at the cost of the person requiring the same execute all such further assurances of the said lands as . may be requisite

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year . . first before written

#### THE SCHEDULE

ALL THAT piece of land situate and being in . the town of West Guildford in the said State containing 2 acres more or less marked and distinguished in the . . maps and books of the Survey Office in the said State . as "West Guildford Town Lot P 114" and bounded on the North by two chains of Surrey Street, on the South by 2 chains of the Northern boundary of Swan Location Q parallel to Surrey Street, on the East by West Guildford . Town Lot 113 and on the West by Town Lot 115 each 10 . .

This Memorial is required to be registered by

*Wilfred George Crofts*  
& Darbyshire, Solicitors, Perth

Clerk to Messrs James

As witness his hand this

*11<sup>th</sup>*

day

of *May* 1915

SIGNED by the said *Wilfred* )  
*George Crofts* in the pres- )  
ence of

*Wilfred George Crofts*

*Alfred Beal*

Registrar of Deeds.

XVIII. 679

Assess on £715.  
Edgar J. Owen.  
Commissioner of Assesment

A M E M O R I A L to be registered of a re-conveyance  
of which the following in a copy :-

Stamped £7. 5  
Cancelled State Stamp office 17/5/18.

THIS INDENTURE made this 15th day of May One  
thousand nine hundred and eighteen

BETWEEN FRANCES JANE BROWN of Guildford in the  
State of Western Australia Widow (hereinafter called "the  
mortgagee") of the first part

FREDERICK ERNEST GROWSE of Perth in the said .  
State Business Manager and LAURA LOUISA THORBURN of Guild  
ford aforesaid (hereinafter called "the mortgagors" ) of  
the second part and

AMIE ELIZA MARTHA GROWSE and FLORENCE MABEL ..  
GROWSE both of Perth Road Guildford in the said State ..  
Spinsters (hereinafter called "the purchasers") of the  
third part

WHEREAS by an Indenture of mortgage dated the .  
seventh day of May One thousand nine hundred and fifteen-  
and made between the mortgagors of the one part and the .  
mortgagee of the other part the lands and hereditaments .  
therein comprised and in the schedule hereto more particu-  
larly described (and which are hereinafter called "the .  
said hereditaments") were conveyed and assured to the ..  
mortgagee her personal representatives and assigns by way  
of mortgage for securing the repayment to the mortgagee .  
of the sum of Five hundred pounds then owing by the mort-  
gagors to the mortgagee with interest thereon as therein-  
mentioned

The principal sum of Five hundred pounds secur-  
ed by the said indenture of mortgage is due and owing up-  
on the security of the said indenture of mortgage but all



interest thereon has been paid up to the date hereof

The mortgagors are desirous of paying off the ..  
said principal sum and of making a gift of the said heredit  
aments to the purchasers Amie Eliza Martha Growse and Flor-  
ence Mabel Growse freed and discharged from the said Inden-  
ture of mortgage and have requested the mortgagee to re - .  
convey the said hereditaments in manner hereinafter appear-  
ing

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

1. In consideration of the premises and of the sum .  
of Five hundred pounds now paid to the mortgagee by the .  
mortgagors (the receipt of which sum and that the same is  
in full satisfaction and discharge of all moneys owing in  
respect of the said mortgage security the mortgagee hereby-  
acknowledges) the mortgagee as mortgagee doth at the re -  
quest and by the direction of the mortgagors and each of  
them testified by their execution hereof HEREBY GRANT and  
the mortgagors as owners hereby grant and confirm unto the  
purchasers their heirs and assigns the said hereditaments .  
comprised in the hereinbefore mentioned indenture of mort -  
gage or which are by any means now vested in the mortgagee-  
subject to the redemption thereunder (which hereditaments .  
are for greater convenience described in the Schedule here-  
to) TO HAVE AND TO HOLD the same unto and to the use of ..  
the said purchasers their heirs and assigns as joint ten -  
ants freed and discharged from the said indenture of mort -  
gage and all other moneys secured thereby and all claims  
and demands in respect thereof

IN WITNESS whereof the parties hereto have here -  
unto set their hands and seals the day and year first be-  
fore written

THE SCHEDULE

ALL THAT piece of land situate and being in the town of West Guildford in the said state containing two acres more or less marked and distinguished in the maps and books of the Survey Office in the said State as "West Guildford Town Lot P 114" and bounded on the North by two chains of Surrey Street on the South by two chains of Northern boundary of Swan Location Q parallel to Surrey Street on the East by West Guildford Town Lot 113 and on the West by Town Lot 115 each ten chains in length

SIGNED SEALED AND DELIVERED by )  
the said FRANCES JANE BROWN in ) Frances Jane Brown Seal  
the presence of - )

Signature - Ern Blanckensee  
Occupation - Solicitor  
Address - Perth

SIGNED SEALED AND DELIVERED by )  
the said FREDERICK ERNEST .... ) F. E. Growse Seal  
GROWSE in the presence of - )

Signature - Ern Blanckensee  
Occupation - Solicitor  
Address - Perth

SIGNED SEALED AND DELIVERED by )  
the said LAURA LOUISA THORBURN ) Laura Thorburn Seal  
in the presence of - )

Signature - Ern Blanckensee  
Occupation - Solicitor  
Address - Perth

AND this Memorial is required to be registered .  
by Maude Gladys Bray Crofts Clerk to Messrs Leake James &  
Darbyshire Solicitors, Perth

AS WITNESS her hand this 22<sup>nd</sup> day of May

One thousand nine hundred and eighteen

SIGNED by the said MAUDE GLADYS )  
BRAY CROFTS in the presence of- ) *Maude G. Crofts*

*Ern Blanckensee*

XXI. 533

A MEMORIAL to be registered of a Deed of Conveyance of which the following is a copy:-

W. H.  
DUTY STAMP  
X. . . . .

STATE STAMP  
OFFICE  
2. 2. 19

THIS INDENTURE is made the 22<sup>nd</sup> day of February One thousand nine hundred and thirtynine in pursuance of an Act to facilitate the conveyance of real property between AMIE ELIZA MARTHA GROWSE and FLORENCE MABEL GROWSE formerly of Perth Road Guildford in the State of Western Australia but now of Beechboro in the said State Spinsters (hereinafter called "the Vendors") of the one part and ELIZABETH ANNIE ROE wife of JOHN AUGUSTUS ROE of number 1 Scott Street South Perth in the said State Gentleman (hereinafter called "the Purchaser") of the other part

W H E R E A S the Vendors being the owners free from encumbrances of the land and hereditaments hereinafter described have agreed to sell the same to the Purchaser for the price or sum of FIVE HUNDRED AND FIFTY POUNDS of which amount the sum or SEVENTYFIVE POUNDS has been paid in cash and the balance is to be secured by a Mortgage of the said land

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and IN CONSIDERATION of the sum of SEVENTYFIVE POUNDS now paid by the Purchaser to the Vendors (the receipt whereof the Vendors hereby acknowledge and from the same do hereby release the Purchaser) and of the execution of the Indenture of even date herewith to secure the balance of the said purchase money the said Vendors DO HEREBY GRANT unto the Purchaser and her heirs and assigns all the hereditaments described in the schedule to these presents with all easements rights and appurtenances both actual and reputed to the same

and assigns forever AND the said Vendors DO HEREBY COVEN-  
ANT with the Purchaser her heirs and assigns that not-  
withstanding any act deed or thing by the said Vendors done  
or executed or knowingly suffered to the contrary they the  
said Vendors now have good right to grant the hereditaments  
and premises hereby granted or expressed so to be unto and  
to the use of the said Purchaser her heirs and assigns in  
manner aforesaid AND THAT the said Purchaser her heirs  
and assigns shall and may at all times hereafter peaceably  
and quietly possess and enjoy the said hereditaments and  
premises and receive the rents and profits thereof without  
any lawful eviction interruption claim or demand whatsoever  
from or by the said Vendors or any person or persons lawfully  
or equitably claiming from under or in trust for them AND  
THAT free from all encumbrances whatsoever made or suffer-  
ed by the said Vendors or any person or persons lawfully or  
equitably claiming as aforesaid AND FURTHER that they the  
said Vendors and all persons having or lawfully or equitably  
claiming any estate or interest in the said hereditaments  
and premises or any of them or any part thereof from under or  
in trust for them the said Vendors shall or will from time  
to time and at all times hereafter at the request and cost  
of the said Purchaser her heirs and assigns do and execute  
or cause to be done and executed all such acts deeds and  
things whatsoever for further and more perfectly assuring the  
said hereditaments and premises and every part thereof unto  
and to the use of the said Purchaser her heirs and assigns in  
manner aforesaid as shall or may be reasonably required  
IN WITNESS whereof the parties to these presents have here-  
unto set their hands and seals the day and year first be-  
fore written

THE SCHEDULE HEREINBEFORE REFERRED TO.

ALL THAT piece of land situate and being in the Town of Bassendean (formerly known as West Guildford) in the said State containing two acres more or less marked and distinguished in the maps and books of the Survey Office in the said State as West Guildford Town Lot P 114 and bounded on the North by two chains off Surrey Street on the South by two chains off the Northern boundary of Swan Location Q parallel to Surrey Street on the East by West Guildford Town Lot 113 and on the West by Town Lot 115 each ten chains in length

SIGNED SEALED AND DELIVERED by)  
the said AMIE ELIZA MARTHA )  
GROWSE in the presence of )

*A. S. M. Crowle. (L.S.)*

*F. White Godfrey  
Solicitor  
Perth*

SIGNED SEALED AND DELIVERED by)  
the said FLORENCE MABEL GROWSE )  
in the presence of )

*F. M. Crowle (L.S.)*

*F. White Godfrey.*

THIS MEMORIAL is required to be registered by CHARLES  
HOWARD SMITH Clerk to Messrs. Boulton Godfrey  
& Virtue Solicitors Perth

AS WITNESS his hand this *23<sup>rd</sup>* day of *...*

One thousand nine hundred and thirtynine

SIGNED by the said CHARLES )  
HOWARD SMITH )  
in the presence of, )

*C. H. Smith*

*[Handwritten signature and stamp]*

XX11. 286

A MEMORIAL to be registered of a Conveyance duly stamped with a duty of 2/6d. whereof the following is a true copy

T H I S I N D E N T U R E made the twelfth day of July One thousand nine hundred and fortyfour in pursuance of an act to facilitate the Conveyance of real property between ELIZABETH ANNIE ROE wife of John Augustus Roe formerly of Perth Road Bassendean in the State of Western Australia but now of Railway Parade Swanbourne in the said State (hereinafter called "the Vendor") of the one part and EDWARD HUGH McLEAN of Surrey Street Bassendean aforesaid Secretary (hereinafter called "the Purchaser") of the other part

W H E R E A S the Vendor being the owner free of encumbrances of the land and hereditaments hereinafter described has agreed to sell the same to the Purchaser for the sum of NINE HUNDRED AND THIRTYFIVE POUNDS the full amount of which has been paid by the Purchaser to the Vendor

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Nine hundred and thirtyfive pounds paid as aforesaid by the Purchaser to the Vendor (the receipt whereof by her execution hereof the Vendor hereby acknowledges and from the same doth hereby release the Purchaser) the Vendor DOETH HEREBY GRANT unto the Purchaser and his heirs and assigns all the lands and hereditaments described in the schedule to these presents with all easements rights and appurtenances both actual and reputed to the same belonging or appertaining and all the estate right title interest claim and demand whatsoever of the Vendor therein or thereto TO HAVE AND TO HOLD the said lands and hereditaments and all and singular other the premises hereby conveyed or intended so to be unto and to the use of the said Purchaser his heirs and assigns forever and

*Agreement dated 17.2.42  
Stampd 19.10.42  
C.L.B./e*

the hereditaments and premises hereby granted or expressed so to be unto and to the use of the Purchaser his heirs and assigns in manner aforesaid. AND THAT the Purchaser his heirs and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said hereditaments and premises and receive the rents and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for her. AND THAT free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid. AND FURTHER that she the Vendor and all persons having or lawfully or equitably claiming any estate or interest in the said hereditaments and premises or any of them or any part thereof from under or in trust for her the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser his heirs and assigns do and execute or cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said hereditaments and premises and every part thereof unto and to the use of the Purchaser his heirs and assigns in manner aforesaid as shall or may be reasonably required

IN WITNESS WHEREOF the parties to these presents have hereunto set their hands and seals the day and year first before written.

THE SCHEDULE HEREBEFORE REFERRED TO

ALL THAT piece of land situate and being in the Town of Bassendean (formerly known as West Guildford) in the said State containing two acres more or less marked and distinguished in the maps and books of the Survey Office in the said State as West Guildford Town Lot P 14 and bounded on the North by two chains of Surrey Street on the South

by two chains of the Northern boundary of Swan Location Q  
parallel to Surrey Street on the East by West-Guildford  
Town Lot 113 and on the West by Town Lot 115 each ten  
chains in length

SIGNED SEALED AND DELIVERED)

by the said ELIZABETH ANNIE )

ROE in the presence of : )

(sd) E. A. Roe

L.S.

(sd) F. White Godfrey

Solr.

Perth

RECEIVED from the withinnamed Edward Hugh McLean the within  
consideration and purchase money of Nine hundred and thirty-  
five pounds

£935. 0. 0.

rev. stamp  
2/6d.

(sd) E. A. Roe

COMMONWEALTH OF AUSTRALIA

STATUTORY DECLARATION

I, EDWARD HUGH McLEAN of Surrey Street Bassendean in the  
State of Western Australia Secretary do solemnly and sincerely  
declare:-

1. That I am a natural born British subject  
having been born at Rupanyup in Victoria
2. That at no period of my life have I  
been a subject of an enemy country or of a country wholly or  
partly in enemy occupation
3. That I am the purchaser of the within  
described land
4. That in this transaction I am not act-  
ing for or on behalf of any person who is an alien enemy or a  
naturalised person of enemy origin or of any person who is a  
subject of any country declared by the Attorney General to be  
wholly or partly in the occupation of the enemy
5. That this dealing is not in contraven-  
tion of the National Security (Land Transfer) Regulations

AND I MAKE this solemn declaration by  
virtue of the Statutory Declarations Act 1911 conscientiously  
believing the statements contained therein to be true in every  
particular

D A T E D this 12th day of July 1944



Corr. 39/1964 MM  
Application 10459/64 (50399)



WESTERN AUSTRALIA.

ORIGINAL  
REGISTER BOOK.

Vol. 1283. Fol. N<sup>o</sup> 938

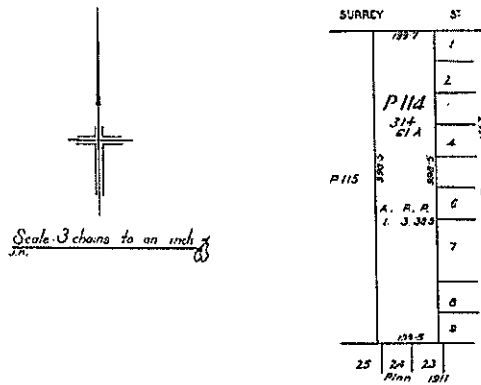
land off.  
INDEXED 4

# Certificate of Title

P 9441  
CT 1283 G938 F

under "The Transfer of Land Act, 1893" (34 Vic. 14, 54, 5).

Edward Hugh McLean of 427 Cambridge Street, Floreat Park, Secretary, is now the proprietor of an estate in fee simple subject to the easements and encumbrances notified hereunder in all that piece of land delineated and coloured green on the map hereon containing one acre three roods thirty-eight and nine-tenths perches or thereabouts, being Guildford Town Lot P114.



Dated the nineteenth day of May One thousand nine hundred and sixty-four.

*D. J. Man*  
Registrar of Titles.

*Transfer 36081/64 to Gladys Mary Laver of 1 Hursey Street, Bessenden, Widow  
Registered 3rd June 1964 at 934 c/c*

*H. Blackmore*  
ASSISTANT REGISTRAR OF TITLES

Cancelled

TOTALLY CANCELLED  
TRANSFER A250787  
Registered 13<sup>th</sup> January 1970 at 12.25.00  
Included in  
To Vol. 314. Fol. 61A.  
Asst REGISTRAR OF TITLES

10197201-11120-100

For encumbrances and other matters affecting the land see back.

EASEMENTS AND ENCUMBRANCES REFERRED TO

*Conat 4287/68 Lodged 26-7-1970 at 12.25 p.m.*

*Withdrawal 9250286 of Conat 4287/68 Lodged 12<sup>th</sup> January 1970 at 12.25 p.m.*

*J. Kennedy*  
REGISTRAR OF TITLES  
Asst. REGISTRAR OF TITLES

Cancelled

CT 1283 0938 B



CERTIFICATE OF TITLE

Vol. 1283 Fol. No. 938

INDEXED

XX

Transfer A250787  
Volume 245 Folio 179  
1283 938

WESTERN



ORIGINAL  
AUSTRALIA

REGISTER BOOK

VOL. 314 FOL. 61A

# Certificate of Title

CT 0314 0061A F

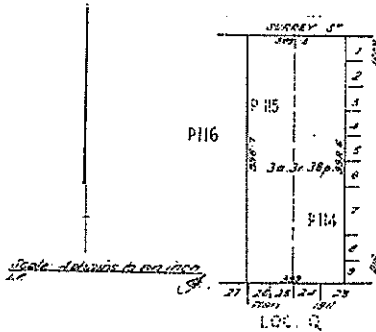


UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

Douglas Jones Proprietary Limited of 57 James Street, Guildford, is now the proprietor of an estate in fee simple subject to the easements and encumbrances notified hereunder in all that piece of land delineated and coloured green on the map hereon containing three acres three roods and thirty-eight perches or thereabouts, being Guildford Town Lots P114 and P115 together being the subject of Plan 9441.

Dated the 13th day of January 1970

*H. J. ...*  
Asst. REGISTRAR OF TITLES



LOCAL GOVERNMENT ACT,  
ALL ROADS WITHIN GREEN  
BORDER ON PLAN 9441  
ARE NOW DEDICATED.

TOWN PLANNING and DEVELOPMENT  
ACT 1928-62 SECTION 20A  
Lot 60 on Plan 9441  
vested in Her Majesty  
Date 13.1.1970  
Cor. Asst Registrar of Titles

As to Lot 60 on Plan 9441 Only  
Gaz. 2.11.73, Cor. 4.73. REVOKED  
AND REMOVED FROM OPERATION  
OF THE TRANSFER OF LAND ACT  
This certificate PARTIALLY CANCELLED  
*H. J. ...*  
REGISTRAR OF TITLES

EASEMENTS AND ENCUMBRANCES REFERRED TO

APPLICATION A250788			
Registered 13 <sup>th</sup> January 1970 at 10.25 de.			
Ref	To	Vol	Fol
50	"	314	62 A
51	"	314	64 A
52	"	314	65 A
53	"	314	66 A
54	"	314	67 A
55	"	314	68 A
56	"	314	69 A
57	"	314	71 A
58	"	314	72 A
59	"	314	73 A
61	"	314	75 A
62	"	314	76 A

*Paul*  
REGISTRAR OF TITLES

CERTIFICATE OF TITLE

VOL. 314 FOL. 61A

CT 0314 0061A B



PLAN 9441

# GUILDFORD TOWN LOTS P114 & P115

TO VEST IN THE CROWN UNDER SEC 20A T.P. & D. ACT.

F.B. 28668

TOTAL AREA 1-6132 ha

INDEX PLAN PERTH 2000 19-30 IN ORDER FOR DEALINGS

LOT 60 TO VEST IN THE CROWN UNDER SEC 20A T.P. & D. ACT.

C/Ts 245-179

1283-938

NOW 314-61A

IN ORDER FOR DEALINGS

22-12-69

LOCAL GOVERNMENT ACT

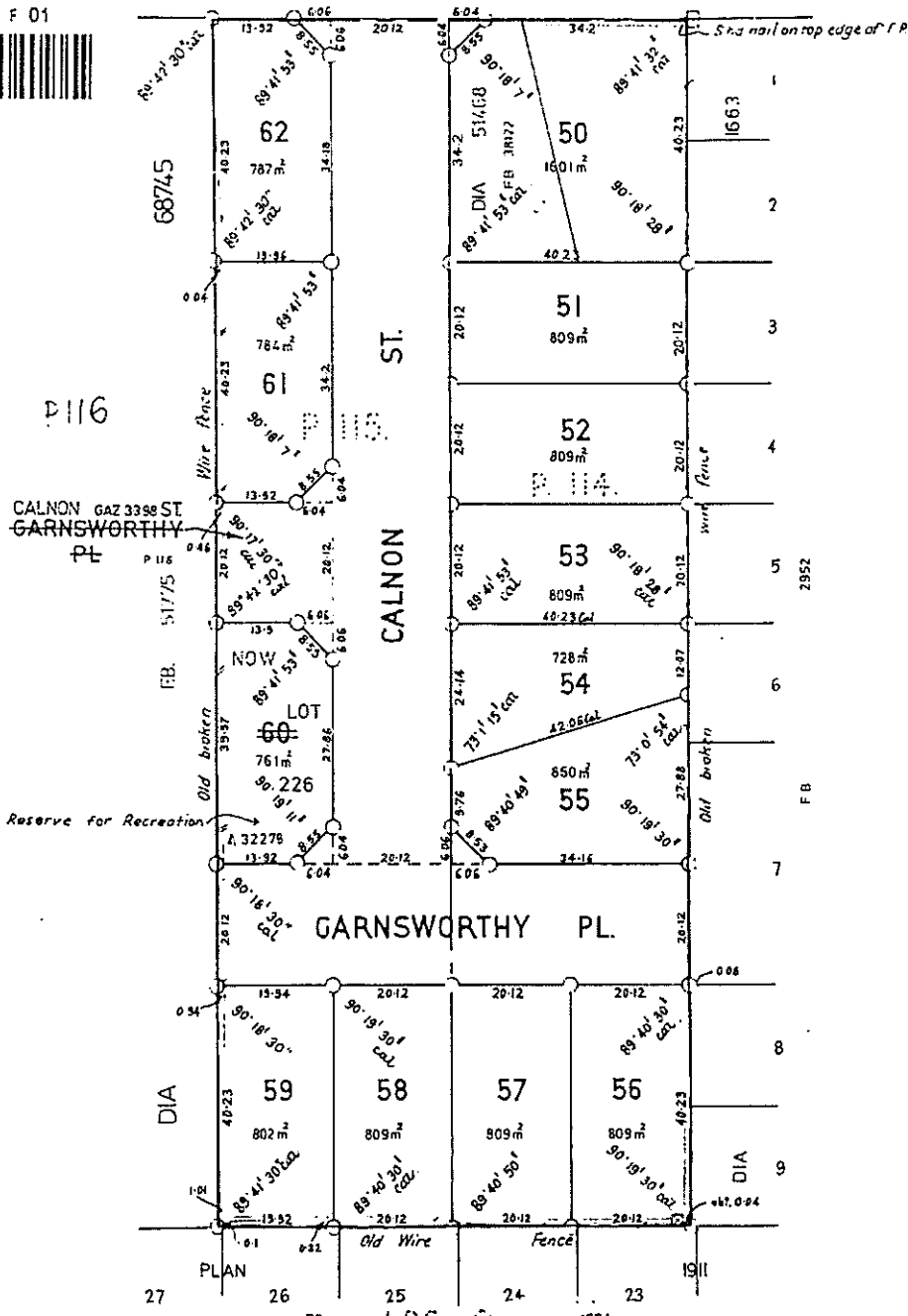
ALL ROADS WITHIN THE GREEN BORDER ARE NOW DEDICATED.

APPROVED

13-1-70

SURREY ST.

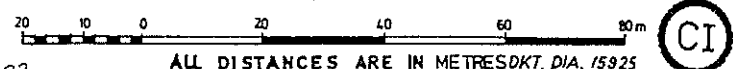
P 009441 F 01



CALNON GAZ 3398 ST GARNSWORTHY PL

CALNON ST.

GARNSWORTHY PL.



PLAN 9441

INDEXED

RM

Application A250788  
Volume 314 Folio 61A

WESTERN



ORIGINAL REGISTER BOOK

AUSTRALIA

VOL. 314 FOL. 62A

# Certificate of Title

D 51458

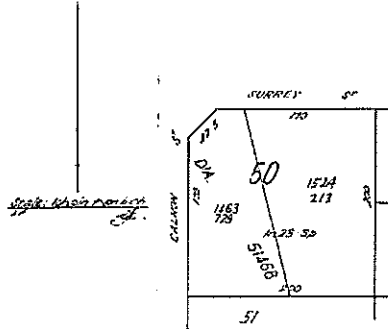
CT 0314 0062A F



UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

Douglas Jones Proprietary Limited of 57 James Street, Guildford, is now the proprietor of an estate in fee simple subject to the easements and encumbrances notified hereunder in all that piece of land delineated and coloured green on the map hereon containing one rood twenty-three and three-tenths perches or thereabouts, being portion of Guildford Town Lot F114 and being Lot 50 on Plan 9441.

Dated the 13th day of January 1970



**CANCELLED**

Asst REGISTRAR OF TITLES

Transfer A392091 to Edgar George Parent Caterer and Winifred Louisa Parent Married Woman both of 1 Surrey Street, Bassendean as joint tenants Registered 20th April 1970 at 2.03 o/c




Transfer B109014 to Kevin Arthur Pownall, Surveyor and Colino Anna Pownall, Married Woman, both of 5 Stow Court, Seabloy Downs, as joint tenants. Registered 3rd March 1976 at 10.01 o/c.



**CANCELLED**

Cancelled

TOTALLY CANCELLED  
 Application B646745  
 Registered to the former owner 1979 at 3.18 o/c.  
 Balance  
 To Vol. 1624 Fol. 213



48024788-0M-07M60

For encumbrances and other matters affecting the land see back

Cancelled

EASEMENTS AND ENCUMBRANCES REFERRED TO

Mortgage A392092 To ~~North Building Society~~ Registered 20<sup>th</sup> April 1971 at 2.03 o/c

Caveat B8482. Lodged 18.8.1971 at 8.58 o/c

Withdrawal B109012 of Caveat B8482. Lodged 3.3.1976 at 10.01 o/c.

Discharge B109013 of Mortgage A392092. Registered 3rd March 1976 at 10.01 o/c.

Mortgage B109015 to Town & Country Permanent Building Society. Registered 3rd March 1976 at 10.01 o/c.

On Lot 63 the subject of Diagram 51468 only Discharge B3177 of Mortgage B109015 Registered 7th April, 1977 at 9.44 o/c.

APPLICATION B 317795 Registered 7th April, 1977 at 9.44 o/c Lot 63 on diagram 51468. Vol. 1463 Fol. 729



CERTIFICATE OF TITLE

VOL. 314 FOL. 62A

CT 0314 0062A B



WESTERN




AUSTRALIA

REGISTER NUMBER <b>50/P9441</b>	
DUPLICATE EDITION <b>N/A</b>	DATE DUPLICATE ISSUED <b>N/A</b>

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1524      FOLIO 213

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*RG Roberts*  
REGISTRAR OF TITLES 

**LAND DESCRIPTION:**

LOT 50 ON PLAN 9441

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

TOWN OF BASSENDEAN OF 48 OLD PERTH ROAD, BASSENDEAN  
(T D893097 ) REGISTERED 4 OCTOBER 1988

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE.
2. \*F371655 MEMORIAL. HERITAGE OF WESTERN AUSTRALIA ACT 1990. LODGED 19.11.1993.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1524-213 (50/P9441).  
PREVIOUS TITLE: 314-62A.  
PROPERTY STREET ADDRESS: 1 SURREY ST, BASSENDEAN.  
LOCAL GOVERNMENT AREA: TOWN OF BASSENDEAN.



ORIGINAL - NOT TO BE REMOVED FROM OFFICE

CT 1524 0213 F



Application B646745  
Volume 314 Folio 62A

WESTERN



AUSTRALIA



VOL. 1524  
FOL. 213

# CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

*Lumbrough*



REGISTRAR OF TITLES

Dated 10th January, 1979

### ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Guildford Town Lot P114 and being part of Lot 50 on Plan 9441, delineated and coloured green on the map in the Third Schedule hereto.

### FIRST SCHEDULE (continued overleaf)

~~Kevin Arthur Pownall, Surveyor and Celine Anne Pownall, Married Woman, both of 5 Stow Court, Wembley Downs, as joint tenants~~

### SECOND SCHEDULE (continued overleaf)

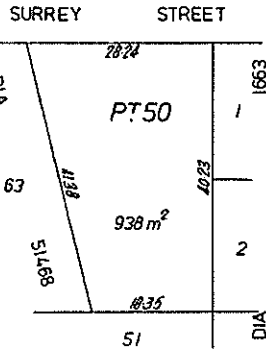
~~1. MORTGAGE B109015 to Town & Country Permanent Building Society, Registered 2.7.76~~  
10.01

Discharged D62676 8.7.85

*Lumbrough*

REGISTRAR OF TITLES

### THIRD SCHEDULE



SCALE 1:750

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

Superseded - Copy for Sketch Only

Page 1 (of 2 pages) 1524 213 VOL. FOL.

# Superseded - Copy for Sketch Only

Page 2 (of 2 pages)

LT. 37

FIRST SCHEDULE (continued)		NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.													
REGISTERED PROPRIETOR	INSTRUMENT NUMBER	NATURE	REGISTERED	TIME	SEAL	INITIALS	INSTRUMENT				REGISTERED OR LODGED	SEAL	INITIALS		
							NATURE	NUMBER	REGISTERED	TIME					
Wasdale Pty. Ltd. of 97 Broadway, Nedlands.	D606866	Transfer	18.11.87	10.46											
Town of Bassendean of 48 Old Perth Road, Bassendean.	D893097	Transfer	4.10.88	15.57											Checker 2

SECOND SCHEDULE (continued)		NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.													
REGISTERED PROPRIETOR	INSTRUMENT NUMBER	NATURE	REGISTERED	TIME	SEAL	INITIALS	INSTRUMENT				REGISTERED OR LODGED	SEAL	INITIALS		
							NATURE	NUMBER	REGISTERED	TIME					
to Commonwealth Bank of Australia	D62677	Mortgage	8.7.85	11.26											
to Commonwealth Bank of Australia.	D606867	Mortgage	18.11.87	10.46											Checker 2
Heritage Act of Western Australia Act 1990. Lodged 19-11-93 at 14:39 hrs.	F371655	Memorial													

CERTIFICATE OF TITLE VOL. 1524 213

**HCWA Register documentation**



HERITAGE  
COUNCIL  
OF WESTERN AUSTRALIA

## REGISTER OF HERITAGE PLACES

### Permanent Entry

1. DATA BASE No. 0131
2. NAME *Pensioner Guard Cottage* (c.1857)
3. LOCATION 1 Surrey Street, Bassendean
4. DESCRIPTION OF PLACE  
Single cottage and the land on which it stands, being Lot Pt 50 on Plan 9441, on C/T 1524/213
5. LOCAL GOVERNMENT AREA Town of Bassendean
6. OWNER Vested in Bassendean Town Council
7. HERITAGE LISTINGS
  - Register of Heritage Places: Interim 09/11/1993
  - Register of Heritage Places: Permanent 30/09/1994
  - National Trust Classification: n.d.
  - Town Planning Scheme/Municipal Inventory:
  - Register of National Estate: 16/04/1991
8. CONSERVATION ORDER  
-----
9. HERITAGE AGREEMENT  
-----
10. STATEMENT OF SIGNIFICANCE  
*Pensioner Guard Cottage* has cultural heritage significance for the following reasons:  
  
As the only known extant Pensioner Guard cottage in the metropolitan area the Pensioner Guard cottage in Bassendean has a high degree of historical and social significance, despite later modifications.



## REGISTER OF HERITAGE PLACES- ASSESSMENT DOCUMENTATION

### 11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in September, 1991 have been used to determine the cultural heritage significance of the place.

#### 11.1 AESTHETIC VALUE

Although the old cottage is picturesque, it has little specific aesthetic value.

#### 11.2. HISTORIC VALUE

The Pensioner Guards were an identifiable social group within the Western Australian colonial community, at a time when it was necessary to have the forces of law and order visible in society. The *Pensioner Guard Cottage* has a high degree of historic significance as a demonstration of how, and where, Pensioner Guards lived. The cottage is moderately significant for its association with convict settlement in the Guildford area. (Criteria 2.1, 2.2)

#### 11.3. SCIENTIFIC VALUE

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#### 11.4. SOCIAL VALUE

The *Pensioner Guard Cottage* is held in high esteem by the Bassendean community for its association with the history of the State's convict era. (Criterion 4.2)

### 12. DEGREE OF SIGNIFICANCE

#### 12.1. RARITY

To the Heritage Council's knowledge, this cottage is the only extant Pensioner Guard cottage in the metropolitan area, and as such provides a significant example of a past lifestyle. (Criterion 5.2)

#### 12.2 REPRESENTATIVENESS

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#### 12.3 CONDITION

With recent restoration work completed, the building is in sound condition.

#### 12.4 INTEGRITY

The cottage's current use as a historical museum does not cut across the integrity of the place.

#### 12.5 AUTHENTICITY

Although a number of the building elements of the original cottage have been replaced with new materials, including the metal ceilings and the damp course, the cottage still retains a moderate degree of authenticity.

### 13. SUPPORTING EVIDENCE

#### 13.1 DOCUMENTARY EVIDENCE

Pensioner Guards were part of the British government's commitment to the West Australian colonists that free settlers would be sent out to dilute the convict presence. The guards were offered free passage to Western Australia for themselves and their families. They were employed as guards on the convict ships. Once in the colony their duties were not particularly onerous. Employment was offered to them in the Convict Establishment as warders, but their main purpose was to act as a disciplined body of men who could be called upon by the civil authorities to quell any disturbance. The first contingent arrived in the second ship, the *Hashemy*, November 1850.

The Pensioner Guards were soldiers who had fought in British armies, but were then on a pension.<sup>1</sup> They had either served a twenty year term, or they had been made redundant as British armies were reduced in number. The ages of the pensioners varied, but they were all meant to be strong, healthy and 'good specimens' of manhood, selected after they had applied for resettlement in the colony of Western Australia, by the half-pay officers in charge of pension distribution.

In Western Australia Pensioner Guards were settled on the fringes of towns, especially towns in which there was a convict depot. Their blocks of land varied in size between two and ten acres, and each block 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. Successful groupings of small land owners from the military caste were formed at North Fremantle, and at York, Toodyay, Bunbury, Kojonup, Greenough Flats and Albany. The West Guildford settlement, with only four cottages which were not immediately occupied, was too small to qualify for

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<sup>1</sup> The information found in the documentary and physical evidence sections is taken from a fully referenced, unpublished report prepared by Michal Bosworth for the Heritage Council of Western Australia, dated May 1991. The report includes relevant history, pictorial evidence and a section relating to site research.

inclusion in some of Capt. Bruce's reports. (West Guildford is now part of the suburb of Bassendean.)

By the time the Royal Engineers were withdrawn from the colony at the end of 1862, twenty one Pensioner Guard cottages had been built at North Fremantle, thirteen at York, eight 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 ticket-of-leave or convict labour.

The construction of the four cottages in West Guildford was supervised by Lieutenant Edmund DuCane, Royal Engineer, whose reports of his completed work are thorough. DuCane was responsible for the eastern settlements of Guildford, Toodyay and York. At the time of the construction of the cottages Guildford was a ticket-of-leave depot, rather than the convict outpost it was to later become. Therefore most of the labour used to construct the cottages was ticket-of-leave men, supervised by Sappers.

In August 1855 DuCane's half yearly report noted that Guildford had an average of 67 ticket-of-leave men at his disposal and they had been engaged in burning bricks for 12 Pensioner cottages, and sawing timber. (DuCane was also supervising construction at Toodyay and York.) It was originally planned to build 12 Pensioners' cottages at West Guildford, but only four were actually built. The cottages took several years to complete and were not occupied until the 1860s.<sup>2</sup>

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. In February 1857 DuCane recorded that the four cottages were complete, however, it is evident that in June there were still work being carried out.

F.H. Broomhall records that John Law Davis, a Pensioner Guard originally employed by the East India Co., was 26 years old when he arrived in Western Australia in 1853.<sup>3</sup> In November 1857 he was appointed caretaker of the four cottages at Guildford which were still unoccupied. This suggests that he was the first tenant of the house on what was Lot 114. Broomhall died in 1870 leaving a widow and five children. Although the cottage did not pass to his widow, she arranged to live in it until her death in the 1890s.

The neighbouring block of land, lot 115, was sold in 1872 by its owner, Pensioner Guard Henry Chartres, who had also arrived in 1853. Following the sale Chartres returned to England. This evidence suggests that the Pensioner Guards in Guildford did not form a particular cohesive

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<sup>2</sup> Bourke, M. *On the Swan: A History of the Swan District, Western Australia*, (UWA Press, Nedlands, 1987), pp. 189-190.

<sup>3</sup> Broomhall, F.H. *The Veterans: a history of the Enrolled Pensioner Force in Western Australia, 1850-1880*, (Perth, 1989), pp. B73-B74

community. It is ironic that the new owner, John Picken, was an ex-convict.

An unnamed, undated National Trust report lists all the title changes to the *Pensioner Guard's Cottage*. The site changed hands in 1915 and members of the Growse family owned the place until 1939. Between 1915 and 1939 it is assumed that the adjoining house, which later became a boarding house, was erected. It is not known to what use the cottage was put during those years. Changes to the layout of the Pensioner's Cottage may date from this period, or from post-WWII years.



### 13.2 PHYSICAL EVIDENCE

Although the external fabric of the cottage is largely unchanged, many of the architectural elements, including window frames and doors, have been altered.

Early records make no reference to the presence of either a damp course or a metal ceiling. It is highly unlikely they were part of the original building as both were reasonably new building materials at the time of construction. No doubt the cottage at West Guildford was damp from time to time, especially in years of flood. The first big flood after its completion was in 1862, but nowhere is it suggested that damp courses were a required part of buildings supervised by the Royal Engineers.

One result of the inclusion of a damp course appears to have been the raising of the floor. Nothing seems to remain of the original bricked floor, although bricks outside the back door might be part of the original construction.

The Royal Engineers insisted that the cottages were plastered, but it is not known whether walls were plastered inside and out. The finish on the exterior walls of the cottage appears to be of a much later date (20th century).

The exterior doors, which have been cut down in size, are unlikely to be original, although the south-western door and frames, where the bottom ledge of the frame is very worn, may be original. The windows are not original.

The chimney has been changed in shape inside the house. If it was built on the same scale as those in the warder's cottage, Fremantle, the opening would have been smaller and more suitable for cooking. This room would have been used as the kitchen.

Metal ceilings of the style in the cottage were reasonably common in 'boom-time' architecture in the eastern states of Australia from the late 1880s, and from 1890 they were made by Wunderlich. However, manufacture of metal ceilings was not attempted in Western Australia in these years, and the first record of imported pressed metal ceilings occurs in the *WA Statistical Register* (1901), where it is noted they came from the United Kingdom, Victoria, New South Wales and Singapore with a total value of £1,695. It is unlikely that the small cottage in West Guildford received one of the first shipments to the State and therefore the pressed metal ceiling is likely to be a later alteration.

All restoration work on the cottage has now been completed. A Charter of Agreement between Bassendean Town Council and Bassendean Historical Society Inc. has been 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.<sup>4</sup>

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<sup>4</sup> There is also a "Report on Archaeological Investigations at the Pensioner Guard Cottage, 1 Surrey Street, Bassendean", which was carried out on 13 - 14 April 1991, supervised by Martin Gibbs, Department of Archaeology, UWA, which would be useful for further research.

### 13.3 REFERENCES

RAIA, 'Architectural Evaluation: Pensioner Guard Cottage', (for the WA Heritage Committee, n.d.).

Bosworth, M., 'Pensioner Cottage, Bassendean: A Report for the Heritage Council', (May 1991).

Gibbs, M., 'Report on Archaeological Investigations at the Pensioner Guard Cottage, 1 Surrey Street, Bassendean', (April 1991).

National Trust Assessment Exposition.

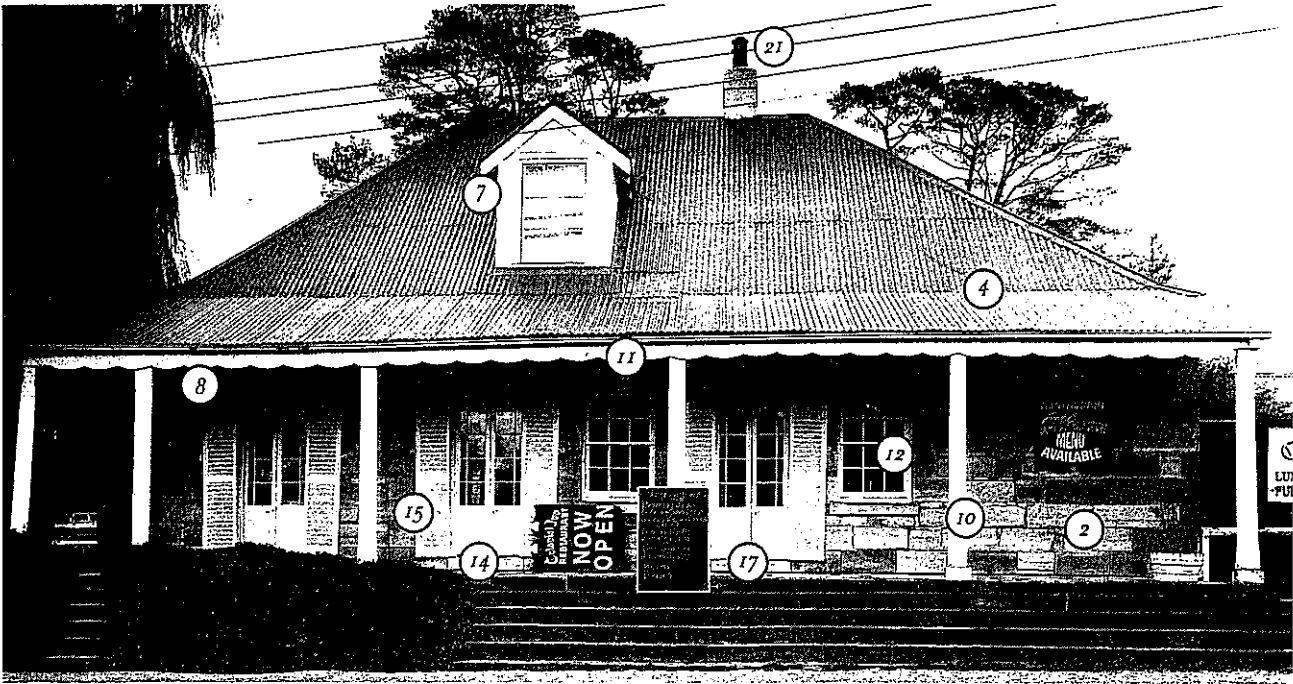
Australian Heritage Commission Data Sheet.

## APPENDIX 5

### **Architectural style guides**

Victorian Georgian c.1840-c.1890 architectural style  
Federation Bungalow c.1890-c.1915 architectural style

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.

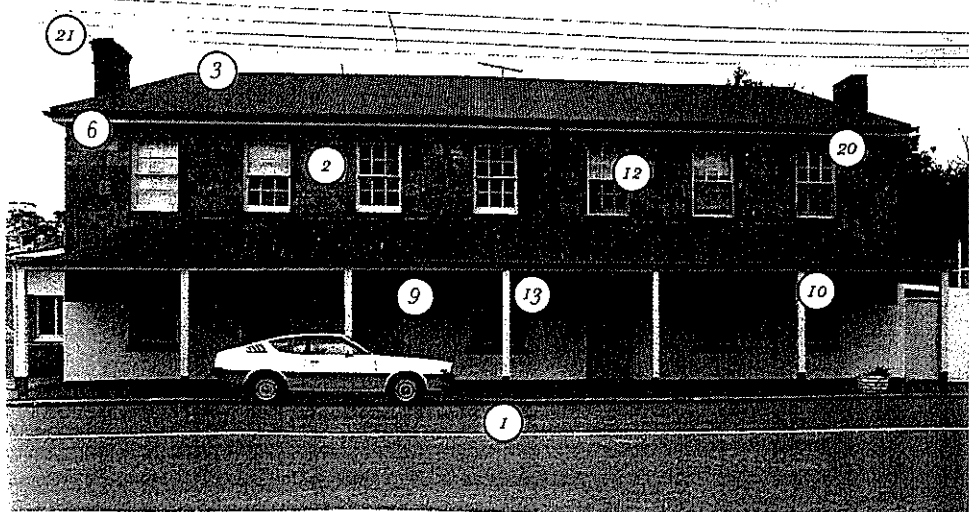


▲ 58 Colonial Inn restaurant (former Breen's Inn), Berrima, NSW. Architect unknown, 1840s. An informal composition of neat Georgian details.



▷ 59 Single-storey terrace houses, Burton Street, Darlinghurst, NSW. Architect unknown, c. 1845. Tiny multiple dwellings for Sydney workers.

▷ 60 District Hotel, Nairne, SA. Architect unknown, c. 1851. A conservative balanced design of seven bays.



- 1 Symmetrical façade
- 2 Exposed brick or stone walling
- 3 Medium-pitch roof
- 4 Broken-back roof
- 5 Close eaves
- 6 Boxed eaves
- 7 Dormer
- 8 Veranda under broken-back roof
- 9 Veranda under separate roof
- 10 Slender veranda post
- 11 Decorative valance
- 12 Sash window with small panes
- 13 Sash window with large panes
- 14 Casement or French window
- 15 Louvred shutter
- 16 Fanlight or transom light
- 17 Panelled door
- 18 Doorcase
- 19 Stone lintel
- 20 Flat arch
- 21 Simple chimney



▲ 61 Two-storey terrace houses, Albion Street, Surry Hills, NSW. Architect unknown, 1845-47. Simple repetition of symmetrical elements.

## Extent

Southern and Eastern Australia.

## Background

An extension and a continuation of the OLD COLONIAL GEORGIAN style. The orderliness and appropriateness of British Georgian came to the colony as cultural baggage. The style in Australia embodies simplification of the Georgian classical architecture of Britain. In eighteenth-century Britain the classical language of architecture had been codified in pattern books, some of which came to Australia. These background influences continued on into the Victorian period.

## Broad Characteristics

Gentleness of scale; simple rectangular and prismatic shapes; symmetrical façades. These broad characteristics flowed through into the Victorian period from the Old Colonial period. Changes such as corrugated iron and larger sheets of glass were brought about by new materials and techniques.

## Settings and Relationships

The style applies to both urban façades and free-standing rural buildings.

## Exterior Characteristics

Three main distinctions: rectangular form (Stratford House [50]); spreading veranda form where posts resemble colonnades (Lanyon, Tharwa [57]); change in form due to materials and techniques, such as corrugated iron, the bull-nose veranda and windows with large panes of glass (District Hotel, Nairne [60]). Brickwork originally

exposed was often painted later (terrace, Darlinghurst [59]). Window sashes often had horned stiles (former flour mill, Portarlington [52]). Chimneys were sometimes moulded (house, Nairne [53]). Many roofs originally covered with shingles were replaced or overlaid by corrugated iron. Occasionally roofs were steeply pitched (Wolston House, Wacol [51]). Doors were usually of six panels, but the four-panel door became popular. Occasionally there were balustrades of timber or iron (Newstead House [54]). Columns, always of timber in the Old Colonial period, were now often of cast iron. Dormers, unusual survivals from the Old Colonial period, became common.

## Structure and Construction

Traditional bearing walls, timber floor and roof construction.

## Other Qualities

Victorian Georgian was a conservative style, often with unsophisticated details. It was especially appropriate to country homesteads.

## Key Practitioners

By the Victorian period, the style was favoured by the less prominent practitioners.

## Select References

Cox and Lucas, *Australian Colonial Architecture*.  
 Irving, comp., *Australian House*, chapters 1 and 2.  
 Loudon, *Cottage, Farm and Villa Architecture*.  
 Lucas and Joyce, *Australian Country Houses*.  
 Wilson, *Old Colonial Architecture*.

# Victorian Regency c. 1840–c. 1890



Victorian Regency, as its name suggests, is a continuation of the OLD COLONIAL REGENCY style. In nineteenth-century Britain and Australia, those who upheld the virtues of refinement and simple elegance fought a protracted rearguard action against what they saw as Victorian vulgarity. During the early years of Victoria's long reign, these virtues were still being admired by people blessed with the kind of 'good taste' which had flourished during the eighteenth-century Age of Reason.

The Regency style required simplicity, subtlety and restraint, and the style's rules allowed little room for development or change. In Australia, consequently, Victorian Regency buildings continued to exhibit clearly defined rectangular masses arranged symmetrically with, more often than not, the outer edges of the roof finished behind a simple parapet. The masonry walls of stone or brick were usually stuccoed and lined to imitate quality stonework, but on occasions walls were finished externally in face brickwork. Projecting mouldings of simple, classical design were gently modelled in stucco to cast delicate shadows on the smooth surfaces of the walls. Crisp lines and classical proportions in the treatment of doors and windows continued from earlier times, and louvred timber jalousies were often provided for protection against the summer sun.

A recurring feature of the Regency style is the balcony cantilevered out from the face of the wall and finished with a tasteful balustrade of iron or timber. Ground-floor verandas had rectangular timber posts with the broad face set to the street, or openwork iron columns; sometimes, in the more

▲ 62 Burrundulla, Mudgee, NSW. William Weaver, architect, c. 1865. A Palladian composition of brick central block and parapeted wings with faceted ends.

prestigious examples, classical columns might be used. The elegantly drooping concave or ogee roof was popular for verandas, reflecting its canvas-awning origins. Here, corrugated-iron roofing could easily be curved to the desired profile, and it soon became the norm.

The unchanging nature of the style appealed to speculative builders, who found its simplicity easy to exploit, even to the point of omitting the stucco on external walls and painting the bare brickwork. But, whether it was destined to cater for the needs of a poor artisan or a rich merchant, the Regency building had an air of aristocratic understatement.



▲ 63 Ayers House (formerly Austral House), North Terrace, Adelaide, SA. George Strickland Kingston, architect, c. 1858–74. Elegant bow-fronted rooms and porticoes enframe a previously constructed central block.



△ 64 House, Hanover Street, Fitzroy, Vic. Built by Edward Wills, stonemason, 1854. Intractable basalt expertly refined by moulded details.



△ 67 Pinjarra, Edenvale, WA. Architect unknown, c. 1855. An unusual symmetrical spreading and faceted homestead.



△ 65 Royal Terrace, Nicholson Street, Melbourne, Vic. John Gill, architect (attrib.), 1854-56. Dignified row houses in a once-fashionable residential address.



△ 68 Macquarie Field House, Macquarie Fields, NSW. Probably built by Samuel Terry, c. 1840. A handsome breakfront homestead with colonnaded veranda.



△ 66 Fernleigh, Midland Highway, Kempton, Tas. Architect and date unknown. The encircling veranda features timber trellage.



△ 69 Strathelie, Broadmarsh, Tas. Architect unknown, 1851. A villa displaying finesse of detailing in stone and timber.

# Federation Bungalow c. 1890–c. 1915



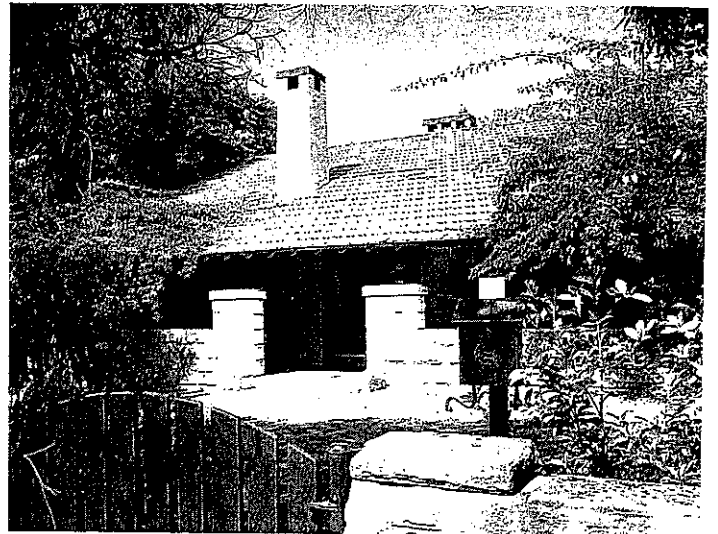
◁ 355 House, Balwyn Road, Canterbury, Vic. Architect and date unknown. A roof-dominant house like a simplified Queen Anne design.

∇ 356 Bungalow, Brierley Street, Cremorne, NSW. Architect and date unknown. Shaded simplicity prefiguring the California Bungalow style.

The principles of the Arts and Crafts movement which grew up in Britain around William Morris in the second half of the nineteenth century were strongly promoted in America by Gustav Stickley in *The Craftsman*, the influential magazine he founded in 1901 and published until 1916. The journal featured designs for houses, gardens and furniture, all of which were notable for the home-spun charm and lack of pretension. The style of a 'Craftsman Home', Stickley claimed, sprang 'from the needs of the plain people' and was based upon 'the simplest and most direct' principles of construction'. Stickley's ideas formed the basis for the bungalow movement which swept America in the early twentieth century.

The word *bungalow* is derived from *bangla*, meaning 'a Bengali house'. In the early days of the British Raj in India, a bungalow was understood to be a single-storey house with commodious verandas, but by the end of the nineteenth century the word was being loosely applied, especially in America, to many kinds of houses that catered for a relatively casual lifestyle and had easy access to the outdoors. In 1911 Henry H. Saylor published *Bungalows: Their Design, Construction and Furnishing, with Suggestions also for Camps, Summer Homes and Cottages of Similar Character*, in which he identified ten types of bungalow in the United States.

The flood of American publicity about the bungalow found a response in Australian periodicals. As early as 1908, an article in *Building & Real Estate* proclaimed: 'To my mind there is no construction so suited for Australian bush architecture as the



comfortable bungalow.' Regurgitations of articles in American magazines extolling the virtues of the bungalow continued to appear in local publications for the best part of a decade.

The Federation Bungalow style can be regarded as a transition between the FEDERATION QUEEN ANNE and the INTER-WAR CALIFORNIA BUNGALOW styles: it cast off the picturesque complexities of the former and did not display its structural carpentry as much as the latter. Chronologically, the style appears late in the Federation period and flows on into the Inter-War period. The accompanying illustrations show that, while Federation bungalows in this country often vary quite widely from one another in appearance, the definitive examples of the style share the qualities of homely simplicity and robust honesty.



▽ 357 *Nee Morna, Nepean Highway, near Sorrento, Vic. Architect unknown, c. 1910. An unostentatious and large house bespeaking a relaxed way of life.*



▽▽ 358 *House, Captain Jacka Street, Daceyville, NSW. Housing Board, c. 1912. A typical detached house in a planned Federation garden suburb.*

▽ 360 *House, Portrush Road, Marryatville, SA. Architect unknown, c. 1915. Graphically illustrates the transition from Queen Anne to California Bungalow.*



▽▽ 361 *House, The Esplanade, Peppermint Grove, WA. J. J. Talbot Hobbs, architect, 1896. A sophisticated urban interpretation of the Australian vernacular.*



△ 359 *Former Dods house, Abbot Street, New Farm, Qld. Robin Dods, architect, c. 1905. A ground-hugging warm-climate example.*

△ 362 *Bungalow, High Street, Glen Iris, Vic. Architect unknown, c. 1918. A late example, with a typical broad, hipped dormer.*

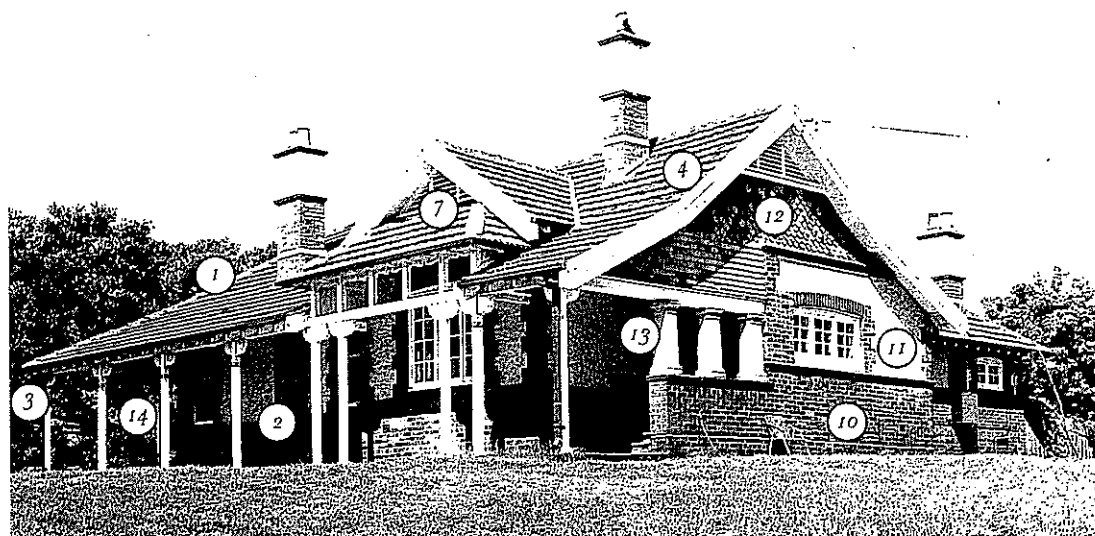
# Style Indicators / Federation Bungalow c. 1890–c. 1915



- 1 Large, simple roof planes
- 2 Deep, shady veranda
- 3 Wide eaves with exposed rafters
- 4 Prominent gable verge
- 5 First-floor room in roof space
- 6 'Eyelid' dormer
- 7 Roof ventilator
- 8 Bay window
- 9 Awning-like roof
- 10 Face brickwork
- 11 Roughcast walling
- 12 Wall-hung shingles
- 13 Masonry veranda pier
- 14 Plain or sparingly decorated timber post



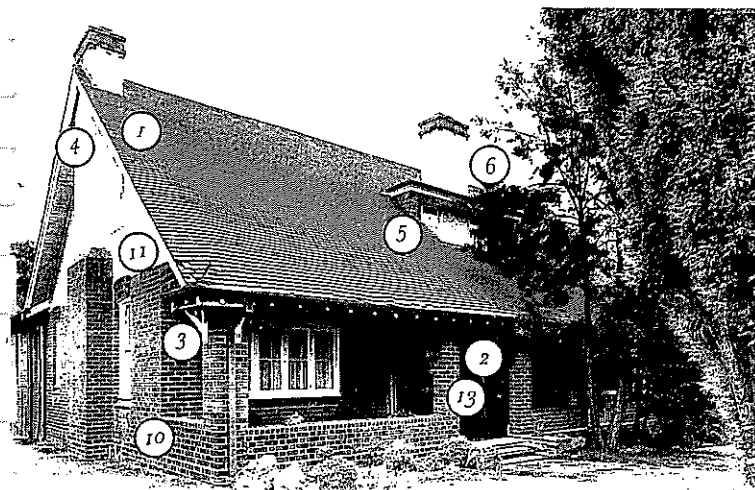
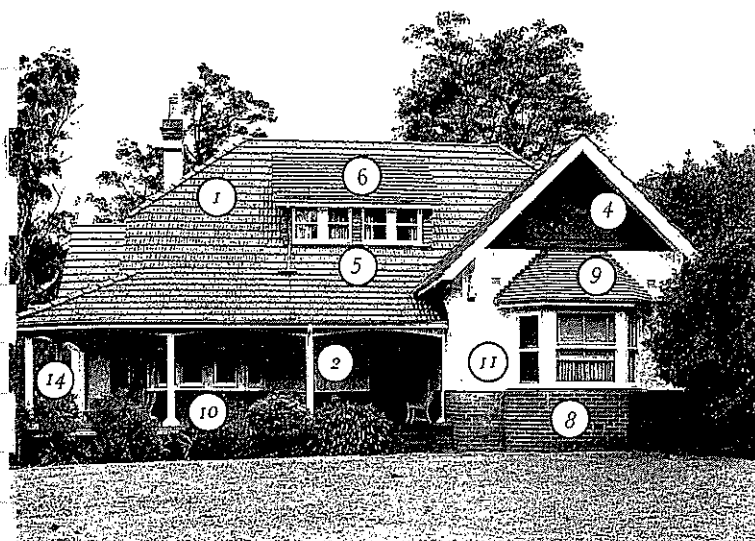
◁ 364 Blythewood, Beecroft Road, Cheltenham, NSW. Architect and date unknown. An illustration of the search for an indigenous style.



◁ 365 Ranger's cottage, Centennial Park, Sydney, NSW. W. L. Vernon, Government Architect, 1899. A house with an uncomplicated and congenial appearance.

◁ 363 *The Eyrie*, Fox Valley Road, Wahroonga, NSW. Architect unknown, 1912. Another house suggesting the transition to the California Bungalow style.

∇ 366 *Joseland house*, Burns Road, Wahroonga, NSW. Howard Joseland, architect, date unknown. Unpretentious, solidly comfortable and very well detailed.



△ 367 *House*, Malvern Avenue, Croydon, NSW. Architect unknown, c. 1909. Another garden suburb example, kept low by having rooms in the roof.

## Extent

Australia-wide.

## Background

Remote origins in single-storey, veranda'd, vernacular houses in countries colonised by Europeans (especially India). Immediate origins in the United States (especially West Coast) around the turn of the century—Arts and Crafts values plus the concept of the 'simple life' promoted by Gustav Stickley. Influence of designs in his magazine *The Craftsman*. General literary influence from writings of Henry Thoreau (especially *Walden*). Style prevalent in Australia towards end of the Federation period.

## Broad Characteristics

Ground-hugging, generally single-storey, but sometimes with rooms in roof-space. Unpretentious, homely quality. Use of 'natural' materials, honestly expressed.

## Settings and Relationships

Free-standing single-storey houses on suburban blocks, with informal lawns and gardens.

## Exterior Characteristics

Simple massing. Broad simple roof planes, often featuring gabled roof with ridge parallel to the street and with main roof extending over veranda (bungalow, Cremorne [356]). Verandas with roofs supported by masonry piers and/or simple, sturdy timber posts (house, Canterbury [355]). Favoured wall materials: roughcast, face brick, timber shingles. Leadlights used sparingly, usually in simple rectangular or diamond grid patterns.

## Structure and Construction

Traditional brick or stud-framed bearing wall, timber floor and roof construction. Sometimes rock-faced sandstone foundation walls and veranda piers.

## Other Qualities

Transition between FEDERATION QUEEN ANNE style, which is rather more decorative, and INTER-WAR CALIFORNIA BUNGALOW style, which typically has more assertive roof detailing such as street-facing gables with exposed timber components.

## Key Practitioners

Robin Dods, Howard Joseland, Oakden & Ballantyne, J. J. Talbot Hobbs.

## Select References

Johnson, *Australian Architecture*, 1901–51.  
Stickley, *Craftsman Homes*.

**APPENDIX 6**

**1991 M. Bosworth: Historical report**

PENSIONER COTTAGE, BASSENDEAN

A REPORT FOR THE HERITAGE COUNCIL OF WA

Michal Bosworth

May 1991.



ASLIB51373963B

## SITE RESEARCH

### Ventilation

The cottage not only has a metal ceiling which is out of character with its origins, but also a metal damp course and clay ventilators. There can be no doubt that dampness cursed the original cottages in this location and the possibility of floods may be the reason why other cottages were not built on the site. Nineteenth century damp courses were usually of slate, or patent bituminous felt set in concrete. In the Convict Establishment all the ventilators were imported iron ones. Clay products as sophisticated as ventilators were probably made in Western Australia as commercial brick industries developed at the turn of the century.

### Drains and water supply

Other buildings erected in Guildford at the same time were kept dry with exterior drains. It is not known whether any evidence of outside drains has been found on the site. Although by 1938 it is clear from the MWSS & DD plan that water was obtained from a tank, it is almost certain that a well, of which no trace remains, was sunk for the first inhabitants.

### Changed functions of the house

The site changed hands in 1915 when its value was £725.0.0, (see footnote 14). Members of the Growse family owned it until 1939. Between 1915 and 1939 it is assumed that the adjoining house was erected which later became a boarding house. It is not known to what use the cottage was put during those years. Possibly it was servant's quarters, perhaps it was used as storage space only. The changes within the Pensioner's cottage may date to this period or to the post-war years. It is likely that the metal ceiling was inserted earlier rather than later as the larger house also has some metal ceilings, however it has proved impossible to date the insertion of the damp course.

### The floor

One result of the damp course appears to have been the raising of the floor. Nothing seems to remain of the original bricked floor unless it is assumed that the bricks outside the back doors are part of the original design.

### The walls

The Royal Engineers insisted that the cottages were plastered, but it is not known whether they were plastered both inside and out. The finish on the cottage's exterior appears to be modern (twentieth century).

### The doors

The exterior doors which have been cut down in size are unlikely to be original, although there may be a case for the south-western door, where the bottom ledge of the frame is very worn.

The windows are not original.

### The chimney

The chimney has been changed in shape inside the house. If it was built on the same scale as those in the warder's cottage, Fremantle the opening would have been smaller and more suitable for cooking. This room would have been used as the kitchen.

## CONCLUSION

Pensioner Cottages were extremely rudimentary in design and finish. Their modest cost and size reflects the guards' social station and their locations near colonial settlements indicate not only a need for access to markets, but a requirement to have the forces of law and order visible in the society. They are part of the fabric of convict Western Australia.

The Pensioner Cottage at Bassendean has an impeccable record of ownership as it was occupied by the first Guard to move into the area, however the house has not been untouched in the intervening years. Changes made to it are identifiable and should be recognised as part of its continuing history. There is no necessary virtue obtained by removing all of them.

## RECOMMENDATIONS

1. Care should be taken to protect the exposed brick-work before the wet weather damages them.
2. Thought should be given to the possibility of reconstructing the windows and doors to the original pattern, or one more sympathetic to the origins of the house.
3. Exterior brick paving behind the cottage should be treated as part of the early fabric unless further evidence comes to light proving that it was not so.
4. The interior can be plastered especially if due care is taken to use a nineteenth century mixture
5. A picket fence seems appropriate outside the house. Grape vines or a fruit tree may be planted in the garden.
6. Further research might be undertaken to establish the occupation of the larger house's owners as this should shed light on how the cottage was used before it became part of the Boarding house complex.
7. If the cottage is to be opened to the public, a leaflet explaining its past would help people interpret the fabric.

PLAN 9441

# GUILDFORD TOWN LOTS P114 & P115

TO VEST IN THE CROWN  
UNDER SEC. 20A T.P. & D. ACT.

F.B. 28668

TOTAL AREA 1.6132 ha

INDEX PLAN PERTH 2000 19.30 IN ORDER FOR DEALINGS

C/Ts 245-179

1283-938

NOW 314-61A

IN ORDER FOR DEALINGS

22.12.69

## LOCAL GOVERNMENT ACT

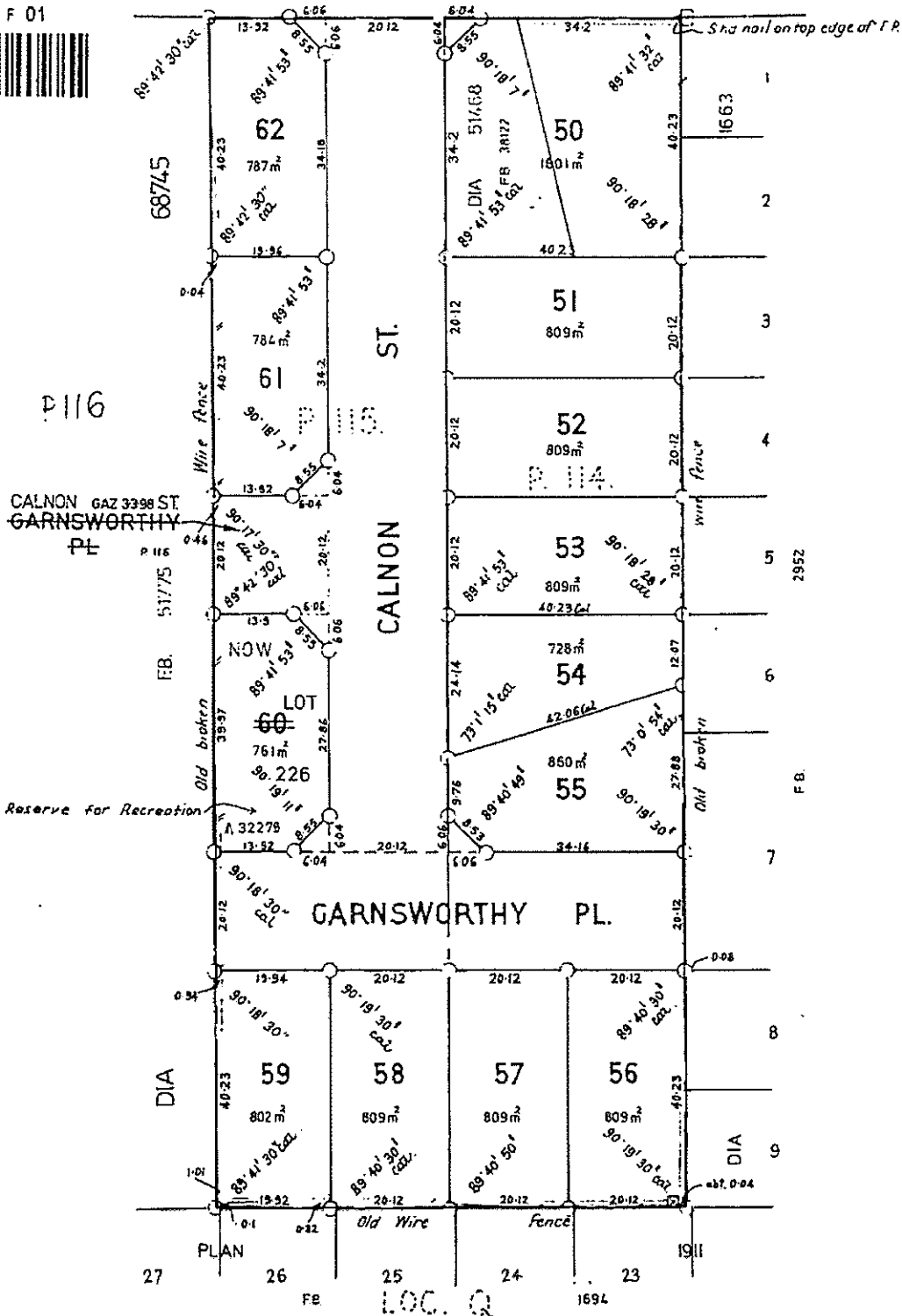
ALL ROADS WITHIN THE GREEN  
BORDER ARE NOW DEDICATED.

APPROVED

13.1.70

SURREY ST.

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ALL DISTANCES ARE IN METRES DKT. DIA. 15925



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**APPENDIX 7**

**1991 M. Gibbs: Archaeological report**

A REPORT ON  
ARCHAEOLOGICAL INVESTIGATIONS  
AT THE PENSIONER GUARD COTTAGE,  
1 SURREY STREET, BASSENDEAN.

13 - 14 APRIL 1991

Martin Gibbs  
Dept of Archaeology  
University of W.A.



ASLIB40468720B

**A REPORT ON ARCHAEOLOGICAL INVESTIGATIONS**

**AT THE PENSIONER GUARD COTTAGE,**

**1 SURREY STREET, BASSENDEAN.**

**13 - 14 APRIL, 1991.**

**Martin Gibbs. Department of Archaeology, University of W.A.**

**INTRODUCTION**

The following report briefly describes a two day (13-14 April, 1991) mitigation excavation undertaken at the 1860s Pensioner Guard Cottage, 1 Surrey Street, Bassendean, by volunteers from the Dept. of Archaeology, U.W.A.. Test pits were placed within areas to be disturbed during conservation work both within and outside of the cottage. Little or no artefact material was recovered 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.

Due to the time and labour constraints of the project, artefacts recovered from the excavations were only cleaned and sorted in to major material types without further identification or analysis. All artefacts, together with the original excavation recording sheets and stratigraphic sections, have been forwarded to the Shire of Bassendean for storage and future use.

## STRUCTURE

The cottage is relatively small and of simple design, measuring 8m x 4m and consisting of two rooms of approximately equal size. The walls are of brick, made from a low-fired local clay and now rendered with cement both internally and externally. The original shingle roof can be seen in place beneath the corrugated iron covering. The scalloped barge boards obviously predate the rendering of the walls, and are possibly contemporary with the construction of the cottage.

In its original form the cottage had no front or rear verandah, although the corrugated galvanised iron was extended at a lower pitch for 2 metres from the south wall to create a covering at the rear (south side). The original verandah was almost certainly wooden, as evidenced by the line of low-fired bricks layed adjacent to the south wall (partially uncovered during excavation) which probably acted as sleepers for the wooden joists. It is not known when the cement surface replaced the wooden verandah at the rear of the cottage, but the 1938 sewerage plan included in Bosworth (1991) shows that by this time the cottage had been connected along its east side to the verandah of the adjacent house. This plan also shows the western portion of the cottage verandah enclosed with galvanised iron as an ablution area.

Bosworth (1991, 3) quotes an 1856 construction report stating that the original floors were of paved brick, a feature not evident in the archaeological investigation. A wooden floor replaced this surface at an unknown date, which in turn was replaced in c1956 (Pers comm: G Roy) by a raised wooden floor installed on joists resting in part on the door frame. All of the doors consequently had a strip removed from their lower sections to accomodate the raised surface.

The fireplace, located on the central dividing wall and facing into the western room, was probably also modified at the same time as the floors. It would appear that a single course of brick and cement render was layed directly upon the base of the hearth to raise it to the new floor level, with a small lap constructed in front. After the removal of the wood floor this was revealed as a poorly executed job of whole and fragmentary bricks roughly mortared into place. The ash and charcoal

deposits laying between the old hearth surface and the new bricks suggest the fireplace was not even well cleared before the additions were made. The top of the (mantle) has also been cut away to increase the height of the fireplace.

Other alterations include replacement of the windows (cf. historical photographs) and the modification of the south window of the eastern room (presumably the original bedroom) to accommodate a pair of French doors. It was not determined whether the southwest and northwest doors themselves were original, although the frames show signs of considerable wear. The ceiling has been raised and replaced at an unknown date by a ceiling of pressed metal, although the original height is indicated by the wooden (joists/bearers) still visible in the walls.

Without further historical research it is not possible to know what other early structures existed in relation to the cottage, although it is highly probable that several other outbuildings (wash-houses, sheds, etc) were constructed. By the time of the 1938 sewerage plan the adjoining house and a weatherboard building on the site of the current brick wash-house (probably of the same function) were already in place. Several vine trellis are also shown, probably similar to those seen in the several historic photographs. No attempt was made to locate or recover physical evidence of outbuildings, garden features (including fences), wells or other structural features. Further historical research, particularly amongst 19th century survey notebooks, may yet provide details of such features.

## ARCHAEOLOGICAL INVESTIGATION

Test-pitting and excavation within and adjacent to the cottage was undertaken over a period of 2 days (13-14 April, 1991) as a volunteer exercise by several staff and students from the Department of Archaeology at the University of W.A., supervised by Martin Gibbs and Dr Ian Lilley.

Due to the limited time available for excavation with the volunteers, it was decided that the most appropriate strategy would be to concentrate on sampling at the rear of the cottage, being the area most likely to be affected by future disturbance. It was also decided to place a single test pit within each of the rooms and another immediately outside of the front (north) door to determine artefact densities within these areas.

The layout of the main excavation grid and test pits, each square measuring 1m<sup>2</sup>, is shown in Figure 1.

### 1. Main Grid (South Side Verandah).

The main grid was laid in chequer-board pattern of 1m<sup>2</sup> squares extending from the southeast corner of the cottage. The south side of row 'B' coincidentally but conveniently corresponded to the former edge of the verandah., It was hoped that the concrete slab which had until recently covered the area would have sealed deposits of artefacts which related to both the period before and after the construction of the original wooden verandah. In particular it was thought possible that the lower levels might contain evidence of the original Pensioner Guard period.

The selection of the squares to be excavated also took into account which places had already been disturbed. The area previously dug out by the workmen was contained within squares B2, B3 & C2, while a sewerage drain cut through the area of A7-9. It was originally thought that plumbing associated with the enclosed ablution area of the former verandah had affected B & C 6-9, although squares in this area were later sampled and did not show significant disturbance.

Gibbs, Martin, A report on archaeological investigation at the Pensioners Cottage, 1991.

In general, the deposit was composed of several different layers of clay sands, generally of a grey-brown colour (a munsell chart was not available to give a colour grading). The squares beyond row 3 also contained a level of red or orange tinged clays which may have resulted from deterioration of low-fired bricks such as used in the construction of the cottage.

Squares B1, C1, D1 & A2 were initially excavated to the same surface level as squares in row 5 and onwards, a depth of approximately 10 to 15cm, designated as 'Spit 1'. Spit 1 yielded a diverse but not particularly rich assemblage of artefacts. A second spit was excavated down to what appeared to be a relatively sterile grey-brown clay surface.

Excavations in squares from row 3 onwards proceeded at varying depths to meet the level on which the sleeper-bricks for the former verandah (located in in squares C3 & C5) rested, also marked by a change in the soil composition to the grey-brown clay surface seen in the eastern squares. Presumably marking the original surface level when the verandah was laid, it is possible that further deposit relating to an earlier period underlies this point. However, exploratory digging did not reveal any further artefacts below this level.

Several structural features were located in different squares. As noted above, a series of several bricks layed parallel to the southern wall of the cottage were almost certainly used as sleepers on which to lay the wooden joists for the verandah. A row of bricks located at the base of Spit 2 in B1 marked the eastern edge of the verandah (see Figure 2).

The most significant structural feature located at the south side of the cottage was within squares C7 and B8, and appeared as a well consolidated and hardened red clay surface. After several centimetres of excavation it could be seen that there was a relatively clear discontinuity between this and the surrounding grey/orange clay surface. Further excavation within square B8 confirmed that the edges of this aligned with the cottage doorway, suggesting that this was a

pathway from the period pre-dating the verandah. Although individual bricks were not visible, it is probable that the pathway was originally paved with the same low-fired bricks as the cottage. Continued weathering would have resulted in the eventual deterioration of this surface, with re-consolidation into a single hard mass following the construction of the verandah.

The pathway leads directly southward, presumably towards the location of former outbuildings, although the present sewerage system and laundry would prevent following this further with a series of test pits. It was noted by Bob Evans (pers comm) that a buried pathway had been found when the fence located several metres to the west was established. This latter feature may have been positioned in relation to the vine trellises shown in the 1938 sewerage plan (Bosworth, 1991). Further excavation in that area, and elsewhere within the rear of the cottage may yield further evidence of both the relationship between these paths and the possible locations of former outbuildings.

In general, artefact densities were greatest in those squares along the eastern edge of the grid, beyond the area of the original verandah.

## 2. Test Pits One, Two & Three.

Test Pits One and Two were placed adjacent to walls within the east and west rooms of the cottage respectively. Excavation proceeded in a single spit through an uninterrupted layer of compacted clay. Seiving produced only several small artefacts from the upper several centimetres of the deposit, and it was decided at a depth of approximately 15cm in each square that further excavation was not warranted. As noted above, no evidence was located to suggest the original brick floor described by Bosworth (1991).

Test Pit Three was located immediately east of the north door, adjacent to the cottage wall. The deposit had experienced several periods of disturbance, as can be seen in the section drawing on the reverse side of the T.P.3 Recording Sheet. Excavation required removal of brick paving which had been layed upon a pad of yellow sand. Particularly along the northern wall of the pit a mottled fill was



apparent, almost certainly associated with a time capsule which had been buried adjacent to the door in 1988. In addition, the area closest to the cottage contained garden soil and was bordered by a rendered brick edging.

Despite being excavated to a depth of 40cm, T.P.3 did not reach the base of the cottage's footings. A stratigraphic discontinuity, possibly related to the original footings pit, was also detected in the 25-30cm area adjacent to the wall.

A wooden stake was found at a depth of 15cm, projecting partially from the eastern wall of the trench close to the cottage wall. It is possible that this was related to a vine trellis or some other garden feature such as shown in the several historic photographs of the Pensioner Guard Cottages.

Few artefacts were recovered from T.P.3, almost certainly as a result of the continued disturbances to the deposit.

## ARTEFACTS

All deposit was excavated by trowel and screened through 3mm or 5mm sieves. All artefacts recovered were bagged, with the exception of obviously modern building materials from the upper deposits (see the following section 'Artefacts'). The locations of notable in-situ finds and other features within each square were plotted on the Excavation Recording Sheets (forwarded to Bassendean Town Council for storage with the artefacts).

Because of the limitations of undertaking the sorting process by myself, there has been no analysis or dating of artefacts. The items recovered have only been roughly cleaned and divided into their main material classes; metal, ceramic, glass, bone/faunal material. Where the sample was small, classes were grouped together for convenience (eg; glass with ceramics).

As noted above, prior to commencement of archaeological works a number of artefacts had been excavated by workmen from Squares B2, B3 & C2 and other areas of the site and stored together in a box kept on-site. These materials have also been sorted and labelled as 'Unprovenanced'.

Although not a standard procedure, 'interesting' finds such as buttons, marbles, clay pipe stems, etc, have been placed into a separate bag within each storage box. This will allow easy retrieval if required for display purposes.

Once again, due to time and labour constraints it was not possible to analyse any of the artefacts to determine either age or origin. Fortunately there are a number of items, particularly buttons and coins, which might be the focus of future research. In particular, the unprovenanced collection contains at least one button of military origin. The local historical society or other enthusiasts should be encouraged to undertake further sorting and identification. No conservation treatment (apart from removal of surface dirt) has been applied to any the artefacts.

Each Square and Spit is contained within within a separate storage box, coded as follows;

<b>BPGC</b> Bassendean Pensioner Guard Cottage)	(Site Name -
<b>C5</b> Square/Test Pit Number)	(Grid
<b>Spit 1</b> level)	(Excavation
<b>4/91</b> Excavation)	(Date of
<b>M. Gibbs</b> Excavator)	(Name of

If it is decided to create further storage boxes, bags, etc, it would be useful to continue with this system. In particular, if further artefacts are found during the course of conservation works, whether within or outside of the existing grid, their place of origin should be noted and the items added to the collection

A number of general rules should be followed with regard to storage and use of the artefacts.

1. The artefacts, together with a copy of this report and the excavation recording sheets should be kept together in a secure place.
2. If possible, the storage space should be of constant temperature and humidity.
2. If removed from their storage boxes for any reasons, it is extremely important that artefacts be returned to their correct place. Ideally all artefacts should be accessioned and labelled to identify their provenance, although if used carefully this may not be necessary in the short term.

## DISCUSSION

The most remarkable aspect of the Pensioner Guard Cottage at 1 Surrey Street is the fact of its survival for over 100 years with only minor and reversible structural modifications. Although the simplicity and structure is strongly reminiscent of Pensioner Guard cottages found in other parts of the State (eg. Greenough, Northam), its status as the last such cottage in Bassendean/West Guildford and possibly one of only a handful in the metropolitan area makes it a highly significant legacy of our convict heritage.

While the archaeological investigation has recovered both structural and artefactual evidence of past occupation, there are limitations to the value of the evidence. It must be recognised that the items recovered in close proximity to the house are mostly casual discards, considered insignificant or unobtrusive enough to be simply thrown out the door or lost through the cracks in the verandah. As such they do not constitute a particularly representative sample of the material culture and habits of past occupants.

The bulk of the refuse would have been deposited in one or more pits or heaps towards the rear of the original property and possibly burned or buried. However, with more recent subdivisions and reductions of Lot size, it is likely that the refuse related to the early period of occupation at the cottage is now within the boundaries of another property. It was reported by workmen at the cottage site that ceramics and other items were thrown up from the trench laid for the fence along the west side of the current Lot Pt.50. Surface survey within the heavily disturbed and filled backyard revealed no further evidence, although it is possible that these deposits may still be discovered at a later date (see below).

Without detailed analysis it is difficult to make any sort of statement about the artefacts recovered. In general, those artefacts of known provenance (ie. from the archaeologically excavated grid squares) are fragmented and come from several periods of the cottage's (and adjacent house's) occupation. It is not possible to determine from

sight alone which, if any of these materials, relates to the earliest period of use (pre 1870), although a number of items (buttons and clay pipe stem) quite probably come from pre-1900. It is of interest to note that the excavation squares close by the southeast corner of the cottage yielded a variety of childrens toys (marbles, plastic cars, a lead soldier, etc). Artefacts postdating the construction of the adjacent house (c.1930) cannot be clearly associated with the activities of one or the other structures, particularly as such activity was almost certainly related.

As suggested above, further accessioning and identification of artefacts should be undertaken by local volunteers.

As stated at the start of this report, the archaeological excavations were undertaken as mitigation for impending site works and limited to areas of greatest impact as a result of time and labour constraints. The main grid encompassed deposits likely to be removed during re-instatement of the south verandah, while the test pits determined artefact densities within and to the north of the cottage. The archaeological survey is therefore not exhaustive, and there is a high probability of further artefacts and deposit being located.

During the course of future conservation works and subsequent use of the cottage and surrounds, the following considerations should be held in mind:

1. The area within 5 metres of the cottage (front, sides and rear) should be considered of high archaeological potential; that is, this area is most likely to yield artefacts directly related to the use of the cottage during one or several phases of occupation. (The 5m distance is arbitrary, representing the 'loss zone'; discard in close proximity to the dwelling). Further ground disturbance within this area should be minimised where possible. Isolated finds should be added to the artefact collection with a record of their original provenance, while more extensive deposits should not be removed without supervision from an archaeologist.

2. Although the interior floor surface is unlikely to yield a significant quantity of artefacts, disturbance should be also minimised where possible. If disturbance is necessary, then it should be with caution, recording both artefacts and other structural features revealed.

3. Other areas within both the current grounds of the cottage and the greater area of the original Lot P114 may still produce evidence of early occupation, possibly resulting from former refuse heaps. If an extensive deposit of this kind is located, it should not be removed without archaeological supervision.

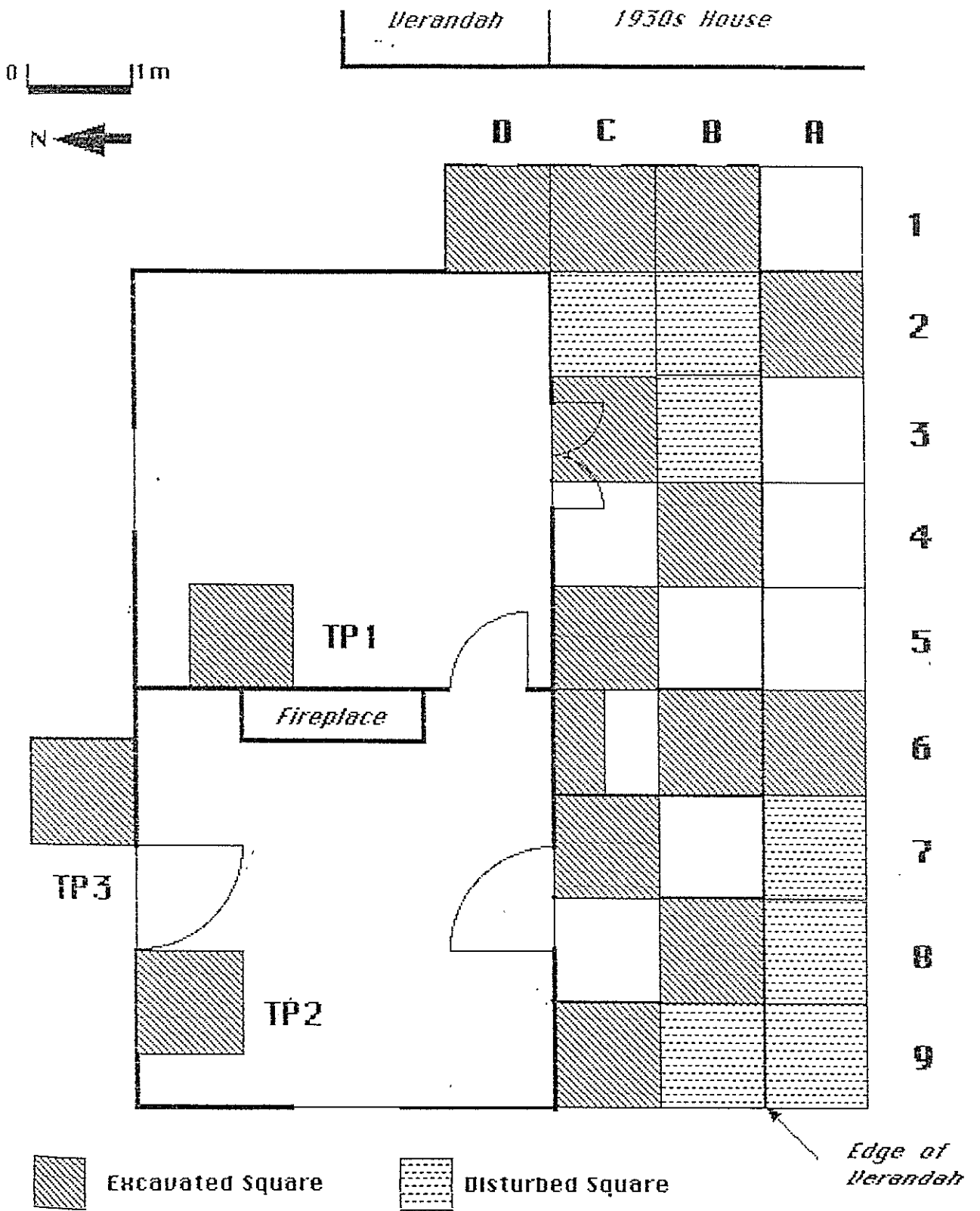
## PHOTOGRAPHS

A series of slides were taken by the author during the course of the excavation, and have been forwarded to Bassendean Shire Council for storage and use with the collection. The slides comprise a important component of the site and excavation record and should be stored with care.

## DISPLAY AND PRESENTATION OF MATERIALS

The presentation of historic maps, plans and text, together with the artefactual evidence and excavation photographs resulting from archaeological investigation, can be of great interest to the local community. In the case of the Pensioner Guard Cottage, a display of these materials might be made to most benefit together with information on the general conservation of the building itself. Upon completion of the conservation work, a short term display within the cottage as part of open day would provide an ideal focus for community interest.

While no specific suggestion is made here for display (apart from the cautionary note regarding use of artefacts), a highly successful exhibition of material from a similar excavation was mounted by Claremont Museum in 1988. The museum Curator, Ms Sally Hasluck, would be able to provide further information about this exhibit.



**BASSENDEIAN PENSIONER GUARD COTTAGE (BP6C)**  
**EXCAVATED SQUARES**

Gibbs, Martin, A report on archaeological investigation at the Pensioners Cottage, 1991.  
 (scale slightly reduced).



As requested, a list of participants during the two days is provided here.

Individual addresses were not available in most cases. Where marked \*, address is c/- Dept of Archaeology, University of W.A., Nedlands, 6009.

Martin Gibbs (Supervisor)\*

Dr. Ian Lilley (Supervisor)\*

Hannah Lilley\*

Gaye Nayton\*

Robin Gregory\*

Kevin Edwards\*

Sally McGann\*

Erika Willis\*

Cathy Stokes\*

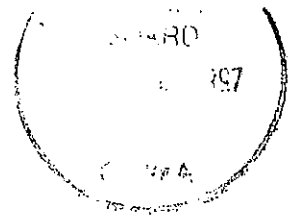
Robert Reynolds (c/- Dept of Aboriginal Sites, W.A. Museum)

Robert Evans (Shire of Bassendean)

Warwick Broomfield (Architect)

**APPENDIX 8**

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



THE PENSIONER GUARD COTTAGE  
SURREY STREET - BASSENDEAN

REPORT AND HERITAGE ASSESSMENT



13th Fd. Sqn. R.A.E. - Guard of Honour  
Opening Ceremony 5th September, 1993  
Bassendean Town News, September 1993

WARWICK BROOMFIELD : ARCHITECT  
NOVEMBER 1993



ASLIB51371766B

THE PENSIONER GUARD COTTAGE  
SURREY STREET : BASSENDEAN

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REPORT AND HERITAGE ASSESSMENT

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**THE PENSIONER GUARD COTTAGE  
SURREY STREET : BASSENDEAN**

1

REPORT on the works carried out during the restoration February, 1991 to October, 1992 of the Cottage, together with an assessment of the Cottage for the Heritage Council of W.A.

**1. INTRODUCTION**

The writer was offered the commission to restore the Cottage as a consequence of similar work carried out some years previously to STIRK COTTAGE, KALAMUNDA for the Shire of Kalamunda.

The Town of Bassendean provided a detailed brief (Appendix A) and an initial cost estimate.

**2. HERITAGE COUNCIL**

During the course of the works the Heritage Council requested a detailed record of the works and a full assessment in accordance with a supplementary brief (Appendix B).

**3. METHOD**

In consequence of the request of the Heritage Council of WA the report has been divided into two parts:

**PART 1** Restoration works on behalf of the Town of Bassendean

**PART 2** Further matters in accordance with the later request by the Heritage Council of WA.

**4. REFERENCE DOCUMENTS**

The following documents are integral to the report:

**(a) APPENDIX C**

Report prepared by R EVANS on behalf of the Town of Bassendean.

**(b) APPENDIX D**

Report 39/88 prepared by BARRY JONES & ASSOCIATES and NATIONAL TRUST assessment July, 1982.

**THE PENSIONER GUARD COTTAGE  
SURREY STREET : BASSENDEAN**

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- (c) **APPENDIX E**  
Notes on the 20th Coy. Royal Sappers & Miners and Lt. Edward DuCane from the Royal Engineers Library and Museum, Chatham, U.K.
- (d) **APPENDIX F**  
Information relating to materials used and works carried out.
- (e) **APPENDIX G**  
Charter Agreement between the Town of Bassendean and the Bassendean Historical Group with respect to the use of the Cottage.
- (f) Report prepared by MICHAL BOSWORTH, May 1991.
- (g) Report on Archeological dig by U.W.A. students prepared by MARTIN GIBBS.
- (h) **BASSENDEAN, A Social History** by JENNIE CARTER, 1986.  
Published by the Town of Bassendean.

References f, g and h may be viewed at the Bassendean Library.

**THE PENSIONER GUARD COTTAGE  
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5. **REPORT PART 1: RESTORATION WORKS CARRIED OUT ON BEHALF OF TOWN OF  
BASSENDEAN**

5.1 **HISTORY**

The Cottage was constructed between 1856 and 1857 by Ticket of Leave Convicts under the supervision of Sappers from the 20th Coy. Royal Sappers and Miners commanded by Lt. Edward DuCane.

It is the only remaining cottage of four similar cottages erected in WEST GUILDFORD, now BASSENDEAN.

DuCane was recalled to England before the cottages were complete and the final works were carried out under the control of JAMES MANNING.

The first tenant was apparently JOHN DAVIES or DAVIS. There is some uncertainty as to the correct spelling and reference should be made to the report Appendix C for further explanation of the name and ownership sequence.

The original land grant has been considerably reduced in area and now comprises only the Cottage and the adjacent house which was constructed at a later date.

Subsequent to the restoration the management of the Cottage is to be the responsibility of the BASSENDEAN HISTORICAL SOCIETY under the terms of the CHARTER AGREEMENT between the Council and the Society. The adjacent house is used by various community groups.

5.2 **ACCOMMODATION**

The Cottage comprises 2 main rooms referred to as the First room or (Entry room) and the Second room. These rooms are 12' 0" x 12' 0" square with a large fireplace of odd design on the left hand side as you enter. An inner door leads to the second room which has a pair of French doors which led to the rear verandah. The First room has a single door which also led to the rear verandah which contained a bathroom, kitchenette and a sleep out.

5.4 PHYSICAL EVIDENCE

5.4.1. At commencement

- i Roof Timber framed with CGI overlay to timber shingles.
- ii Ceiling Pressed metal.
- iii Walls Brick with external and internal rendering and plaster. As far as could be ascertained the internal plastering was the original finish.
- iv Joinery Timber framed casement sashes and frames.
- v Floor Timber boarding on timber joists in decayed condition and badly affected by both termites and damp.
- vi Externals A rear enclosed verandah of uncertain date was attached to the Cottage and a verandah structure linked the Cottage to the adjacent house.

5.4.2. After Opening Up

- i Roof Removal of the CGI revealed the shingles to be in bad condition with ant infestation and soot incrustation particularly around the chimney. The roof framing was in fair condition and required little work except to the battens. The wall plates having been built into the wall were examined but not otherwise touched.

The roofing battens gave evidence of a probable reshingling at some time as a double row of nail holes was noted when the shingles were removed (Photo No.22).

- ii Ceiling Parts of the pressed metal had been affected by rust and the entire ceiling was removed for repair and later replacement.

Removal revealed the pressed metal to be a later addition as the internal plaster had been taken up to the underside of the roof framing and painted, whilst the shingles and roof framing had been whitewashed on the underside. Sections of



the coloured plaster were handed to the Council for inclusion in the collection of artefacts recovered from the archeological dig.

The colours employed were Green (first room) and Pink (second room). Photos 24, 33 and 34 show the treatment of the underside of the roof. The paint employed was probably lime based water paint similar to Kalsomine.

iii Walls

The walls are 9" solid brick laid in FLEMISH bond and finished with cut and struck joints set upon a 13 1/2" brick footing. Both the East wall, and to a lesser extent the West wall, had been badly affected by weathering and had in consequence been rendered. The main area affected being the lower third. The North and South walls were less affected. The render was of varying thickness up to 2" on the East wall and had been applied in a number of coats. The East wall particularly indicated some form of water-proofing or oil treatment had been applied to one of the lower coats. This was the cause of drumminess of the later coats and the decision to strip both East and West walls. The North and South walls may have been treated differently as they seemed sound and apart from repairs were not touched.

The stripping of the East wall revealed that the walls were originally face brick as the section of brickwork under the scalloped barges was facework which had been painted a light stone colour before any rendering had been applied. This was also evident when the wall was stripped and traces of paint could be found (Photo Nos. 4, 44 and 45). Further the evidence of the horizontal exposed strip suggests that the rendering may not have been undertaken until the adjacent house was built.

THE PENSIONER GUARD COTTAGE  
SURREY STREET: BASSENDEAN

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Internally the walls had been plastered below floor level in what may have been an attempt to control the penetration of moisture but with the passage of time the plaster had deteriorated to a crumbly sand composition. An alternative possibility is that the walls were rendered before the floor was laid, however, there is no specific evidence for this.

A rudimentary damp course of short sections of ductile galvanised iron, edge folded and lapped at joints. It is possible the damp course was inserted later (as suggested by MICHAL BOSWORTH) which would account for the short sections employed. The relationship between the damp course and the floor level may also support this as when replacing the floor at its original level and damp course was found to be above the floor level. See construction details.

The sections were dressed down on both sides of the wall at an angle of 45. Extensive decay and rust was noted and it was decided to insert new support sections.

iv Joinery

Generally frames were in fair condition with sashes being the most badly affected as they had been reinforced with angle bracings at the corners. Doors had been cut off to suit the raised floor levels and apart from the front door were in fair condition. The front door may have been a replacement door as it had been re-hung and hinge cutouts did not match up with similar cutouts on the frames.

Both windows had metal undersills beneath the render fixed to the timber sill. The West window also appeared to have been subject to a fire of some considerable proportion as a layer of soot was found under the metal sill and the timber showed sign of charring. No explanation has been found as to the cause or when the fire took place.

v Floor

No detailed examination of the floor structure had been undertaken prior to the removal of the extant floor. In consequence the significance of the threshold risers had not been appreciated and it was not realised they had been installed to cover the gap of 3" between the original sill and the raised floor.

The flashing referred to earlier is set on the first course above the footing and approximately 1" above the replaced floor and may have been installed at the time the floor was raised. MICHAL BOSWORTH also suggests the flashing and floor were related and that the floor may have been brick. If this had been the case it is unlikely the doors would have had timber sills. Additionally whilst a blinding layer was found under the floor of the first room no evidence was found to suggest the original floor was brick. The blinding layer has been cleaned off and left in position and may be seen by removing some of the expansion boards.

vi Externals

The crude link between the Cottage and adjacent house including the concrete floor slab was removed completely as having no relevance to the Cottage. The rear verandah which may have been a later addition was also dismantled to leave the Cottage free.

The verandah was constructed of timber sawn by a circular saw as distinct from the pit sawn timber of the Cottage proper and rather than being fixed to the wall plate was attached to the ends of the rafters whilst the supporting posts were set in brick pads then built into the floor.

In the external excavations to reduce the level of surrounding soil to below the damp course a brick surface spoon drain located to catch the watershed from the roof was opened up.

**THE PENSIONER GUARD COTTAGE**  
**SURREY STREET: BASSENDEAN**

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This has been left in position and is located on the front of the house under the window into the second room. It is slightly lower than the level of the paving which was set to the level of the footing step.

As noted earlier the evidence of the external render on the East wall tends to indicate the Cottage wall was not rendered prior to the construction of the adjacent house.

5.5 MATERIALS REMOVED DURING RESTORATION

The following materials were removed from the fabric and stored for later re-use or other disposal:

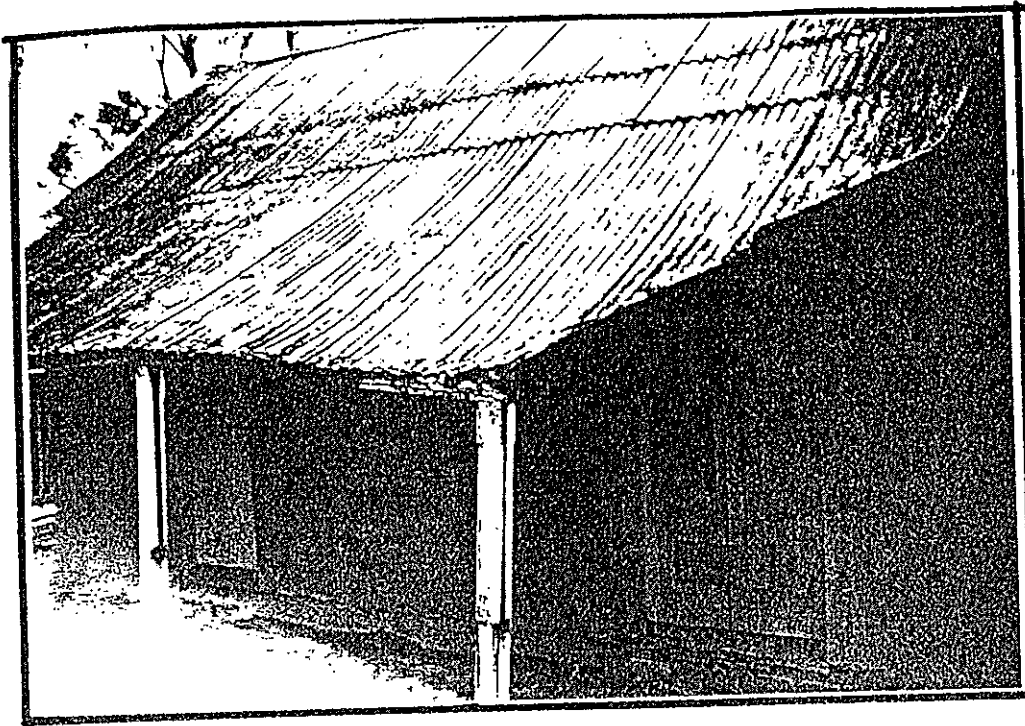
- i Roof Shingles The existing roof shingles were removed to storage at the Council yard with the intention of using them to roof the rear lean-to verandah roof when this roof is re-built.  
  
It was suggested that unusable shingles might be disposed of to interested members of the community.
- ii Flooring The existing flooring was, on examination, found to be too far decayed for re-use and was disposed of.
- iii Ceiling After cleaning it was found sufficient pressed metal remained to ceil one room with some left over for later repairs. It was decided to ceil the first room and leave the second room as found.
- iv Joinery The window sashes were replaced with new sashes similar to those existing at commencement. Except the front door all doors were extended in length whilst a new door was procured for the front door. The removed door was stored.
- v Timber As far as possible the original timbers remain but inevitably replacement was necessary particularly to the floor framing.
- vi Soil All soil removed from the site was either sieved for relics or is stored at the Council depot awaiting examination by the Bassendean Historical Society.

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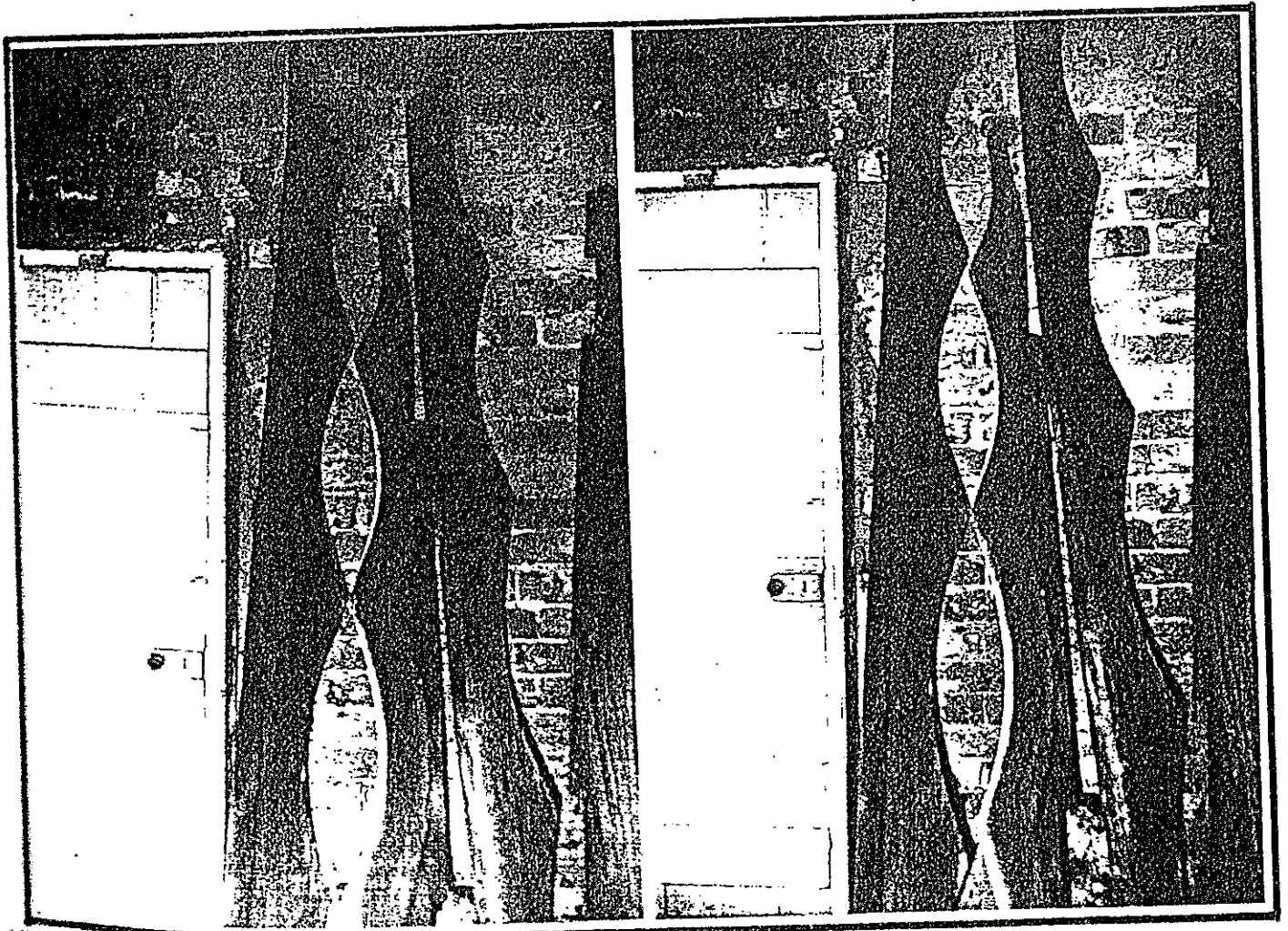
11

5.6 WORKS CARRIED OUT DURING THE RESTORATION

<u>REF</u>	<u>DATE</u>	<u>ITEM</u>	<u>APPENDIX OR PHOTO NO.</u>
001	1989	PRELIMINARY Initial assessment of costs and extent of work.	APP A
002	1990	DOCUMENTS Plans and specification prepared.	APP F
003	1991	PREPARATORY WORKS	1
	Feb	Demolition of verandah to adjacent house. Dismantling lean-to to Cottage. Some evidence of brick or timber floor. Some items recovered and handed to Council. Roof retained at this time. Arrangements made for archeological dig to be carried out by MARTIN GIBBS and University of W.A.	
	Mar	Barges and sub barges removed as patterns. It was noted render did not go beyond the lower line of the sub barge, and that the junction between the Cottage and the side verandah roof was unrendered. West wall render removed and discovery of metal sub sill and fire damage to window. Existing render was unsuitable for further treatment. Delivery of replacement shingles 'ROSE OAK' ex Murwillinbah, NSW, causing concern. Floor section removed for examination and found to be too decayed for re-use. Also it had been raised from its original level. Decision made to replace at proper level with new flooring & timbers. As the original sills were in position the level of the floor was easy to establish. Insert sections to improve the efficiency of the metal damp course and ensure water shed at base were designed and installed.	2, 3 4 5, 6, 7, 8 9, 10, 11, 12 & 13



1 : Rear lean-to after dismantling the enclosure walls



2 & 3 : Original barges used as patterns

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5.6 WORKS CARRIED OUT DURING THE RESTORATION

APPENDIX OR  
PHOTO NO.

REF    DATE    ITEM

Air bricks also installed under the damp course line to improve sub floor ventilation.

The decision was made to fully pave the area forming the cottage grounds except for garden beds and separate the cottage completely from the adjacent house.

As a further protection against ground water an agricultural drain was laid around the perimeter of the Cottage.

Dig arranged for April.

April External render sandblasted to remove paint and surface treatments to allow later new painting.

004

HERITAGE COUNCIL

Meeting between G MacGill (Heritage Council), R Evans & J Bettinck (Bassendean Council) and W Broomfield to discuss matters of concern and arrange additional procedures.

005

April ARCHEOLOGICAL DIG

Carried out week ending 13/14 April.

Spoon drain section located front of cottage.

To be preserved. Probable original water shed drain to divert ground water away from walls. It is probable there were no gutters on the original structure.

The results of the dig were classified and delivered to the Council for safe keeping.

006

COMPLETION OF PREPARATORY WORKS

Internal walls stripped of drummy plaster and prepared for later replastering.

Roof works remained untouched due to weather pattern and non arrival of shingles.

May Preparatory works nearly complete with doors being re-built, new sashes being made and recycled materials being procured for use where appropriate.

14, 15



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5.6 WORKS CARRIED OUT DURING THE RESTORATION

REF   DATE   ITEM

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PHOTO NO.

It was decided to leave the rear lean-to off as no real evidence had been found to determine its relationship with the original date of construction of the Cottage. Removed shingles were placed in store to enable the lean-to to be roofed with them when and if it was decided to rebuild the lean-to.

007

WORK TO COMPLETION

June

Shingles arrived but not up to expectations or sample.

16, 17, 18, 19

In view of the supply difficulty it was decided to accept them and dress them on site to achieve an acceptable result.

Sides, surfaces, length and trimming all required attention.

Barges and sub barges (all new) refixed prior to commencing rendering of walls. The original barges and sub barges placed into store for retention.

Further evidence of the damp course being in short sections which tends to the conclusion that it was not installed as part of the construction.

Aug

External plastering commenced.

Render to finish on splayed top of new damp course insert. With lower wall below damp course rendered with waterproof render and weathered on top of footing.

Rendering completed externally.

Shingles ready for installation and first section of CGI removed to allow inspection of existing shingles.

20, 21

Roofing iron could not be positively identified as all marks had deteriorated to the extent they were unreadable.

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5.6 WORKS CARRIED OUT DURING THE RESTORATION

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PHOTO NO.

		Batten spacings checked and double nailing noted. Preliminary electrical installation. After examination it was decided to retain the old shingles and dispose of them to the Historical Society on completion of the works.	22, 23, 24
Sep		Skirting and other details prepared. Opening up roof revealed the underside of the shingles to have been white washed. Noted heavy layer of soot between shingles From the appearance of the fireplace it is probable that the fireplace has been extensively altered in that the early open fire had been converted to suit a stove as with the removal of a hard cement back facing the old shape was revealed in the soot line. It was determined that the rear of the fireplace should be kept to indicate the original shape and nature of the fireplace. No evidence has been found to indicate the reason for the somewhat overbearing breast to the fireplace.	25
		<b>BASSENDEAN HISTORICAL GROUP FORMED</b> Shingling commenced on North face with shingling layers interspersed with sisalation to improve penetration resistance of the roof. Wallet discovered in roof space handed to Council for safe keeping. Shingle supply insufficient to cover whole roof as the treatment required to fit them for use has reduced the number available. It was decided to treat the completed roof with a proprietary product 'INTERGRAIN' to improve the	36, 37, 38  26, 27, 28 29, 30

App F

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5.6 WORKS CARRIED OUT DURING THE RESTORATION

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PHOTO NO.

weather resistance of the timber shingles. Paving bricks selected 'Midland Helena Vale' Rowland Law-Davis, Group Sales & Marketing Manager for Midland Brick arranged a sample pack to be delivered to site courtesy of Midland Brick.

Extended doors stripped prior to painting and installation. Some additional relics located in rear area when reducing levels for paving. Handed to Council.

North face of roof complete and preparation to do South face. Additional shingle supply sought in South West and finally procured.

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5.6 WORKS CARRIED OUT DURING THE RESTORATION

<u>REF</u>	<u>DATE</u>	<u>ITEM</u>	<u>APPENDIX OR PHOTO NO.</u>
	Sep	Grounds for internal plastering and skirting set. Skirting grounds required to provide space for damp course as floor level is below line of damp course. Creosote treatment to all floor timbers, Internal plastering unsatisfactory and only partly completed.	
	Nov	Plasterer discharged. TAFE lecturers agreed to complete plastering with older type skills. Splay butted ridge capping timbers laid. Roof treated with 'Intergrain'.	31, 32
	1992		
	Jan	Plastering recommenced. Additional shingles (300) obtained but needed dressing as before. Water penetration through chimney flashing.	
	Feb	Inspected flashing and redressed to roof properly. Original ductile iron flashing retained. Note inner support for chimney pot which is a cast square plate with a round smoke hole built into the chimney brickwork approximately 3 courses below top then the ceramic pot has been installed and the external brickwork built up. The chimney structure appears to be original, however, it is possible that it was extended at the time the internal firebox was altered. The chimney pot differs from those shown in the early photographs. Ceiling dismantled and back of fireplace stripped. Stripping of ceiling clearly showed the white wash to original roofing timbers and the colour which at some time had been applied to the walls.	33, 34, 35 36,37

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5.6 WORKS CARRIED OUT DURING THE RESTORATION

REF    DATE    ITEM

APPENDIX OR  
PHOTO NO.

		First Room : Green	
		Second Room : Pink	
		Stripping of firebox back revealed shape of the original fireback. It was decided to retain the back of the firebox and rebuild only the hearth using bricks similar to the paving bricks. To be clearly a new piece of work.	38,39,40
Feb		At this time the ceiling panels were examined and only sufficient to ceil one room could be restored. Decided to ceil first room and leave the second room (bedroom) with underside of shingles showing. The decision to paint the roof framing and shingles was deferred.	41
March		ANNE ANNETTS was approached to plan the garden for the Cottage and agreed. East wall externally found to be very drummy and in consequence it was decided to strip wall and replaster it with weaker lime based render. Internal plaster completed.	
		New flooring obtained from disposal yard including some skirting and other items suitable for the Cottage. Commenced floor laying with breather panels left out for later screwing down to allow for later movement of the timbers.	42,43
April		Architraves and skirting blocks selected. External wall being stripped. A number of coats of render had been applied over the years. Wall originally face brick with cut and struck joints.	44,45

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5.6 WORKS CARRIED OUT DURING THE RESTORATION

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Remnants of a light stone colour was found over the original brick face and may have been applied as part of the original work. Subsequent render had been applied over lower coats and the first layer may have been oil treated as a weather proofing measure and was possibly the cause of the later drumminess. No signs of similar treatment were found on other areas where render was cut back so this could have been a localised treatment.

May    Paving commenced with works being carried out by TAFE using Apprentices.    46, 47

Time capsule set down in 1979 repositioned under entry pathway.

Plastering and paving being completed.

The timber flooring showing signs of moisture as the first major rains had occurred and the site despite the agricultural drain was still damp with moisture on the surface under the floor.

Removable boards stripped out and building left to dry out.

This problem may well occur ever year and requires constant monitoring to ensure deterioration does not occur.

Paint scrapings taken to try and determine the original colours. From visual observation there were a number of early coats of paint and the base colour in several places seemed to be a dark green stain rather than a paint. Samples to ALISDAIR DAY (WATYL PAINTS) for analysis if possible, however, no particular colour or paint could be identified.

A shingle received from the Curator of VAUCLUSE HOUSE, NSW, was handed to R EVANS for ultimate display in the

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5.6 WORKS CARRIED OUT DURING THE RESTORATION

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PHOTO NO.

Cottage. An old deadlock was made available by the Architect to enable repairs to be carried out and supply of a new cylinder lock to be installed on front door.

June    Excessive moisture in the sub floor space.

External weather shields fitted to the base of the doors

in an attempt to prevent water entry under the door and brass

protection angles fitted to floor to protect floor edge where the sills had been worn down through use.

Fire place hearth and hobs being rebuilt.

Preparation for painting and minor finishing works.

Attempts made to locate some 'Kalsomine' type paint but not successful. TAFE to make up sufficient 'whitewash' for the exterior. Recipe to be used is a 19th Century one.

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COLOUR SCHEME: Colours are WATTYL Heritage Range

Door frames    : Mid Brunswick green

Doors            : Off white

Molds            : Mid Brunswick green

Sashes          : Off white

Internal         : As for external

Barges          : Red Oxide

Walls Ext       : Whitewash light ochre

Int               : White

September Internal damp from under the floor still causing movement of timber floor boards.

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5.6 WORKS CARRIED OUT DURING THE RESTORATION

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October    Consideration given to the fitting of gutters and downpipes to reduce the ground water but deferred for the present. External whitewash delivered ready for application to walls. Whitewash applied and the slight colour sets the Cottage off. With the completion of external painting and the installation of a weather cap to the chimney pot the restoration works were completed.

Work remaining to be carried out was the bedding of selected garden plants suitable for the period of the Cottage and the resolution of matters between the Bassendean Council and the Historical Society as to the terms of occupation of the Cottage.

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### 5.7 RECOMMENDATIONS FOR FURTHER RESEARCH

Apart from the research which has already been undertaken into the background of the Cottage there are some matters which would repay further research and which have arisen in consequence of the works of restoration. These matters are listed hereunder.

- (a) The cause of the fire which affected the Western side of the Cottage.
- (b) The origin of the pit sawn lintel piece over the back door from the first room. This piece is the head of the hand made door frame and exhibits rectangular tenon holes and round thole pin holes. It is presently set into the outer leaf of the rear wall.
- (c) The reasons for the alterations in the floor level by raising it some 3" above the level of the door sills.
- (d) The damp roof course and when inserted.
- (e) The alterations to the fireplace.
- (f) The re-roofing of the Cottage in the first instance when it appears the original shingles were replaced with new shingles.
- (g) Whether the roof overhang at the barges as seems to have been the case in those cottages of which photographs are available was done on this Cottage. On site evidence of the construction examined whilst the roof was open tends to indicate that the scalloped barges were original.

The histories of the 3 cottages which have been lost both as to their original grantees and descendants as well as the later owners or occupants.

There is no doubt that additional research may well raise other questions to which the answers may well be equally elusive.

It is suggested that the research might be undertaken by a University Archeological Student or similar as part of a thesis. Otherwise research such as recommended above can only be done when resources are available.

Alternatively the Bassendean Historical Society could undertake the project particularly the research through Council resources.

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**6. REPORT PART 2 : HERITAGE ASSESSMENT**

**6.1 INTRODUCTION**

The restoration of the Pensioner Guard Cottage was commenced in 1989 with actual on-site work commencing in February 1991 and completed by October 1992.

During the course of the works the Heritage Council requested additional documentation of the project and by agreement the original brief was extended to cover the aspects of concern to the Heritage Council.

**6.2 SITE DETAILS**

Copy of Crown Grant 2017

( Frontispiece 1 )

Pt TOWN LOT P114

Part Lot 50

Plan 9441

C/T Vol 1524

Fol 213

By subdivision the original Crown Grant has been considerably reduced and the Cottage and adjacent house occupy the rump of Lot P114.

6.3 ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

6.3.1. DOCUMENTARY EVIDENCE

1 With the introduction of Convicts into the Colony of Western Australia in 1849 a number of veteran soldiers were recruited to act as guards and were called the Enrolled Pensioner Force commencing to arrive in Western Australia in 1850.

Initially the Pensioner Guards were paid a daily allowance; however, the British Government decided in mid 1850 to allow land grants to deserving Pensioners provided they could maintain themselves and their families. If they succeeded in doing so for a period of seven (7) years the grant was converted to Freehold. A further concession was that in the event of the Pensioner's death before the seven years were up then the property could pass by inheritance to his widow.

In the Colony carrying out the erection of Public Works was the 20th Coy. Royal Sappers and Miners a detachment of which were stationed at Guildford under the command of Lt. E DuCane and charged with the responsibility of carrying out Public Works from Guildford including West Guildford (now Bassendean) to Toodyay. These Engineers had arrived in December, 1851.

As part of the works required in the area the Sappers commenced the erection of four (4) cottages on adjacent Lots in Surrey Street, Ticket of Leave Convicts supplying labour.

The construction of the cottages which started in 1854/55 was completed in 1857 and from the date of Crown Grant 2017, 1864 was apparently occupied by John Law-Davis and his family almost immediately. The value of the cottages was 15 pounds and together with some 2 acres of land comprised the grant to the Pensioner.

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Lot P114 was granted to JOHN DAVIS or JOHN LAW-DAVIS on 28 November, 1864. There seems some confusion as to the identity of the initial Grantee of Lot P114

Subsequently the property passed through a number of hands suffering reduction, subdivision and gradual loss of identity until purchased by the Town of Bassendean on 4 October, 1988.

The restoration commenced on site in 1991 and reached completion in October, 1992.

- ii The cottage was constructed to a standard plan and consists of two rooms with a large fireplace in the first room. The rooms are 12' 0" x 12' 0". The accommodation may have been supplemented by a lean-to at the rear which may have been constructed at a later date.

The Cottage reflects the status of the retired military personnel in the Colony as, in all probability, the Cottage far exceeded the accommodation many of the free settlers could afford. The Colony was then only some 25 years old and had suffered considerable economic distress as witnessed by many colonists who had failed in the establishment of successful properties and the unpalatable decision to accept convict labour to supplement the meagre workforce of the Colony.

West Guildford must have been both an isolated and lonely outpost with only four cottages and the slow development of the surrounding bush.

The ferry and adjacent 'Cleikums Inn' on the Bassendean side of the present road bridge would have provided a social gathering place for those of the isolated village who had the inclination and the wherewithal to patronise it.

- iii The principal importance of the cottages and its neighbours was the provision of shelter of a fairly high level for that time and it has continued to provide shelter for many years.

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It probably had little value in the community sense and its importance no doubt varied according to its occupants.

In this respect descendants of the original grantee are still well known in the community of Bassendean as well as the wider community of the State.

These descendants, even though the Cottage passed from their ownership many years ago, still regard it as important to their family history.

iv As part of the settlement of the Pensioner Guards other similar cottages were built in Toodyay, Bunbury, North Fremantle and York.

It is not certain how many (if any) of these other cottages remain as they have in all probability suffered a similar fate as the three companion cottages of the Surrey Street group but it is recorded that at least 21 such cottages were built in the various locations.

v Reference documentary evidence which has been used as the base for this assessment includes the following:

- |                |   |
|----------------|---|
| Carter J       | Bassendean, A Social History 1829 - 1879<br>Town of Bassendean 1986                                       |
| Bosworth M     | Pensioner Cottage Bassendean<br>Report to the Heritage Council May 1991                                   |
| Evans R        | Report to Town of Bassendean<br>preparatory to submission for National Trust Classification<br>Appendix C |
| Jones B        | Report and Architectural Evaluation<br>Town of Bassendean 1988<br>Appendix C                              |
| National Trust | Classification 1982<br>Appendix D   |

6.3.2 PHYSICAL EVIDENCE

- i The relationship between the Cottage and its original setting has been completely destroyed by the events of later years and there is now little to enable a viewer to imagine the original bush setting or later unencumbered surrounds.

The events referred to are:

- (a) The gradual reduction of the natural timber and bush as a consequence of settlement and the need to clear land and produce crops.
- (b) The passage through different hands of the property and whilst the Lot remained intact until 1970 it has subsequently been sub-divided and reduced to a mere scrap of land.
- (c) The erection of an adjacent house in such a position as to overshadow the Cottage.
- (d) The gradual dismantling of the various outbuildings, tank stands and similar structures such as indicated on the 1939 MWSS & DD Plan 3124 (Appendix D).

In an effort to resurrect the separate identity of the Cottage a high picket fence has been erected to the sides and rear with a low open picket fence to the front and part of the East side. This fence has to some degree separated the Cottage from the adjoining houses on both sides and also the super six fence on the Western side.

Additionally by paving the immediate surrounds of the Cottage its own identity has been supported particularly as the adjacent house has the front area planted out rather than paved.

Although in reduced circumstances the Cottage can now be seen almost by itself and registers as a distinct place in the streetscape.

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- ii. The function of the Cottage was and still is to provide basic shelter for a varied number of requirements.

Its initial purpose was shelter for the pioneer, a purpose and role it fulfilled until recently. Its present and future purpose will be as a centre for the Bassendean Historical Society and available to the Community for inspection.

- iii/iv The present Cottage after restoration is as far as possible unchanged in the nature of its fabric. Material changes which were necessary to complete the work were:

(a) Shingles

After several attempts to procure sheok shingles in Western Australia an order was placed for a supply of 'Rose Oak' shingles from Murwillumbah in Northern NSW. The sample supplied was satisfactory both in grain and texture and the anticipated supply date was acceptable.

In the event the supply was prolonged and when received the product did not match the sample.

In view of the inability to obtain a WA product it was decided to use those obtained but to dress and finish them to suit on site.

In the long run a further 300 odd shingles were required which were obtained locally but again required considerable shaping and work before being suitable for use.

(b) Floor

The existing timber floor was badly decayed and new re-cycled flooring was obtained in the expectation that movement would be limited since laying, however, the boarding has moved extensively and necessitated the removal of expansion strips to allow the floor to settle down. Damp may affect the floor again in the future particularly at the onset of winter.

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(g) Paving

The paved surrounds to the Cottage were laid in Midland Brick Co. 'HELENA VALE' hand made bricks. The pattern was designed to facilitate laying and provide some interest by allowing the colour variations of the bricks to register. Excised areas have been left for planting.

At the rear of the Cottage the location of the rear lean to has been established by a strip of different coloured paving as has the entry path which encompasses the 1979 time capsule.

(h) Fences

The Cottage has been enclosed by a close picket fence to the rear and sides and an open picket low fence to the front and part of the East side. The fence has deliberately been left rough and painted white. In general it is in sympathy with the picket fences shown in the photographs.

The overall structure has not been changed except by removal of the rear lean-to which in itself was more than likely a later addition to the cottage.

- v The Cottage was built over a period of two or three years but nonetheless is all of one piece and whilst the records left by DuCane and later James Manning give some indication of the actual progress the overall structure would be regarded as completed as one.
- vi The Cottage is authentic and very effort was made during the restoration to ensure that the Cottage remained so. Considerable time was spent seeking materials and tradesmen competent in the older methods of workmanship and due regard must be paid to the Instructors and Apprentices from the TAFE College.  
Where it was not possible to maintain authenticity, e.g.: the fireplace, it has been reconstructed in such a way as to be evidently a new piece of work and no attempt apart from general shape has been made to simulate the original construction.
- vii After restoration the Cottage is in excellent condition and with regular maintenance should give service for many years.



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viii In the light of the change in circumstances which have occurred to the overall grant area it could be a future exercise to encourage the occupants of residences known to be located on the original Lot P114 as well as the adjacent Lots to search for middens and similar pits which must have been maintained by the occupants of the cottages.

In this respect the results of the limited dig conducted in the surrounds of the Cottage were worth the effort and input and the relics collected will serve as a display in the Cottage when the Historical Society takes over the management of the Cottage.

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**6.4 ASSESSMENT OF SIGNIFICANCE**

**a AESTHETIC**

The Cottage is a simple unadorned 19th Century workman's cottage providing rudimentary accommodation but would have been sufficient to confer a considerable benefit on those fortunate enough to have been granted one.

Its principal aesthetic value lies in its simplicity enhanced by the ornate scalloped double barges.

**b HISTORIC**

As far as is known the Cottage remains the only survivor of this type of accommodation within the metropolitan area and possibly the State.

It is known that at least 21 were constructed at various locations throughout the State before the Sappers were recalled in 1862 but it would seem that apart from the Bassendean Cottage all have been lost to the community.

In consequence the Cottage has considerable historic value and is extremely important both locally and to the State as a whole.

**c SCIENTIFIC**

As a cottage it has little if any value in the scientific sense as it is neither able to contribute to a greater understanding to the cultural history of WA nor able to provide a degree of technical innovation or achievement.

The Cottage is as it appears : A simple workingman's cottage.

**d SOCIAL**

The Cottage has no social value beyond providing an indication of the conditions under which many of the early settlers lived. In this respect not much has changed between then and now.

**e RARITY**

The principal value of the Cottage to the present day is its rarity:

It may be the only extant example of this form of cottage in Western Australia and possibly Australia.

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f **REPRESENTATIVES**

As a cottage it demonstrates the difference between those settlers supported in some way by the Public or Governmental establishment and those settlers reliant on their own resources and identifies the Pensioner Guards as a fortunate class within the wider community.

**6.5 CONDITION, INTEGRITY, AUTHENTICITY**

**a        CONDITION**

The Cottage is presently in good condition and apart from ensuring the effects of damp are not allowed to accumulate should not require major works for some considerable time.

**b        INTEGRITY**

In general apart from those items previously noted the Cottage will retain its ability to demonstrate its values and be kept in a good state of restoration in both the short and the long term.

**c        AUTHENTICITY**

Departures from the original fabric have been noted and in general have been carried out in such a manner as to clearly indicate that they are not original or authentic.

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**6.6 STATEMENT OF SIGNIFICANCE**

The Cottage is an extremely important to the history of both the State and the Local Community in that it reflects the conditions of living which no longer prevail except possibly to new settlers in the outer rural areas during the developmental period.

It is significant as indicative of the differentials between the various sections of the then community and their economic circumstances.

The charge to maintain taken on by the Town of Bassendean should be supported fully by the Heritage Council and associated bodies.

#### 6.7 CONSERVATION POLICY

The following policy is recommended for review by the Town of Bassendean in conjunction with the Heritage Council of WA and after adjustment be adopted as a guide for future conservation and development of the property.

- (1) That the statement of cultural significance be accepted as the basis for future planning.
- (2) That future conservation and development take place in accordance with the principles of the 'Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter)' as revised 1988.
- (3) That the use of the building be such as to reflect the past usages of the place in so far as the requirements of the Town of Bassendean and the local Historical Society allow.
- (4) That care be taken in any future development of the surrounding area to maintain the importance of the Cottage and enhance as far as may be possible its relationship to the surrounding environment.

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SURREY STREET: BASSENDEAN**

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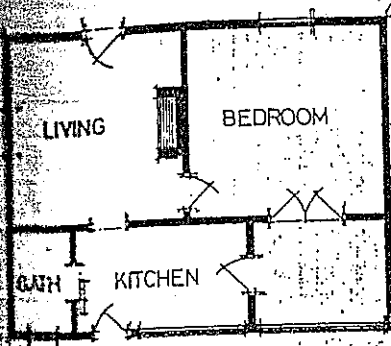
**6.8 POLICY IMPLEMENTATION**

To implement the policy the Town of Bassendean has entered into an agreement with the Historical Society to allow occupancy to the Society to the end that the Society develops the Cottage into a living museum with a theme relevant to its initial occupation in the 1850's by John Law-Davies and open it to the public.

The Town of Bassendean will maintain the Cottage and provide an annual budget to ensure that necessary works are carried out as required.

The Charter Agreement is Appendix G

STREET



PANDAH



CARPORT

HOUSE



**Ownership Charter**

**CHARTER OF AGREEMENT**  
**BETWEEN**  
**BASSENDEAN TOWN COUNCIL**  
**AND**  
**BASSENDEAN HISTORICAL**  
**SOCIETY (INC.)**

FOR THE MANAGEMENT OF THE PREMISES AND OUTER GROUNDS OF THE  
PENSIONER GUARD COTTAGE, LOCATED AT NUMBER 1 SURREY STREET,  
BASSENDEAN.

## 1.0 AIMS

- 1.1 To ensure the cottage is effectively utilised with a maximum benefit to the community.
- 1.2 To raise the awareness and knowledge of the cottage and its history to the community.
- 1.3 To ensure the heritage value of the cottage is preserved.

## 2.0 OBJECTIVES

- 2.1 To develop the cottage as a living museum with a theme relevant to its initial 1850's occupation by the Pensioner Force Guard, John Law Davies.
- 2.2 To identify and seek funding assistance for the development and maintenance of the cottage.
- 2.3 To make the cottage available for the general public to view at advertised and pre-arranged opening times, to a minimum of bi-monthly.

## 3.0 TERM OF AGREEMENT

- 3.1 The term of agreement is for 3 years, commencing \_\_\_\_\_ and expiring on \_\_\_\_\_.
- 3.2 A further term of agreement shall be re-negotiated between the aforesaid parties at the expiration of the initial period.

## 4.0 MANAGEMENT RESPONSIBILITIES - BASSENDEAN TOWN COUNCIL

- 4.1 To provide an annual operational budget for the general maintenance of the cottage and its outer grounds, exclusive of internal furnishings and fittings.
- 4.2 To liaise where appropriate with the Bassendean Historical Society on the use management and maintenance of the cottage and its outer grounds.
- 4.3 To implement any required building maintenance to the cottage and its outer grounds and in conjunction with the Bassendean Historical Society seek funding assistance for such works.
- 4.4 To arrange insurance cover for the building at a level sufficient for full replacement in the event of major damage.
- 4.5 The Bassendean Town Council will maintain public liability insurance in respect to the building and its surrounds.

5.0 MANAGEMENT RESPONSIBILITIES - BASSENDEAN HISTORICAL SOCIETY (INC.)

- 5.1 To develop and furnish the cottage as a living museum with a theme relevant to its 1850's occupation by Pensioner Force Guard, John Law Davies.
- 5.2 To seek funding assistance in co-operation with the Bassendean Town Council for the development and maintenance of the cottage and its outer grounds.
- 5.3 To not cause or make any structural or other alterations to the cottage or its outer grounds without the express written consent of the Bassendean Town Council.
- 5.4 To make the cottage available for viewing by the general public during fixed opening hours which shall be prominently displayed on a notice board located in the cottages' outer grounds. No charge shall be made for entry to view the cottage by the public, but donations may be accepted.
- 5.5 To make the cottage available for viewing through pre-arranged opening times for group visits.
- 5.6 To promptly report any damage or maintenance items to the Bassendean Town Council, and to keep the cottage clean, tidy and free of vermin at all times.
- 5.7 To maintain a register of keys issued to members of the Bassendean Historical Society, and make such register available for viewing by the Bassendean Town Council upon demand.
- 5.8 Provide an annual report to the Bassendean Town Council on initiatives/undertakings with respect to the cottage. Such report shall contain the following minimum requirements:
  - a) Grants received and purpose utilised for;
  - b) Programming - for example visits/number of visits; and
  - c) Register of internal furnishings.
- 5.9 Ensure furnishings purchased, lent or on hire are protected for loss through arrangement of insurance cover, and a register of origin of all such items be maintained.
- 5.10 To make the Cottage available for authorised Bassendean Town Council controlled functions, at a minimum of six weeks notice.
- 5.11 The Bassendean Historical Society will have in place a current public liability insurance policy of no less than \$1,000,000 in relation to the focus of its activities at the Pensioner Guard Cottage, 1 Surrey Street, Bassendean.

5.0 DEVOLUTION OF AGREEMENT

5.1 Council reserves the right to review management arrangements encompassed within this agreement upon written notice to the Bassendean Historical Society (Inc.) where it has continued to breach the agreement clauses after a period of notice from the Bassendean Town Council.

\_\_\_\_\_ For and on Behalf of  
Bassendean Town Council

\_\_\_\_\_ Witness

\_\_\_\_\_ For and on Behalf of  
Bassendean Historical Society (Inc.)

\_\_\_\_\_ Witness

**APPENDIX 10**

Town of Bassendean's  
**Conservation Policy and Development Guidelines**

### **2.3.9 CONSERVATION POLICY AND DEVELOPMENT GUIDELINES (A)** (OCM - 16/06/05)

#### **OBJECTIVE**

The Conservation Policy and Development Guidelines sets out the Town's commitment to manage and care for site features and significant buildings and should take into account the changes that have occurred with time and provide guidance for the management and future use of the place.

#### **POLICY**

Places identified as culturally significant have been placed on the Heritage Council of Western Australia, "Register of Heritage Places" list and they are to be conserved in accordance with the principals of the Australian International Council on Monuments and Sites (ICOMOS) Charter for places of Cultural Significance principals being:

- Conservation of cultural significant places is an integral part of good management and therefore should be safeguarded and not put at risk or left in a vulnerable state.
- Conservation of a place should identify, and take into consideration, all aspects of Cultural and Natural Heritage without unwarranted emphasis on any value at the expense of others and that the relative degree of cultural significance may lead to different conservation actions within a place.
- Conservation requires the retention of an appropriate setting and other relationships that contribute to the cultural significance of the place. New construction, demolition, intrusion or other changes, which would adversely affect the setting or relationships, are not appropriate.
- The physical location of a place is part of it's cultural significance. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable, unless it is the sole practical means of ensuring its survival.
- Restoration is appropriate only if there is sufficient evidence of an earlier state of fabric.
- Adaptation is acceptable only where the adaptation has minimal impact on the cultural significance of the place. Adaptation should involve minimal change to significant fabric, achieved only after considering alternatives.
- Competent direction and supervision should be maintained at all stages, and people with appropriate skills should implement any changes.

- Records associated with conservation of a place should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, where this is culturally appropriate.

Where elements, or spaces of significance are likely to be effected by compliance with regulations, these works should be evaluated in terms of the conservation policy and the likely impact on significance. Professional assistance will be sought to ensure proper evaluation of conservation and safety issues and to ensure that the impact will be minimised.

Conservation Plans for the public buildings within the Town are to be developed on a progressive basis.

The Conservation Plans are to identify significant fabric, guide conservation and assist in planning improvements and future development and shall include implementation strategies and cost estimates for Council consideration that can be used for funding applications.



**Proposal**  
for an  
**Inspection and Maintenance Schedule**

The schedule has been compiled to provide guidance in the preparation of an inspection and maintenance program, and assist the nominated person in undertaking a comprehensive maintenance program to ensure the conservation of the place in its entirety, with special consideration for the cultural heritage aspects of the place.

The schedule is a proposal, and it is expected that it will be adapted to suit specific places. It should however, be regarded as a minimal requirement for inspection and maintenance for a place of cultural heritage significance.

**Weekly**

- Check the general presentation of the place
- Check roof and ground drainage
- Monitor any problem areas
- Ensure security is maintained
- Ensure public access and public liability obligations are fulfilled

**Monthly**

- Check gutters and downpipes
- Monitor the areas where rising damp is a problem
- Monitor any water penetration
- Monitor cracking
- Attend to any works arising from the inspections

**Annually**

- Termite inspection and treatment
- Roof inspection and repair as required
- Inspect and assess structural adequacy
- Inspect paint work throughout
- Inspect external floor surfaces and repair as required

**2007 Cost estimates**  
Section 16.1 conservation works recommendations

### **COSTED SCOPE OF WORKS:**

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 (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**

COSTING: \$29,300 plus GST (November 2007 see attached quotation PGC-B-LG-000)

- 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.
- 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**

COSTING: \$65,500 plus GST (November 2007 see attached quotation PGC-B-LG-000)

- 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.
- 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.

### **RESIDENCE & ADDITIONS**

COSTING: \$108,000 plus GST (November 2007 see attached quotation PGC-B-LG-000)

- 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.

### **16.2 Medium term action (2-5 years)**

#### **PENSIONER GUARD COTTAGE**

COSTING: \$34,000 plus GST (November 2007 see attached quotation PGC-B-LG-000)

- 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'.

### **RESIDENCE & ADDITIONS**

COSTING: \$11,700 plus GST (November 2007 see attached quotation PGC-B-LG-000)

- Restore interior timber floors.

# **HOSKINS IOANNOPOULOS & SONS PTY LTD**

MASTER BUILDERS & SPECIALIST CONTRACTORS  
Reg. No.10470  
52 McDonald Street, Osborne Park, WA 6017  
Telephone: 9444 1445 Facsimile: 9242 3684  
Email: admin@hisons.com.au  
Web: www.hisons.com.au



Our Ref: Laura Gray.

Your Ref: Norman John Ioannopoulos.

Date: 26<sup>th</sup> November 2007.

Reference: Pensioner Guard Cottage and Residence – Bassendean.

Description: Remedial works to the above mentioned building.

Quotation No: PGC-B-LG-000.

Attention: Laura

Please accept the following quotation prices for the remedial works for the Pensioner Guard Cottage and Residence located in Bassendean, as per my site inspection.

## **PENSIONER GUARD COTTAGE - 1.**

1. 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. \$5,000.00 plus 10% GST.
2. Secure the roof and restore and/or replace any shingles. \$3,000.00 plus 10% GST.
3. 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). \$5,000.00 plus 10% GST.
4. 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. \$3,500.00 plus 10% GST.
5. Monitor cracks that are evident in the walls. \$1,500.00 plus 10% GST.
6. Restore external walls when cracks have stabilised. \$2,500.00 plus 10% GST.
7. Reinstate a ledge and brace front door per original. \$1,300.00 plus 10% GST.
8. Restore external window frames, door frames, and other painted detailing and prepare for painting. \$7,500.00 plus 10% GST.

**ONE COST – PENSIONER GUARD COTTAGE - 1: \$29,300.00 plus 10% GST.**

RESIDENCE & ADDITIONS - 1.

1. Inspect the tile roof. Secure the roof and replace any tiles (residence). \$5,000.00 plus 10% GST.
2. Inspect the waterproof membranes (c. 1952 addition to residence) and undertake remedial or replacement works as required. \$3,000.00 plus 10% GST.
3. Inspect the entire roof drainage system and undertake remedial or replacement works as required. \$10,000.00 plus 10% GST.
4. Restore the chimneys. \$30,000.00 plus 10% GST.
5. Inspect the box gutters and flashing and undertake restoration or reconstruction works. All materials to be galvanised. \$7,500.00 plus 10% GST.
6. When satisfied that the drainage situation is consolidated, undertake conservation works to the external and interior walls and the ceilings throughout. \$15,000.00 plus 10% GST.
7. Restore external window frames, door frames, and other painted detailing and prepare for painting. \$5,000.00 plus 10% GST.

ONE COST - RESIDENCE & ADDITIONS - 1: \$65,500.00 plus 10% GST.

OTHER.

1. Should the existing tile roof be found to be inadequate, take the opportunity to reinstate the separate verandah roof and reclad the existing timber framed roof over the c. 1893 residence, and the verandah, with short sheets of galvanised iron cladding. \$38,000.00 plus 10% GST.
2. Should the roof be reclad, the entire verandah should be restructured with reference to historic evidence (figure 3), to ensure an aesthetic per original, although differing in the detail. \$20,000.00 plus 10% GST.
3. Timber posts should be reinstated. \$10,000.00 plus 10% GST.
4. The west verandah should be reinstated. \$5,000.00 plus 10% GST.
5. The concave curve would be appropriate, although a straight skillion hipped at the corners would be acceptable (not a bullnose verandah). \$15,000.00 plus 10% GST.
6. 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. \$20,000.00 plus 10% GST.

OTHER - ONE COST: \$108,000.00 plus 10% GST.

PENSIONER GUARD COTTAGE - 2:

1. Reconstruct a simple rear skillion verandah with timber posts and corrugated iron roof. \$23,000.00 plus 10% GST.
2. 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. \$5,000.00 plus 10% GST.
3. Re-establish the fireplace as an operational element. \$6,000.00 plus 10% GST.

RESIDENCE & ADDITIONS - 2:

1. Restore interior timber floors. \$11,700.00 plus 10% GST.

If you have any questions regarding the above quotation please ring me on my mobile - 0418942058.

Kind regards

*Norman John Ioannopoulos*

Norman John Ioannopoulos  
DIRECTOR