



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November, 1996 have been used to determine the cultural heritage significance of the place.

11.1 AESTHETIC VALUE*

Mill Manager's Residence is a fine example of a simple yet elegant, Western Australian vernacular design, based on a Victorian Georgian residential style of architecture. (Criterion 1.1)

Mill Manager's Residence contributes to the qualities of its rural landscape; its white timber walls, dominant red roof and surrounding outhouses create a picturesque setting viewed through the trees from Jarrahdale Road and Foster Way. The jacaranda trees to the front of the building have particularly appeal. (Criterion 1.3)

The collection of buildings and structures at *Mill Manager's Residence* is significant in forming a precinct that illustrates a late 19th century lifestyle associated with the early timber milling industry in Western Australia. (Criterion 1.4)

11.2. HISTORIC VALUE

Mill Manager's Residence is historically significant because of its associations with the Jarrahdale timber concession, which was the first and the largest timber concession established in Western Australia. (Criterion 2.1)

Mill Manager's Residence is an example of a mill manager's house at a substantial mill, demonstrating the importance of the position and its separation, both physically and aesthetically, from workers' timber cottages. (Criterion 2.2)

Mill Manager's Residence is significant for its connection with the two major timber companies in Western Australia, Millars Timber and Trading Company and Bunnings Ltd. It also has associations with the well-known businessman and timber merchant, Neil McNeil, who probably would have stayed there on his visits to the Mill. (Criterion 2.3)

11.3. SCIENTIFIC VALUE

* For consistency, all references to architectural style are taken from Apperly, R. Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present* North Ryde, Angus & Robertson, 1989.

Mill Manager's Residence and outbuildings have more than a century of continuous association with the timber milling industry in Western Australia, and have potential to further contribute to our understanding of the milling industry from the 1870s to the 1940s. (Criterion 3.2)

11. 4. SOCIAL VALUE

Mill Manager's Residence provides a tangible link with the group of managers who lived there, and their influential association with the working community of the town of Jarrahdale as leaders and responsible members of that community. (Criterion 4.1)

Mill Manager's Residence and outbuildings contributes to the community's sense of place because of its location in the town of Jarrahdale, together with nearby workers' cottages. The place provides the community with links to the earliest timber concession in Western Australia, the establishment of the town of Jarrahdale, former rural lifestyles, and illustrates the evolution of development in the State. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Mill Manager's Residence, and its outbuildings have rarity value as one of a few surviving purpose-built Mill Manager's residences that remain in its original context and setting. It is the earliest extant residence of its type constructed in Western Australia and the only comparable example is the former Mill Manager's House at Yarloop. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Mill Manager's Residence is representative of a range of vernacular timber housing designs, based on a Victorian Georgian style of architecture, constructed throughout the State in the later part of the 19th century. (Criterion 6.1)

Mill Manager's Residence is highly representative of the fluctuating affluence and lifestyle associated with the early timber milling industry in Western Australia. This is reflected in the progressive additions and alterations to the place. (Criterion 6.2)

12. 3 CONDITION

Mill Manager's Residence is in sound condition, notwithstanding the poor condition of the rain water goods and outhouses. The weatherboarding is in exceptionally good condition considering its age, and the few missing and damaged boards could be readily replaced. The most apparent degradation has occurred through natural weathering processes, leaving the outhouses in various states of disrepair, and the roof sheeting in a badly deteriorated condition. Internally, there is evidence of some water seepage over the central hall, and the filling in of fireplaces has been the major area of abuse.

12. 4 INTEGRITY

Mill Manager's Residence has been continuously occupied as a residence. The integrity of the place is very high and capable of continued residential use. Restoration work could be undertaken without detracting from the integrity of the place.

12. 5 AUTHENTICITY

The authenticity of *Mill Manager's Residence* is high and, despite the refurbishment of the interior of the western portion of the house, most of its original materials are intact. Samples of the roof shingles have been retained within the building fabric, and it is likely the original ceilings are intact above the more recent fibrous plaster ceilings. There is sufficient evidence to determine the authentic detail of the place at any stage in its development.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Helen Burgess, Historian. The physical evidence has been compiled by Naomi Lawrance, Architecture and Heritage.

13.1 DOCUMENTARY EVIDENCE

The *Mill Manager's Residence*, located on Lot 86 (1 Foster Way) Jarrahdale, is a single-storey timber and corrugated iron house constructed c. 1889.¹ It is part of a group of historic buildings in the townsite of Jarrahdale, which includes sites such as the Post Office, timber workers' cottages, water tank and tower and the timber drying sheds. The house overlooks Gooralong Brook to the north and is located west of the milling site.

There is no documentary evidence to confirm the actual date of construction, but the residence was constructed around the time of Neil McNeil's association with the mill, which began in 1885.² Neil McNeil, originally from Victoria, was a prominent business man who contributed significantly to the development of the timber industry in Western Australia. He was responsible for the erection of a substantial and impressive timber residence in Peppermint Grove, known as *The Cliffe*, in the late 1880s/early 1890s, which was his attempt to convince the Government and the general populace that timber was the ideal building product. The *Mill Manager's Residence* in Jarrahdale is also an impressive and substantial timber house. It would have also been built to meet the demands and growth associated with the timber mill at the time when it was developing into the most successful timber mill in the Colony.

The first jarrah was exported overseas not long after the foundation of the Colony in 1829. However, although individual timber cutters were licensed as early as the 1840s, it was not until 1871 in Western Australia that the first timber concessions were granted, due to the increasing overseas demand for jarrah paving blocks and railway sleepers and also to assert some control over exploitation and waste.³ It was also to establish, as Governor Weld had seen it, an investment in the emerging timber industry of Western Australia, as the concessions were granted in return for an annual rental.⁴

Three timber concessions were granted in 1871, the largest being the 250,000 acres (the Jarrahdale concession) given to the Rockingham Jarrah Company (the Wanliss Company).⁵ This was based on the following conditions:

- (i) that the Company construct a sawmill
- (ii) that jetties be constructed in Mangles Bay, Rockingham
- (iii) that a railway line be built to connect the sawmill with these jetties⁶

1 This was the second mill manager's house built in Jarrahdale. The first was located further up the valley and is no longer extant. Fall, V. G., *The Mills of Jarrahdale: A Century of Achievement 1872-1972*, Willetton, 1972. ~~However, the physical evidence suggests that the eastern portion of the house was built in the 1870s.~~

2 Coy, Neil, *The Serpentine: a history of the Shire of Serpentine-Jarrahdale*, Mundijong, 1984, p. 101.

3 Mills, J, *The Timber People: a History of Bunnings Ltd*, Perth, 1986, p. 7.

4 Ibid.

5 The other two concessions were the Mason & Bird Canning Concession, Kelmscott (100,000 acres) and the Ballarat Concession, Lockeville (200,000 acres), from Mills, J. *op. cit.* p. 7.

The Wanliss brothers, originally from Victoria, were keen for this concession to be granted, negotiations for which had been going on with the Government for nearly a year:

Negotiations commenced in September 1870, by William Wanliss, resulted in the proposal of a 14 year timber concession on 100,000 hectares of forest. However, with the formation of the Rockingham Jarrah Timber Company Ltd [sic.] in June 1871, the terms were renegotiated by Thomas Wanliss for a 28 year lease over the same area at 50 pound per year.⁷

The Rockingham Jarrah Company had been formed by the Wanliss brothers, William and Thomas, with support from fellow Victorians, James Service and Peter Lalor.⁸ Financed by Victorian backers, the first Rockingham Jarrah Company mill was built in 1872, with William Wanliss as the first mill manager. Timber cutting actually commenced in May 1872 and the first load of timber left in March 1873, bound for Melbourne. The Jarrahdale to Rockingham line (a wooden tram rail), which also opened in 1872, was only the second line to be built in Western Australia.⁹ The line from Jarrahdale to Rockingham was eventually removed in 1952, although evidence of the railway line can still be seen at the north end of the *Mill Manager's Residence* lot.

As well as the townsite of Jarrahdale being established due to the Wanliss's Jarrahdale concession, the townsite of Rockingham also developed, with housing and other infrastructure required. Rockingham therefore became an important port for the transfer and export of timber throughout the State as well as nationally and internationally. The initial success of the Rockingham Jarrah Company resulted in Jarrahdale becoming the principal timber producing location and timber milling was the largest industry in the State, outside of gold, with the Rockingham Port becoming a major industrial area.¹⁰ Jarrahdale was also the largest centre of population between Fremantle to the north and Bunbury to the south and eastwards to York from its establishment until 1900.¹¹ The timber industry was also responsible for the development of the Perth-Bunbury railway line and the Inner Harbour at Fremantle in 1897.¹²

The Rockingham Jarrah Company was taken over by the Rockingham Jarrah Timber Company in 1874 but by 1876 ownership had changed again, although no change was made to the name. Owing to tense negotiations between the new and former owners, no timber was shipped out of Rockingham in 1876, but the following year the mill was back in full operation.¹³ It was at this time that Mr Hetherington, came on board. Productivity picked up, with the tram line being extended eastward of the

6 Andersen, W, *Jarrahdale Heritage Park: a submission on heritage and conservation values for Heritage Council of Western Australia, Ministry for Planning, Peel Development Commission, May 1997, p. 2.*

7 Coy, op. cit., p. 90.

8 This is the same Peter Lalor who was involved in the Eureka Stockade, Victoria, 1854.

9 However, the timber rails had to be replaced by 1878 with iron so that the lines didn't buckle and cause derailment.

10 Despite its prominence, the Jarrahdale mill could have worked to a greater capacity but was held back to some degree by the rail to Rockingham which was limited in the haulage it could take and the slowness of the journey.

11 Coy, op. cit., p. 105.

12 Andersen, op. cit. p. 3.

13 Fall, op. cit., pp. 24-25

sawmill and a new locomotive was purchased, and about 23 loads of timber were cut each day. In 1878, Mr Hetherington was replaced by Mr Steedman, who was in turn replaced by Mr Ritchie. Ritchie was there when Neil McNeil's company took over the Jarrahdale operation.

Many of the mill managers were instrumental in fostering a sense of community spirit in the town of Jarrahdale, contributing to the general image and social life, including sporting and other recreational events. In addition, by the early 1880s much of the infrastructure was in place at Jarrahdale, such as a Post Office, store, library, hall and religious and educational facilities, making Jarrahdale an appealing town in which to live and work.

However, despite the hard work and efforts made by the mill managers, such as Steedman, they were not able to stave off the slump in the timber industry from affecting Jarrahdale, and had to close the mill down in March 1885. In addition, the first mill burnt down in 1887, although it was replaced in the same year. These occurrences were partly responsible for the Rockingham Jarrah Timber Company merging with Neil McNeil and Company Ltd, from Lilydale Victoria. The company then became known as the Neil McNeil Co., Jarrahdale Timber Station. Neil McNeil had arrived at Jarrahdale only weeks after the mill had closed to reopen it.¹⁴ Under the management of Arthur E Ritchie, who was employed by McNeil, the mill celebrated the installation of upgraded machinery. McNeil made many inspections of the Mill and it is probable that he stayed with the Mill Manager on his visits.¹⁵

The early to mid 1890s were considered the golden decade for timber although the Jarrahdale mill was to experience problems with a strike for more wages occurring in 1890. However, production was still maintained. In December 1890, William J George took over the management of the mill station, but resigned when he was elected MLA for Murray. George was succeeded by Alexander Munro from 1893 to 1907, who was responsible for four new mills being built for the Rockingham Railways and Jarrahdale Forests Company, including one at Jarrahdale.¹⁶ Munro was still the manager when the London based Jarrahdale Jarrah Forests and Railway Ltd. took over control of the mill station.¹⁷

In the 1880s a new name in timber emerged and one which was to become synonymous with Jarrahdale - C & E Millar:

An important newcomer in the Western Australian timber industry in 1884 was C & E Millar, a Melbourne firm of railway contractors. The company was building a railway in South Australia and decided to open a sawmill at Torbay near Albany to supply its own sleepers. It agreed with the Western Australian government to bring labour and machinery from Melbourne....Millars was granted a licence of 50,000 acres...of forest around Nornalup and built a railway from Torbay to Albany for the government on the land-grant system.¹⁸

Owing to a massive slump in the industry in the late 1890s, begun by a "cut-throat policy" among the various timber firms operating in the State, C & E Millar ended up in the most powerful position, and so proceeded to absorb

14 Coy, op. cit., p. 101.

15 *ibid*, pp. 101 - 2.

16 *ibid.*, p. 102.

17 Munro had also been relieving manager at Jarrahdale in 1887 ,while Ritchie was on leave.

18 Mills, op. cit., p. 8.

other timber companies.¹⁹ These included: Canning Jarrah Co.; Gill, McDowall Co. (who had been operating in Waroona); Jarrahwood and Sawmills Co.; Imperial Jarrahwood Corporation and M C Davies & Co.; and the Rockingham Jarrah Company in Jarrahdale. C & E Millars changed their name to Millar's Karri and Jarrah Company in 1899 to reflect their new prominence.

In 1902, Millars began a reconstruction of their various concessions but not to the favour of Jarrahdale, almost closing down the Jarrahdale mill station's operation completely by 1912. However, it was decided in 1913 to bring it back to full working capacity and, in fact, make it their flagship station, possessing the largest mill in the State.²⁰ There were also other positive repercussions from this move:

The decision of the Millars' Timber and Trading Company [sic] to re-establish Jarrahdale as the main milling centre in 1913 led to the upgrading of the Mundijong stacking yard and at one stage the rail traffic became so heavy that the government allowed Millars to use their own locomotives and rolling stock to carry timber to Perth.²¹

Millars continued to operate the Jarrahdale mill station until, in 1982, secret negotiations commenced with another leading timber company, Bunnings Ltd, formerly Bunnings Timber Company Ltd (established in 1886), to buy out Millars:²²

On 5 April 1983 Bunnings Ltd achieved something that founder Robert Bunning and his brother Arthur in their wildest dreams would not have thought possible. For \$25 million the company purchased all the issued capital of the once mighty Millars company in Western Australia.²³

Millars were keen for Bunnings to buy to avoid being sold out to an overseas interest "who might run the company from outside Australia with little knowledge of the local hardwood issues".²⁴ The deal occurred just one year before Millars' centenary.

In 1997, Bunnings Ltd closed the mill operations at Jarrahdale, and the *Mill Manager's Residence* is now leased out by Bunnings to private tenants. In addition, Jarrahdale was classified by the National Trust as an 'Historic Town' in 1997.

19 Battye, J S, *The Cyclopaedia of Western Australia*, Nedlands, 1913, p. 288.

20 It was also at this time - 1912-1913 - that the State Sawmills were being established in the south-west for producing sleepers for the trans-Australian railway line. The mill stations at Pemberton, the largest of these, were number Two Mill and Three Mill.

21 Mealyea, K, *Mundijong Railway Station: Heritage Assessment and Conservation Plan*, prepared for the Mundijong Arts and Crafts Group Inc., January 1995, p. 5.

22 Bunnings Ltd formerly known as Bunnings Timber Holdings Ltd, changed their name in October 1982.

23 Mills, op. cit., p. 255.

24 Ibid.

13. 2 PHYSICAL EVIDENCE

Mill Manager's Residence sits in a valley overlooking Gooralong Brook in the Town of Jarrahdale. It is located on a large lot (27.29 hectares), within a bushland setting approximately half a kilometre from the Bunnings Mill Complex and workers cottages. The property is bound by Jarrahdale Road to the west and south, crown land to the north, and Foster Way to the south-east.²⁵

Mill Manager's Residence is approached from the south-east along a red gravel drive off Foster Way. The entry to the drive is located to the west of Foster Way, and continues towards Gooralong Brook in a north/west direction for about 30m before veering west to create an elongated turning circle south of the residence. The residence is sited along an east/west axis, and entered from under the south veranda. South of the drive is a redundant timber water stand and a number of mature Oak and Pine trees that partially screen *Mill Manager's Residence* from Jarrahdale Road.

The area in front (north) of the residence is enclosed by a rudimentary timber post and rail fence that separates the lawned area of the residence from a red gravel track to the north. Remnant sleepers evident just beneath the surface of the track are evidence of the first Jarrahdale to Rockingham railway. Further north of the track are remnants of another, more substantial, timber post and rail fence, beyond which is Gooralong Brook.

A large yard to the west of the *Mill Manager's Residence*, partially defined by remnant timber posts and rails, contains evidence of a former raised timber platform and retaining wall. Further archaeological investigation is required to determine the function and relationship of these elements to the residence and former railway line.

East of the residence is a small yard defined by a picket and lattice enclosure with timber gate to the south, weatherboard garage and picket fence to the east, and mature eucalypts to the north. To the west of the eucalypts, and immediately adjacent to the eastern portion of the house, are seven rough hewn timber steps leading down to the north yard and two small jarrah weatherboard outhouses. Photographic evidence indicates the outhouses were built after the garage and residence, although they are similar in construction detail.²⁶

The garage is simply detailed and constructed of timber frame, red painted weatherboard and short sheet corrugated iron roofing. The weatherboards are plain lapped boards, showing some effects of weathering, and the roofing iron is rusting and lifting in sections. The rectangular building consists of a simple gabled roof and east facing lean-to, orientated so that the long axis of the gable runs north/south. Each gabled end contains a rectangular timber framed vent with fixed timber louvres. To the north is a timber framed casement window, with two vertically hinged sashes, each divided into six panes. A timber framed doorway located in the west elevation, and timber

²⁵ The land is zoned 'Special Use' under the Shire of Serpentine-Jarrahdale's Town Planning Scheme No. 2, and, in 1998, is subject to consideration by the Shire for inclusion in a proposed Heritage Park.

²⁶ Fall V. G. *The Mills of Jarrahdale: A Century of Achievement 1872-1972*, University of Western Australia Press, 1972, p. 40.

framed garage doors in the south elevation, have similarly detailed ledge and brace doors with vertical panelling and tapered projecting lintels. The garage doors are hinged with large external iron straps. The south facing elevation of the lean-to is largely unpainted, and contains an unframed 2.5m wide, horizontally boarded door. The unpainted weatherboards on the south and east elevations are marginally mis-aligned with adjacent weatherboards, and the crudely detailed lean-to door suggest these elements were later additions. The garage shows some displaced settlement in the north-east corner, and several weatherboards on the east elevation are missing.

Directly north-west and slightly below the garage are two outhouses, simply detailed and constructed of timber frame, exposed weatherboard and short sheet corrugated iron skillion roofs. Shingles are evident under the eaves of the larger outhouse. The size of the weatherboards and simple ledge and braced door match those on the garage. The smaller outhouse to the north has an earthen floor and timber framed opening in both the east and west elevations. Both outhouses are in a dilapidated condition and show the effects of weathering and invasive vegetation. Further archaeological and historical investigation is required to fully reveal the age and role of the outhouses and the garage.

Mill Manager's Residence, is a single-storeyed, timber frame, weatherboard house with corrugated iron roof and verandahs supported on timber stumps and joists. The north verandah projects approximately 1.8m above the sloping site, offering panoramic views over the Gooralong Brook and valley. While research to date has not been able to establish the exact construction date of *Mill Manager's Residence*, the broken ridge line along the east-west elevation, the varying roof forms and subtle differences in materials and detail, suggest the east and west portions of the residence were built at different times. Both portions of the residence are of a simple yet elegant domestic scale, indicative of a Western Australian vernacular design based on a Victorian Georgian style of architecture, and influenced by the availability of finance, materials and skilled labour. Features of the residence that contribute to this style include its gentle sense of harmony and 'reasonable' proportion, evident in the simple rectangular and prismatic shapes, the timber floor and roof construction, pitched roofs over one room in depth, and separately articulated veranda's.²⁷

The eastern portion of *Mill Manager's Residence* is rectangular in plan, one room deep under a single hipped roof, and has a north facing separately articulated, skillion style, veranda. The simple style and form of the eastern portion of the house, and its independent roof line, suggest it was once a separate structure that closely resembled the earliest timber housing types found in Fremantle before the 1890s²⁸. In view of this, and given the Rockingham Jarrah Company mill was built in 1872 with William Wanliss as the first mill manager, it is probable the eastern portion of the residence was constructed at the same time as the mill, or at least by the end of the 1870s when productivity in the mill had significantly increased. The roof line is punctuated by a simply corbelled, white painted brick chimney, and the

27 Apperly R., Irving R., & Reynolds P. *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1870 to the Present*, Angus and Robertson, North Ryde, 1989, p. 45

28 W. Jacks. *Timber Houses in the Fremantle District*. Fremantle City Council. February 1992.

house is constructed of timber frame and simple lapped weatherboards, approximately 170mm wide, in generally sound condition.

The north and south elevations feature single pane, double hung sash windows; timber frame hoods and flat metal canopies protect the south windows. Four panel timber frame doors, with matching brass hardware, are symmetrically placed along the north elevation. A timber frame ledge and brace door located in the central south elevation is in very poor condition. All external window and door architraves in the eastern portion have a decorative double 'ogee' profile, except the kitchen door which features a rectangular timber section with curved nosing details. Small timber frame and mesh vents are located immediately under the short south eaves. To the north is a timber frame veranda, supported on stop chamfered posts and enclosed with fencing wire between rounded top and bottom rails. The west end of this veranda adjoins a large semi-enclosed veranda that connects the kitchen to the western portion of the house. A simple flywire screen door separates the open north veranda from the later enclosed area. East of the flywire door is a timber frame gate and staircase leading down to the front yard. A number of arrows engraved in the floorboards adjacent to the gate are similar to the markings often left on convict products. The documentary evidence does not support any relationship between the milling industry and convicts in Western Australia; however, further archaeological investigation of these marks is required to determine their origin.

The western portion of *Mill Manager's Residence* has two simple corbelled white painted brick chimneys, a hipped roof of the 'M' type, with central gutter running out to the east, and simple lapped, white painted weatherboards, approximately 100mm wide. Its more sophisticated plan and roof form suggest it is of a later construction date than the eastern portion of the house, and reflects contemporary timber structures built in Fremantle in the 1880s and 1890s. On this basis, and given the increasing prosperity of the mill associated with the period of management under Neil McNeil from 1885-1890, it is probable that the western portion of the residence was constructed between 1885 and 1890. A separately articulated skillion style veranda extends around the north, south, east and west portion of the house; the eastern verandah is enclosed with a simple timber batten and flywire frame above a timber panelled dado. The verandah is constructed of timber, with butt jointed floorboards, approximately 120mm wide to the north, south and west, and approximately 80mm wide to the east. It is supported on simple square section posts with top and bottom rails and angled vertical balusters. The space beneath the veranda is enclosed to the east and west by simple lapped white painted weatherboards, approximately 170mm wide.

The eastern 'undercroft' consists of a small room with earth floor and north facing, timber frame, single pane window. The western 'undercroft' extends along the whole of the west, and a portion of the north-west elevation. A simple ledge and brace door provides access from under the north veranda, and three pairs of louvred windows are located symmetrically along the west wall. The windows are in a poor state of disrepair. All weatherboards are in sound condition. Roof sheeting is red painted short sheet corrugated iron, in poor state. Shingles are evident beneath the corrugated iron at the west end of the north verandah roof. Green painted ogee profile gutters extend around both the primary and veranda roofs. All rainwater goods require replacing.

Windows in the western portion of the residence are double hung sash windows with two vertical panes per sash. External architraves to all windows and doors have simple rectangular timber sections with curved nosing details.

The internal layout of the eastern portion of *Mill Manager's Residence* is comprised of four rooms arranged along a northern veranda, including a (bed?) room to the east, central storage room with connecting wash room/laundry, and a kitchen to the west. All walls in the eastern portion of the house are stud framed with white painted dressed jarrah timber panelling, fixed horizontally. The most eastern room is unpainted. Similarly detailed ceilings are evident in all rooms except the kitchen. All floors are constructed of 150mm wide timber boards, raised approximately 120mm above the veranda and floor level of the western portion of the residence. All doors and windows in the eastern section are in good condition, except for two damaged panels to the south door of the wash room. Door and window furniture throughout the eastern section of the house is intact and in good condition.

The eastern (bed?) room is entered directly from the veranda through a four panel door. The central placement of the door is mirrored by a double hung sash window to the south. Adjacent to the east room, and central to the east portion of the residence, is the store room; shelving built into the south-east wall suggests its former storage function. The store room is divided into two equally proportioned north and south spaces by a timber frame wall with 1.2m wide opening. Access is through a four panelled timber door in the west wall of the south space. Central to the north and south wall are small double hung sash windows. The Jarrah panelling beneath the south window sill is in poor condition.

Adjacent to the store room is the wash room, containing a cream painted brick fireplace with built in wash copper and high timber mantle, new hot water system in the north-west corner, and concrete wash trough with three basins in the south-west corner. A dark cream paint scheme exposed behind the new heater suggests the outline of a former wood burning heater, that was once connected to a boiler in the kitchen. The opening between the wash room and kitchen is now sealed.

Immediately west of the wash room is the kitchen, which has, at some time undergone a major refurbishment; including, new cabinetry, linoleum laid over timber boards, fibrous plasterboard walls and ceiling, and a wide timber framed opening in the west wall. The 'streamlined' cabinetry with large disc shaped steel handles, is representative of the Inter-War Functionalist style²⁹ fashionable in Australian kitchen designs of the 1940s and 50s. Although a new stove with electric exhaust fan has been installed, the former 'Homestead' wood burning stove remains intact. Two double hung sash windows are located in the south wall. The original door to the kitchen remains intact; however, the architraves have been replaced to match those in the western portion of the house.

The internal layout of the western portion of *Mill Manager's Residence* is comprised of six rooms arranged about an 'L' shaped hall. The front entrance

29 Apperley et. al.. op. cit. p. 184.

is located off the short part of the 'L', to the south of the house, through a reinforced semi-translucent glass door with louvred fanlight and wrought iron security screen. From the west, on the south side of the house, is the main bedroom, entry hall, second bedroom, and dining room. From the north-west corner is a lounge room with french doors opening onto the north veranda, a central third bedroom also with french doors, and a bathroom/laundry. A weatherboard enclosure within the north-east corner of the verandah houses a timber frame, masonite panel structure, containing a modern vitreous china toilet.

All the rooms in the western portion of the residence are simply finished with little detail, except for the lounge room ceiling. The uniform finishes include timber frame, plasterboard walls and fibrous plaster ceilings with straight run curved plaster cornices and moulded rectangular grid ceiling vents. All windows are double hung sash windows with two panes per sash, and internal doors are solid core plain faced doors. All skirtings and architraves feature a simple rectangular timber section with curved nosing details, of the same style and era as the new cabinetry in the kitchen. It is probable that the western portion of the residence was refurbished at the same time as the kitchen. Ceilings in all the rooms of the western portion, except the lounge room, are approximately 2.8m high, and in sound condition. Bare light bulbs are suspended directly from the ceilings. The timber floor boards are concealed beneath carpet, except in the dining room.

The entry hall is approximately 1.5m wide, and continues in a northerly direction for approximately 3.0m before turning east for about another 7.0m, terminating in a solid core, plain faced door. Beyond the door is the enclosed, east veranda. Hallway walls are in good condition, with modern fluorescent light tubes and electric heaters located at picture rail height. The ceiling over the east-west hall shows evidence of considerable damp.

West of the entry hall is the main bedroom, containing a central window in the west and south walls, and a matching pair of flush panel robes built in to the reveals of a former fireplace in the north wall. The opening of the fireplace has been sealed, but the chimney is evident above the roof line.

At the north end of the entry hall is a long rectangular lounge room, containing a brick fireplace fitted with a modern pot belly heater and simple jarrah mantle. The fibrous plaster ceiling is considerably higher than other rooms in the house, (approximately 3.2m), and has a decorative plaster cornice with stepped triangular detailing. There is a small hole in the south-east corner of the ceiling, and all the vents have been taped over and painted. Timber framed french doors, with full length semi-translucent stippled glass panes, open onto the north veranda. Flywire screen doors are hinged internally. A double hung sash window is located in the centre of the west wall.

The remaining four rooms are on either side of the east/west section of the hall. The first room east of the entry hall, on the south, is a bedroom. There are two double hung sash windows in the south wall; one in the centre of the wall, and the other slightly higher and further east, suggesting it was a later addition. A third bedroom, located on the north side of the hall opposite the second bedroom, contains a pair of french doors placed centrally in the north wall, and a matching pair of flush panel built in robes in the reveals of a

former fireplace to the west. The detailing of the french doors and wardrobes matches those in the lounge room and main bedroom.

The bathroom is situated east of the northern bedroom. It has a concrete floor, raised about 80mm above the floor level of the hall, and is covered with 'marbled' linoleum. The plasterboard walls are finished with a pressed tile pattern that extends to picture rail height. A shower, bath and vanity occupy the length of the east wall, and a modern washing machine and stainless steel trough are located in the north-west corner. In the centre of the north wall is a double hung sash window with frosted glass.

Opposite the bathroom, on the south side of the hall, is the dining room. It has jarrah floorboards and a double hung sash window in the centre of the south wall. A wide timber framed opening has been created in the east wall with a small step up to the kitchen. The opening between the two rooms enables direct internal access to the kitchen, the only other access being through the external north door off the enclosed veranda.

There have been no major alterations or additions to the place since it was refurbished, probably in the 1940s. The overall character of the residence, with its simple finishes, well proportioned rooms, and high ceilings, is one of rural elegance and prominence. It is still very sound structurally, and although some of its original internal finishes have been obscured, it has very high levels of integrity and moderate authenticity. The significance of *Mill Manager's Residence* is considerably raised when viewed in the context of the nearby, substantial group of workers' cottages, that were constructed directly for and by the milling industry in Jarrahdale.

13.3 REFERENCES

Ball J. Newman D. 'National Trust of Australia Historic Places Assessment "Jarrahdale Townsite" National Trust of Australia (WA.), Perth, 1997.

13.4 FURTHER RESEARCH

Archaeology of site.