



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

Symmetry of street and side elevations, the graceful belling of the verandah roofs, and harmonic proportions lend a Classical repose to the street front evidencing creative achievement of a high order. (Criterion 1.2)

Whilst of Classical derivation in its symmetry, *House at 84 Stirling Street* nevertheless contributes to the street's picturesque character. It forms part of a lineal precinct of varied building forms that extends throughout Stirling Street and its prolongation in Austral Parade. As an element of that precinct and landscape it has a picturesque quality that contributes substantially to the lively environment in which it sits. (Criteria 1.1, 1.3, 1.4)

11.2. HISTORIC VALUE

House at 84 Stirling Street is an example of evolution of elemental town house forms, which, in Western Australia, provide the morphology for virtually all turn-of-the-century varieties of the house, and as such it contributes to an understanding of those varieties within the pattern of Western Australia's housing. (Criterion 2.1)

House at 84 Stirling Street forms part of the evidence which illustrates the circumstances of the eventual break-up of the large grants taken up throughout the explored areas of the south-west in the earlier years of the colonisation of Western Australia, in this case particularly illuminating the history and marking one edge of the huge estate (Location 26) taken up by the first Governor, Sir James Stirling, his wife Ellen Mangles, and her family, in Bunbury. The origins of this grant were among the prime motivations for the foundation of Bunbury. (Criterion 2.2)

House at 84 Stirling Street is closely associated with the historic personage of George Robert Teede, Clerk of the Town Trust and then first Town Clerk of the municipality, whilst holding the appointment of first head teacher of the Government School. (Criterion 2.3)

11.3. SCIENTIFIC VALUE

The place provides evidence of the historical and technological development of housing types in Bunbury and the history of Leschenault Location 26. (Criteria 3.1, 3.3)

11. 4. SOCIAL VALUE

The environs, of which the building is an essential element, are highly regarded by the community for their aesthetic and historic values, as evidenced by a considerable programme of works by the State and local governments (in partnership) in the past two decades, to rejuvenate the Inlet foreshores, and the environs are a critical factor in the community's sense of place and the imagery of the Bunbury townscape. (Criteria 4.1, 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

House at 84 Stirling Street is one of a relatively few examples of Bunbury town houses of the more simple style that preceded the Italianate style of the gold boom period, in which verandahed pavilions of patterned brickwork and scalloped timber verge and barge boards provided the limited decorative schema. (Criterion 5.1)

The example of a domestic estuarine foreshore precinct, of which the building is an essential component, is an uncommon landscape. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

The elementary internal two-room wide layout spanned by a single pyramid roof is a relatively late form of roof construction more common to post 1910-15 and this example is an intriguing example of this class of roof. (Criterion 6.1)

12. 3 CONDITION

House at 84 Stirling Street is in very good condition, with the core form and residential uses being apparently unchanged from the original construction. Existing uses and management tend toward maintenance of this status quo. Substantial grounds at the rear of the dwelling remain available for further development which is capable of being accommodated without prejudice to the assessed values of the building and land.

12. 4 INTEGRITY

House at 84 Stirling Street retains a high degree of integrity, given that the existing, private, detached, residential use is the original use and is viable and sustainable in the long term. There is relatively minor deterioration of substrate under protective coatings to masonry which is reasonably capable of stabilisation and elimination.

12. 5 AUTHENTICITY

The fabric of walls, floors, roof and details has been subject to moderate modification through painting, reconstruction and additions, but the fabric of the first stage is substantially discernible and distinguishable from the later phases, except that the raised, cement rendered quoins and verandah dado are applications made since the recording of the building in 'Bunbury National Estate Study 1978', in circa 1981, to the example of the details at *House at 82 Stirling Street*, next door. Steel tubular verandah columns that were extant in 1978 have also been replaced by timber posts.

13. SUPPORTING EVIDENCE

The documentary and physical evidence has been compiled by Ian Molyneux, Architect.

13.1 DOCUMENTARY EVIDENCE

House at 84 Stirling Street is a single-storey residence constructed in c.1880-1900, as a private residence.¹

Unsubstantiated data provided by the Bunbury Historical Society to the National Trust of Australia (WA), in 1975, names the structure 'House - Bin Teede - 1900s', referring to Binsted Teede, a son of George Robert Teede.²

The date given does not fit with the extant physical stylistic evidence of the belled verandah roof and scalloped gutter boards, but this may reflect later modification of the physical evidence.

House at 84 Stirling Street is associated with the Teede family, descendants of the first Town Clerk, George Robert Teede. An immigrant to Australind on the *Diadem* with the Western Australian Land Company in 1842, and son of the teacher at York, Teede was a prominent citizen through his positions as first head teacher of the Government School (1862-), Clerk to the Town Trust (1870-71) and Town Clerk (1871-96).³

The documentary evidence of the development of Leschenault Location 26, Stirling's vast South Bunbury-Picton estate, as the contextual locality for the place, is summarised in 'The Lower Preston River Settlement'.

House at 84 Stirling Street represents suburban Bunbury immediately outside the south-eastern most edge of the townsite confined by Stirling's land selection, a locality that fits the description of a 600 acre parcel of land sold in 1841, and is a part of the turn-of-the-century precinct of houses that follow Stirling Street and Austral Parade (formerly 'White Road'); roads which follow the northern boundary of Stirling's Location 26.

The street came to prominence with the division during the gold boom era, into suburban housing lots, of those 10 and 20 acre farming and market gardening lots into which Location 26 had been divided. Such small fringe farms typically then succumbed to the growth of the town of Bunbury.

The present title, replacing any earlier form of title, was issued to Kenneth Noel Teede, mechanic of Stirling Street, Bunbury on 27 July 1948, from whom it passed to Mr and Mrs Ross Newburn Elliott in 1975, then to Mr and Mrs Peter Douglas Horn in 1977, and lastly to be occupied by Mr John Myers, solicitor and barrister of Bunbury, and his wife, from 1981.

¹ The documentary evidence of the place per se is slight, principally being that gathered by Ian Molyneux from oral sources in circa 1978 and documented in his 'Bunbury National Estate Study 1978' in which the form of the verandahs etc, at that time was illustrated.

² Advice received from Mrs Jane Payton.

³ Molyneux, I., 'The Lower Preston River Settlement: Chronology of European Exploration and Settlement of the Lower Preston River at Bunbury', (unpublished paper, 1996), p. 27.

Mrs Myers puts the rear, north-eastern living room date as circa 1950 (therefore attributed to Mr K. N. Teede) and additions and alterations were carried out to the north-west corner by the Myers in about 1982.

In 1996, *House at 84 Stirling Street* continues to be used for residential purposes.

13.2 PHYSICAL EVIDENCE

The site is located on the former 'White Road' leading from the City of Bunbury to Australind, an extension of the Old Coast Road from Mandurah.

In particular it is a part of that section of the precinct in which significant small cottages line the formerly flood-prone market gardens (later Queens Gardens) on the foreshore of the original mouth of Leschenault Inlet, and where the street suddenly opens up for the more expansive outlook for the more substantial houses on the south side. Unlike the small cottages to the west this house is wisely raised above the flood plains.

House at 84 Stirling Street comprises four main rooms and entry passage, in an approximate square, surmounted by a corrugated-iron clad, pyramidal-pitched roof spanning rooms in each direction, with belled (concave-arc) verandah roofs on three sides (spanning to timber posts and beams, on a raised podium), surrounding painted brick walls, plastered and painted internally, with turn of century period style timber joinery details.

Belled verandahs are generally typical of earlier dwellings than are typically roofed with pyramidal forms.

By contrast with the pyramidal roof, the roofs next door at *House at 82 Stirling Street* show the typical nineteenth century habit of pitching roofs across only one room. Thus these neighbouring dwellings are informative examples of colonial roof morphology and evolution.

Simple handling of details with reliance on patterned brick and scalloped gutter boards for decoration is typical of pre-gold boom houses of the nineteenth century in Bunbury, as are illustrated and compared in the 'Bunbury National Estate Study 1978'. However, the quoins are late additions and one should be cautious that details such as the scalloped barges are not also late additions, even if pre-1978.

As a fine and desirably located basic house it is likely that this dwelling has been "renovated" and remodelled over the decades (such as by removal of chimneys) and a more detailed investigation by uncovering fabric could provide answers.

The belled roof and scalloped gutterboards are the principal details by which one would assess the house as earlier than turn-of-the-century (c.1880) and if found to be late conjectural reconstruction, albeit not aesthetically unharmonious, then this would suggest a later date for the house, more in conformity with the original Bunbury Historical Society 1900s estimate made in 1975. This would not nevertheless reduce the building's significance.

The appearance and condition of the building to date are of well maintained fabric, with some deterioration of that protective coatings from rising damp in what is a low lying area.

13.3 REFERENCES

Molyneux, I., 'The Lower Preston River Settlement: Chronology of European Exploration and Settlement of the Lower Preston River at Bunbury', (unpublished paper, 1996).