



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

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.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 4.1.2 Making suburbs
- 8.12 Living in and around Australian homes
- 8.13 Living in cities and suburbs

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation & subdivision
- 107 Settlements
- 304 Timber industry
- 603 Early settlers

11.1 AESTHETIC VALUE*

Colwyn, Claremont is a very fine and substantial example of a two-storey residence in the Federation Queen Anne design style, notable for the excellence of its design and execution, which remains highly intact as originally constructed, featuring original Marseilles profile roof tiles, face brickwork decorative corbelled chimneys and original timber joinery and leadlights. (Criterion 1.1)

Colwyn, Claremont is significant for the extent of original very fine joinery, featuring premium quality Western Australian timbers, and including the staircase, fireplaces, friezes and door and window details that, on the basis of photographic evidence, remain extant in the interior of the building. (Criterion 1.2)

Colwyn, Claremont is the last remaining early 20th century mansion on the Freshwater Bay foreshore and as such is an important landmark. (Criterion 1.3)

11.2. HISTORIC VALUE

Colwyn, Claremont demonstrates both the standard of accommodation to which a successful builder and timber merchant aspired and the highest standard of building and residential accommodation erected in Claremont in the Federation period. (Criterion 2.1)

* 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*, Angus and Robertson, North Ryde, 1989.

For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

Colwyn, Claremont demonstrates a period of rapid development in the suburb of Claremont. (Criterion 2.2)

Colwyn, Claremont was built by Bunning Bros. Ltd., a prominent Western Australian building and timber milling company, for part owner of the company, Arthur Bunning, and his wife, Evelyn, as their family residence. From 1921 to 1953, it was owned and occupied by former Councillor and Mayor of Claremont, by James Lewis Berkley Weir, his wife, and family. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Colwyn, Claremont is highly valued by the community, and is included in the Municipal Heritage Inventory and Town of Claremont has advocated for the place's retention (Criterion 4.1)

Colwyn, Claremont is a prominent and well-known landmark viewed from the Swan River, contributing to the community's sense of place as the only visible reminder from Freshwater Bay of Federation period residences. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Colwyn, Claremont presents to the street as a single-storey building and to the riverside as a substantial two-storey residence, a rare design and construction for a Federation period residence in Western Australia. (Criterion 5.1)

Colwyn, Claremont is a rare remaining example of a substantial two-storey, brick and tile residence constructed in the Federation Queen Anne style, from the early 20th century, fronting the Swan River in Claremont. (Criterion 5.1)

The original, premium quality Western Australian timbers exhibited throughout *Colwyn, Claremont*, including its parquetry floors, panelled dadoes, decorative fretwork, mantles and fireplace surrounds, are rare features. (Criterion 5.1)

The style and scale of *Colwyn, Claremont* are uncommon in Claremont, being more typical of the grand residences built in West Perth and Peppermint Grove in the Federation period, and was one of the largest residences constructed in Claremont at the period of its completion. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Colwyn, Claremont is a very fine and substantial example of a two-storey residence in the Federation Queen Anne design style. (Criterion 6.1)

Colwyn, Claremont demonstrates the way of life of a well established businessman and his family in Western Australia in the Federation and World War I periods, with its expansive formal rooms, family accommodation, utility rooms, and maid's accommodation in the main building, and its associated stables (present day garage) and outbuildings. (Criterion 6.2)

12. 3 CONDITION

Colwyn, Claremont appears to be in good condition. Detailed assessment of the fabric was not possible as the place was inspected only from the exterior.

12. 4 INTEGRITY

Colwyn, Claremont has high integrity, being continuously used as a residence.

12. 5 AUTHENTICITY

Colwyn, Claremont has high authenticity. From external inspection the building retains its original form and fabric including face brick walls, Marseilles profile terracotta roof tiles, chimneys with decorative corbelling and terracotta pots, timber verandahs and joinery, including door and window details, and fine leadlight windows. Photographic evidence suggests the interior is also highly intact in terms of floor plan and details including fine timber joinery.

13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment completed by Robin Chinnery, Historian and Rosemary Rosario, Architectural Heritage Consultant, in August 2005, with amendments and/or additions by HCWA staff and the Register Committee.

13.1 DOCUMENTARY EVIDENCE

Colwyn, Claremont is a substantial two-storey brick residence with a terracotta tile roof in the Federation Queen Anne style, with outbuildings including a garage (former stables) of brick and timber construction, and a wash-house (former), wood-shed, bathroom and water closet of timber and iron construction. In 1911, Bunning Bros. built the place to serve as the family residence of Evelyn and Arthur Bunning, a principal of the company.

In 1830, John Butler was unsuccessful in his application for a grant 'on Fresh Water Bay', including the future site of *Colwyn, Claremont*. Granted 250 acres at present day Peppermint Grove but not satisfied with this outcome, Butler made further applications for grants at Freshwater Bay in 1830-34.¹ By 1833, the Perth-Fremantle (sic) Road was made from Perth to Fremantle.² In 1838, its route was shifted further west and north.

In the 1840s, the Mooro people continued to frequent the area of present day Claremont, which remained largely undisturbed by European settlement due to the sandy soil of much of the area and its distance from Perth and Fremantle.³

In 1850, transportation commenced of convicts to the Swan River Colony. The British Government recommended the accompanying Pensioner Guards be accommodated in village settlements close to Perth or Fremantle, with 10 acre lots on which they and their families could maintain themselves. After Captain E.G.Y. Henderson, Controller-General, recommended land at Freshwater Bay as the only land suitable for the purpose, the first Pensioner Guard settlements were duly established there and at Mill Point, South Perth, but the latter failed early due to the land's unsuitability. The area of fertile soil around Butler's Swamp was divided into eighteen 9.5 acre lots for cultivation, and along the shore of Freshwater Bay, 20 half acre lots were marked out as residential lots, numbered 1 to 20 from the west, all but Lot 19 being allocated.⁴ Convict depots were established at Freshwater Bay, near present day Claremont Police Station, and at Point Resolution in 1853. Through most of the 1850s and 60s, convicts worked in the district, quarrying stone for roads and tree felling. At Freshwater Bay, 11 of the original 19 Pensioner Guards remained for the required seven years, then received the freehold to their lots.⁵

In the 1860s, the new convict built Perth-Fremantle Road and the bridge over the Swan River at North Fremantle led to increased traffic on the road, which became a public highway in 1871.⁶ In the 1860s and 1870s, speculators and investors

1 Bolton, Geoffrey and Gregory, Jenny *Claremont: A History* (UWA Press, Nedlands) pp. 3-11.

2 Arrowsmith's Plan of the town site of Perth, 1833 in Seddon, George, and Ravine, David *A City and Its Setting: Images of Perth, Western Australia* (Fremantle Arts Centre Press, 1986) p. 100.

3 Bolton, Geoffrey and Gregory, Jenny op. cit., pp. 5-12. Note: In the vicinity of *Colwyn, Claremont*, when the Continental Hotel site in Victoria Avenue was re-developed in 1969-70, Aboriginal remains were discovered. (Personal knowledge, Robin Chinnery.)

4 Bolton, Geoffrey and Gregory, Jenny op. cit., pp. 16-21, with plan Pensioners' Lots Fresh Water Bay Western Australia, original held in Public Record Office, London, in 9780/52.

5 *ibid.*, pp. 23-29.

6 Marchant-James, Ruth *Heritage of Pines: A History of the Town of Cottesloe Western Australia* (Town of

began to turn their attention to the future Claremont district as a possible route for a proposed rail link between Perth and Fremantle. By 1877, a number of 'influential men of capital' had purchased land in the district, ensuring that when the railway route was debated, there were strong advocates for the northern route which prevailed.⁷

In 1879, construction of the railway commenced. In January 1867, James Morrison a Melbourne investor, was granted location 702 on the north side of Perth-Fremantle Road (in an area now bounded by Stirling Highway, Stirling Road, Shenton Road and Parry Street.⁸ James Morrison recognised the development opportunities and prepared to sub-divide and market his estate in 1880, naming it Claremont. After the railway was opened in 1881, Claremont was to be 'home for the professional classes and respectable bourgeoisie, householders who could afford to commute' to Perth or Fremantle.⁹ The opening of the railway led to increased development along its route, including in the vicinity of Claremont, where the platform went by the name of Butler's Swamp, until renamed Claremont in 1883.¹⁰ In 1886, the present railway station and stationmaster's house were built a few hundred metres east of the original siding, 'in deference to local pressure.'¹¹

In the late 1880s and 1890s, sub-divisions continued in the Claremont district, many of the lots being purchased by investors and speculators, including the Melville Suburban Lots, modelled on the Government's 1883 subdivision of Subiaco, with large lots, three-quarters of an acre to five acres in area, many of which were further sub-divided into smaller lots at a later date.¹² By 1891, 250 people resided in the district. In 1893, the Claremont Roads Board was formed.¹³

An 1896 plan of sub-divisions in Claremont shows some alteration to the former Pensioner Lots to the south of Pensioner Terrace (present day Victoria Avenue) with two roads extending to the riverside. Between 'Lucknow' and Chester Road are 10 lots, nos. 241 to 250, thence lot nos. 251, 252, 253, and 256 to 260, which adjoins Reserve 885 (present day Mrs. Herbert's Park). Lot 253, which included the future site of *Colwyn, Claremont*, is much larger than the other lots.¹⁴

In the 1890s, with the Western Australian Gold Boom, the population of Claremont increased to 2,500. With the suburbanisation of Perth, Claremont grew rapidly. Its growth was facilitated by further sub-divisions, with the original concept of large spacious lots for upper middle-class housing giving way to smaller lots divided by short narrow streets. Strongest demand for land was in the area west of Bay Road. Members of the upper middle-class were prominent among the buyers, and Claremont became 'the residence of civil servants, white-collar workers, and – on the original pensioner lots overlooking the river – families of power and wealth.'¹⁵

Cottesloe, 1977) pp. 7-11.

7 Bolton, Geoffrey and Gregory, Jenny op. cit., pp. 32-39.

8 Bolton, Geoffrey and Gregory, Jenny op. cit., pp. 32.

9 Bolton, Geoffrey and Gregory, Jenny op. cit., p. 39.

10 *ibid*, p. 41; and Marchant-James, Ruth op. cit.

11 Bolton, Geoffrey and Gregory, Jenny op. cit., p. 42.

12 Bolton, Geoffrey and Gregory, Jenny op. cit., pp. 43-44, and p. 58.

13 Bolton, Geoffrey and Gregory, Jenny op. cit., pp. 57-58.

14 Plan of Claremont showing sub-divisions, PWDWA, 1896, reproduced in *ibid*, p. 67.

15 Bolton, Geoffrey and Gregory, Jenny op. cit., pp. 57-59 and p. 30.

Some of the former Pensioner Lots (P Lots) were sub-divided, including P Lots 252 and 253, which were sub-divided lengthwise with the resultant lots enjoying frontage to Freshwater Bay, as shown on a plan of sub-divisions to 1903.¹⁶ On 14 June 1897, Hannah Caporn, wife of Government employee Alfred Horace Caporn, was registered as the proprietor of Lots 1 and 2 of Swan Location P253, about two roods in area, as shown on Diagram 504.¹⁷ Although Lots 1 and 2 remained vacant until 1911,¹⁸ Alfred Caporn was listed at Pensioner Terrace in *Wise's Post Office Directory* in 1898.¹⁹ Rate Books are not extant prior to 1904-05, so it is unknown at which lot the Caporns resided.

On 16 February 1898, Lots 1 and 2 were transferred to Alfred Caporn's brother, William Alexander Caporn, of Claremont,²⁰ a lithographer, who owned his home in Pensioner Terrace, and land at Queen's Park. Nedlands' streets named after the family include Caporn, Louise and Elizabeth streets, the latter named after William Alexander Caporn's wife, Louisa Elizabeth.²¹

By 1898, there were 391 dwellings in Claremont, which 'retained much of the atmosphere of a rural village'.²² In this year, Claremont Jetty was constructed at Freshwater Bay, providing for both commercial and recreational water traffic.²³ On 15 June 1898, the Municipality of Claremont was gazetted.²⁴ With no restrictions on the type or quality of building materials used in the growing suburb, the standard of building varied considerably. In 1899, concerned about less affluent members of the community building in timber, the Council proclaimed by-laws making brick and stone the dominant building materials. For single-storey houses built of stone, exterior walls were to be 14" thick, and partition walls 12", and for brick houses such walls were to be 9" and 4.5" thick respectively.²⁵ In 1899, near Claremont Jetty, the Continental Hotel (demolished 1970) was built in Pensioner Terrace, providing accommodation for visitors from the goldfields and amenities for day-trippers to Claremont as well as the local populace.²⁶

In 1901, Claremont was 'a prosperous municipality, containing a number of handsome villas and residences erected by professional and business men'.²⁷ In late 1901, at Freshwater Bay, at the foot of Chester Road, Claremont baths were built, which served Claremont and the wider area for more than 50 years.²⁸ In 1903, a plan shows Bay View Terrace, formerly Humble Road, Claremont Jetty and the baths, with Victoria Avenue, formerly Pensioner Terrace, having been re-

16 Plan of Claremont showing all Sub-divisions to 1903, reproduced in *ibid*, p. 101.

17 Certificate of Title Vol. CXV Fol. 159. Note: Alfred Horace George Caporn (1869-1915) worked in his father's bakery for a period prior to being employed in the Government Printing Office. (Erickson, Rica (Ed.) *Bicentennial Dictionary of Western Australians pre-1829-1888* UWA Press, Nedlands, 1987, p. 463.

18 Claremont Rate Books, South Ward, 1904-05 to 1910-11.

19 *Wise's Post Office Directory* 1898, p. 26 and p. 316.

20 Certificate of Title Vol. CXV Fol. 159.

21 Erickson, Rica (Ed.) *op. cit.* noted he owned land at Queen's Park also, and Mrs. Caporn 'dealt in land in Nedlands', but Williams, A. E. (*Nedlands from Campsite to City* City of Nedlands, Nedlands, 1984, p. 320 and p. 323) stated her husband owned the land at Nedlands.

22 Bolton, Geoffrey and Gregory, Jenny *op. cit.*, pp. 90-93.

23 *ibid*, p. 96.

24 Stannage, C. T. *The People of Perth* (Perth City Council, Perth, 1979) p. 241.

25 Bolton, Geoffrey and Gregory, Jenny *op. cit.*, pp. 90-93.

26 *ibid*, pp. 96-99.

27 *Twentieth Century Impressions of Western Australia* (P. W. H. Thiel & Co., Perth, 1901) p. 397.

28 Bolton, Geoffrey and Gregory, Jenny *op. cit.*, p. 98.

named in honour of Queen Victoria.²⁹ The period preceding World War I was one of consolidation in Claremont. Population continued to increase and more buildings were constructed, encouraging a large increase in the number of builders and contractors living and working in the suburb. Builders designed most homes, and architects were generally responsible for the design of 'only the largest homes'.³⁰

On 10 June 1907, Evelyn Bunning, of Perth, wife of timber merchant and contractor, Arthur Bunning, acquired Lots 1 and 2 of Swan Location P253.³¹ Arthur Bunning (b. 1863, London) and his brother, Robert, (b. 1859, London) sons of carpenter and builder, Joseph Bunning, had arrived in Western Australia in June 1886. Experienced builders, they recognised opportunities in the Colony and decided to prolong their visit. It is believed that they may have been known already to George Temple Poole, appointed Superintendent of Public Works in 1885. In 1886, the Bunnings won the contract to build additions to Fremantle Lunatic Asylum (present day Fremantle Arts Centre). It was the first of many building contracts undertaken by Bunning Bros. over the next 20 years, including Roebourne hospital and post office (1887), the southwest addition to the Asylum (1890), the Weld Club (1892), Trinity Church (1893), the Administration Block of Perth Hospital (1894) and Warden Finnerty's quarters (1895) at Coolgardie. Bunnings' operations included furniture making, enabling production as required for projects such as timber furnishings for the Legislative Council and the Treasury Building in 1890, the Weld Club, and panelling, counter tops etc. for the Survey Office (1892).³²

From the late 1890s, in the wake of the Western Australian gold boom, Bunning Bros. expanded their business to provide building materials for their flourishing business. They purchased brickyards and operated timber mills, and it was the latter which would be taken forward through the 20th century.³³ After Arthur was injured in a riding accident, Robert would become 'the driving force' in the company.³⁴ By 1907, the company was well established, and the large site overlooking Freshwater Bay was in keeping with Arthur Bunning's status as a prominent timber merchant and builder.

By 1908-09, there were substantial residences of stone or brick construction built on most of the Pensioner lots at Freshwater Bay.³⁵ Exceptions were the eastern portion of Lot P253, where there was a small timber weatherboard building, possibly dating from the Pensioner Guard period, and the adjoining Lot 257, which was vacant. Both had a capital value of £407. The capital value of Part Lot 253 was unchanged in 1909-10.³⁶

In September 1910, approval was granted to an application to build the proposed residence of Arthur Bunning at Part Lot 253, subject to the wall of the stables on the boundary being of brick construction, or alternatively moved three feet away from the boundary. The site plan shows the stable on the boundary, with a yard on the western side of the stable. The rearmost portion of the stables is of timber

29 Plan of Claremont showing all Subdivisions to 1903, in *ibid*, p. 101.

30 Bolton, Geoffrey and Gregory, Jenny op. cit., p. 111.

31 Certificate of Title Vol. CXV Fol. 159. Note: The change in ownership was not recorded in Rate Books until March 1909. Claremont Rate Books, South Ward, 1908-09.

32 Mills, Jenny *The Timber People: A History of Bunnings Limited* Bunnings Limited, Perth, 1986, pp. 2-21.

33 *ibid*, pp. 22-30.

34 *Australian Dictionary of Biography* Melbourne University Press, Melbourne, 1979, Vol. 7, pp. 478-479.

35 Claremont Rate Books, South Ward, 1908-09, p.86.

36 Claremont Rate Books, South Ward, 1908-09, p. 86 and 1909-10, p.83.

construction, and south again is a timber washhouse, also on the boundary. The residence, with distinctive bays characteristic of the Federation Queen Anne design style, is substantial, with steps at the same side as the stables leading down to ground level at the riverside. There is a fence at the boundary to Victoria Avenue, with a single gate aligned with these steps, and another single gate and double gates near the western boundary. The width of the lot at Victoria Avenue is shown as 97 ft. 5 ins.³⁷ The site plan bears no signature, and to date it has not been possible to ascertain the architect responsible for the design of the place. It has been suggested that it may have been well known architect J.J. Talbot Hobbs³⁸, a key practitioner of this design style in Western Australia.³⁹

In January-May 1911, mortgages of Lots 1 and 2 were registered, to secure a total of £3,000, borrowed to finance the building of Evelyn and Arthur Bunning's substantial two-storey family residence, of brick construction, with a terracotta tile roof, that was to be their family home for the next decade.⁴⁰ A very large residence, with verandahs on all four sides, and formal entries from Victoria Avenue, the western side, and from the riverside, the latter being the major entry, it comprised 12 internal rooms, including the dressing room, which opened from the main bedroom at the first floor. The timber work and joinery, featuring Western Australian timbers, was of the highest quality throughout, including parquetry and other timber floors, timber panelled dados, skirtings, architraves, windows, doors and picture rails, staircases and balustrading, and decorative timber work in the formal rooms including fretwork, timber mantles and surrounds to fireplaces.⁴¹

By 1911, there were 860 houses in Claremont,⁴² described as 'one of the most picturesquely-situated localities in the metropolitan area' in 1912.⁴³ Rather than being known by their street numbers, many houses were known by name, which indicated the values and preoccupations of their owners and the image they sought to present, with most names reflecting the British origins of their owners.⁴⁴ Named residences at the south side of Victoria Avenue included 'Ivanhoe', residence of Sydney Stubbs, MLA,⁴⁵ and the Bunnings', residence, named *Colwyn, Claremont*,⁴⁶ whose recorded capital value was £3,000, the highest of

37 Proposed Residence, Claremont, for A. Bunning Esq., Town of Claremont.

38 Jenny Mills, telephone conversation with Robin Chinnery, August 2005. Note: Hobbs was well known to the Bunnings, who were among the builders who wished him well on his marriage in 1890. (Architect John Taylor, telephone conversation with Robin Chinnery, 8 August 2005.)

39 Apperly, Richard, Irving, Robert, and Reynolds, Peter op. cit., p. 135.

40 Certificate of Title Vol. CXV Fol. 159; and *Wise's Post Office Directory* 1912 to 1921.

41 Photographs of *Colwyn, Claremont*, Claremont Museum Collection, 1977. Note: Robert Bunning (b. 1939), who first visited the place in recent times, commented upon the outstanding timberwork. (Telephone conversation with Robin Chinnery, 7 August 2005.)

42 Stannage, C. T. op. cit., p. 241.

43 Battye, J.S. *The Cyclopaedia of Western Australia* (The Cyclopaedia Company, Perth, 1912-13) Vol. 1, 554.

44 Bolton, Geoffrey and Gregory, Jenny op. cit., pp. 117-118. This appears consistent with Graeme Davison's view on house naming in the suburbs of Melbourne in the late 19th century that 'the choosing of a house name was a popular ritual', with most names reflecting "distant aspirations towards the forests and gardens of the ideal gentleman's estate". (ibid, p. 119)

45 Bolton, Geoffrey and Gregory, Jenny op. cit., p. 161.

46 It is not known where the name *Colwyn, Claremont* originates but it may be named for the Welsh sea side resort town Colwyn, which, like the place, is also set on a wide bay overlooking an expanse of water. Bill Bunning, a family descendant residing in London, has confirmed that members of the family have Welsh connections adding to the likelihood that the place was named after the Welsh town.

any individual residence in the locality.⁴⁷ It remained the Bunnings' family residence until 1921.⁴⁸

In March 1917, a new Certificate of Title was issued for Lots 1 and 2 of Swan Location P253, and the total area was shown as 'two roods and 6 perches'.⁴⁹ On 9 September 1921, the place was transferred to James Lewis Berkley Weir, accountant, who took up residence at the place with his wife and family.⁵⁰ He was well known in Claremont, where he had served as a Councillor (1907-08) and as Mayor (1912-15).⁵¹ A 1921 photograph shows people, including members of the Weir family, on the beach by a timber picket fence, with part of the upper level and the roof of the residence visible in the far rear ground.⁵²

In January 1930, a Sewerage Plan shows 50 Victoria Avenue was completed as per the original site plan, with the stables and washhouse adjoining the eastern boundary. At the southern side of Victoria Avenue between Chester and Bay Roads, there are nine residences, all of brick construction. Four, including *Colwyn, Claremont*, have terraced grounds towards Freshwater Bay with tennis courts at the lowest level, whilst 'Ivanhoe' (no. 46) has a tennis court at its western side. There is vacant land between nos. 50 and 56 Victoria Avenue, and between nos. 60 and 62,⁵³ the latter being one of the original Pensioner Lots, which later became present day Alex Prior Park.⁵⁴

In 1937-38, no. 48 Victoria Avenue was occupied as two flats, in contrast to the other residences nearby, including *Colwyn, Claremont* at no. 50, which continued to be occupied as single residences.⁵⁵ In 1943, the Electoral Roll also lists Lois Claire Weir at the place.⁵⁶ During World War II, with a shortage of residential accommodation, a number of larger residences were utilised to accommodate members of the Allied forces or converted to flats. In 1944-45, there were flats at nos. 40, 42 and 46 Victoria Avenue.⁵⁷ It was probably around this period the Weirs applied to convert their residence to two flats, one at each storey, as per plans prepared by Architect E.W. Warne. The proposed alterations included conversion of the original main entry hall and kitchen to bedrooms at the ground floor, with a new kitchen to be built at the southern end of the eastern verandah, adjoined by a new bathroom, and alterations to the dining room to create a new entrance hall at the south-west corner, and a lounge room.⁵⁸ These plans were not implemented.⁵⁹ In February 1947, the Electoral Roll also recorded Hugh Lewis Weir residing at the place.⁶⁰

47 Claremont Rate Books, South Ward, 1909-10, p.83 and 1910-11, p. 83.

48 Claremont Rate Books, South Ward, 1911 to 1922; and Electoral Rolls, Legislative Assembly, Claremont, 1911 to 1922.

49 Certificates of Title Vol. CXV Fol. 159 and Vol. 665 Fol. 92.

50 HCWA Place No. 2080, Backlog Review Form.

51 Bolton, Geoffrey and Gregory, Jenny op. cit., p. 240.

52 Photograph *Colwyn, Claremont*, Claremont Museum Collection.

53 Metropolitan Sewerage Municipality of Claremont, SROWA Cons. 4156 Item 1092, January 1930.

54 *ibid*; and Bolton, Geoffrey and Gregory, Jenny op. cit., pp. 85-86. Note: These authors state the future park was the site of a pensioner cottage until the 1930s, but it is not shown on this plan.

55 Claremont Rate Books, South Ward, 1937-38, p. 98.

56 Electoral Roll, Legislative Assembly, Claremont, 1943.

57 Claremont Rate Books, South Ward, 1944-45, p. 102.

58 E. W. Warne "Plans for 50 Victoria Avenue - Residence of J. L. B. Weir - Proposed Conversion of Each Floor into One Flat", Town of Claremont, n.d.

59 Residence 50 Victoria Avenue, Claremont, drawn by M. McD., SROWA Cons. 1647, PWDWA 33840, n.d.

60 Electoral Roll, Legislative Assembly, Claremont, 1947.

On 20 February 1947, the place was transferred to Bertram William Nairn, medical practitioner, of Keane Street, Cottesloe.⁶¹ He was possibly the Weirs' son-in-law, as his wife donated the aforementioned 1921 photograph. In the late 1940s and early 1950s, the Weirs continued to occupy *Colwyn, Claremont* and Rate Books continued to record J. L. B. Weir as owner and occupier.⁶²

On 10 March 1947, Claremont Council approved plans by architect E. W. Warne for alterations to 'sundry domestic offices' and Nairn's application to convert the rearmost portion of the garage to a man's room.⁶³ A full height brick retaining wall was to replace the timber wall south of the washhouse, where the existing bath and shower were to be removed and a new shower recess made. The basin was to remain in situ, but the troughs were to be re-fixed and a new draining board fitted. Part of the timber walls of the wood store at the southern portion of the washhouse were to be removed. The plan shows the existing timber construction w.c. as per the 1930 Sewerage Plan. At the rear of the former stables, converted to a garage by this date, is the man's room. The scullery was to be converted to a bathroom, and a new pantry was to be completed between the kitchen and the bedroom.⁶⁴ Most of these items were also included in plans prepared by Warne in July, entitled 'Proposed Sewering and Minor Alterations', but minor amendments were made to some of the dimensions. To convert the rearmost portion of the garage to the man's room, the existing timber partition wall was to be removed, and the new room was to be lined internally with plasterboard. The existing door from the garage was to be removed, and the window at the south was to be replaced. There is a tank adjoining the southeastern corner of the man's room. The July plans show renovations to the kitchen, including a new terrazzo drainer with built-in cupboards beneath it fitted in the bay of the windows. Renovations to the main bathroom and w.c. included new impervious floors, a new shower recess, and relocation of the hand basin. The maid's pantry was to be converted to a linen store opening from the corridor. The July plans shows the dressing room adjoining the main bedroom.⁶⁵ On 4 November 1947, Claremont Council gave approval to the July plans.⁶⁶

On 2 February 1949, the transfer of the place to The Waddy Waddy Company Pty. Ltd, was registered.⁶⁷

On 9 September 1952, Council Minutes recorded receipt of a request from the Weirs for approval for a temporary kitchenette.⁶⁸ It appears probable this was implemented, as it appears on a later undated plan.⁶⁹ Evidently, the council did not enforce the temporary nature of the alteration, as the kitchenette remains in 2005.⁷⁰

61 Certificate of Title Vol. 665 Fol. 92.

62 Claremont Rate Books, South Ward, 1946-47 to 1954; *Wise's Post Office Directory* 1946 to 1949; and Electoral Rolls, Claremont, 1945 to 1954. Note: In 1946-47, the name of Rupert L. Carter as occupier was crossed out and J. L. B. Weir inserted.

63 Claremont Council Minutes, 10 March 1947, p. 3.

64 E. W. Warne 'Proposed Sewering and Minor Alterations to Dr. B. Nairn's Residence, 50 Victoria Avenue, Claremont', 3 March and 21 July 1947, held by Town of Claremont.

65 E. W. Warne 'Proposed Sewering and Minor Alterations to Dr. B. Nairn's Residence' op. cit.

66 *ibid.*

67 Certificate of Title Vol. 665 Fol. 92.

68 Claremont Council Minutes, 9 September 1952.

69 Residence 50 Victoria Avenue, Claremont, drawn by M. McD., SROWA Cons. 1647, PWDWA 33840, n.d. Note: M. McD. was Murray McDonald, appointed Architectural Draftsman in February 1954, who rose to a senior position in the Department over a 30 year period.

70 Floor plans, 50 Victoria Avenue, Claremont, Properties for sale at www.acton.com.au, August 2005.

On 14 September 1953, approval was granted to plans lodged by future owner J.H. Macaulay for a new boat shed and stable to be built at the lower level of the grounds, near the western boundary.⁷¹ Such buildings are not extant in 2005.⁷² On 23 October 1953, the place was transferred to John Henry Craig Macaulay and his wife, Esme Vera Macaulay, of Philip Road, Dalkeith, as joint tenants, who took up residence there.⁷³

An un-dated plan, prepared by the Public Works Department, shows the place as existing after implementation of most of the proposals in Warne's 1947 plans, other than the bathroom at the ground floor. Underground tanks shown on this plan near the north-eastern corner of the verandah are probably of early date, though not shown on the 1930 Sewerage Plan. At the first floor level, the PWD plans show parquetry timber floors to the halls and corridor, and note the 4 ft. timber panel dado in the hall that opens from the Victoria Avenue entrance. At the ground floor, as per Warne's plans, the kitchen opens from the room at the north, which is shown as being almost the same size as the adjoining maid's bedroom. Opening from the kitchen is the pantry (former scullery), which opens to a brick paved porch on the side verandah. The courtyard between this verandah and the washhouse is brick paved. At the first floor, the corridor opens to a kitchenette, with an open doorway to a small scullery at the north, where there is a terrazzo bench and sink. The first floor verandah is enclosed on the western side and at the north-western corner, with a door in the partition across the verandah allowing access to the nearby western entrance.⁷⁴

To date, no additional information is known regarding this PWD plan. In the 1950s to 1970s, the Government purchased a number of large residences for conversion to various uses, such as accommodating people with health problems or young wards of the State in order to locate them within the community.⁷⁵ Possibly *Colwyn*, *Claremont* was being considered for such a purpose, which did not eventuate.

In 1977, a series of photographs show views of the exterior and interior of the place. The latter display the high standard of timberwork to the interior, including timber dados, doors, architraves, the staircase and balustrading, notable decorative timber work to fireplace surrounds and mantles, as well as decorative features to halls, and also show various decorative leadlights.⁷⁶

In 1985, when the place was inspected prior to commencement of building on the adjoining lot, it was in sound condition for the most part. Most of the cracking noted in some walls and ceilings was minor, but there was a major crack in the inner roll of the cornice on the southern side of the western hall at the first floor. There was some evidence of water damage to one bedroom.⁷⁷

71 Plan for proposed New Boat Shed and Stable, Town of Claremont, September 1953. Note: It has not been ascertained whether the plan was implemented as current owners, Macaulay's son and daughter, have not responded to any communication from the consultants.

72 Noted from beach front beside the place, Robin Chinnery and Rosemary Rosario, August 2005.

73 Certificate of Title Vol. 665 Fol. 92.

74 Residence 50 Victoria Avenue, Claremont, drawn by M. McD., SROWA Cons. 1647, PWDWA 33840, n.d.

75 Places purchased by the Government included *Tudor Lodge* HCWA Place No. 17150, residences in Shenton Road and Davies Road, Claremont, and 64 Guger Street, Claremont.

76 Photographs of *Colwyn*, *Claremont* 50 Victoria Avenue, Claremont, Claremont Museum Collection, 1977.

77 Paynter Dickson Pty Ltd, Inspection Report, 50 Victoria Avenue, Claremont, 23 May 1985, Town of Claremont.

In December 1995, the place was included in the Town of Claremont Municipal Heritage Inventory, with the recommendation it be included in the Register of Heritage Places.⁷⁸

In October 1997, following her husband's death, Esme Vera Macaulay, was registered as the sole proprietor of the place by survivorship. A new Certificate of Title was issued, which shows the area of Lot 1 as 1055 square metres and Lot 2 as 1085 square metres.⁷⁹ Mrs. Macaulay continued to own the place until her death on 22 September 2002. On 5 February 2004, it was transferred to the Executors of her Will, her son, John Barry Craig Macaulay, who continues to reside there, and her daughter, Vivienne Laurine Janney.⁸⁰

In the late 20th century, from the late 1960s and early 1970s, most of the 'turn-of-the-century gentlemen's residences along the waterfront of Freshwater Bay' were demolished to make way for new apartment buildings, townhouses or other smaller scale residential development.⁸¹ By 2005, of the single residences, only *Colwyn, Claremont* remained on its original large site, with a few more modest Federation period residences surviving on small sites fronting Victoria Avenue.⁸²

In 2005, the place has been offered for sale. Floor plans of the place as existing indicate some changes since the aforementioned PWD plan. On the east side verandah, opening from bedroom 2 (Room 5 on the PWD plan), an ensuite bathroom addition has been built. It appears the wall between the scullery and the kitchenette has been removed. At the lower level, the wall between the two rooms previously shown as Rooms 11 and 12 appears to have been removed, with a new wall inserted farther south, thereby providing a larger bedroom (shown in 2005 as the maid's bedroom), and a narrow ironing room adjoining the kitchen. The pantry has been converted to a laundry.⁸³ The 2005 plan does not show enclosure of the western verandah or at the north-western corner, or the original washhouse building, although they are extant.⁸⁴

In August 2005, the place continues in use as a residence. It is notable as the only single residence built on the former Pensioner Lots whose grounds still extend from Victoria Avenue to the foreshore of Freshwater Bay, the lower levels of the other lots having been developed with the intensification of residential development in the area in the late 20th and early 21st centuries.

13.2 PHYSICAL EVIDENCE

This assessment is based on evidence obtained by viewing the place from the exterior together with material available to the public, including photographs of the interior available on the worldwide web. The owner did not allow access for an internal inspection.

Colwyn, Claremont, constructed for the Bunning family in 1911, comprises a substantial two-storey mansion constructed in the Federation Queen Anne style overlooking the Swan River at Freshwater Bay. Also extant are original timber and brick outbuildings including a stable, converted to a garage with rear section adapted to the former man's room, and the former washhouse. An area of lawn

78 HCWA Database Place No. 2080.

79 Certificates of Title Vol. 665 Fol. 92 and Vol. 2214 Fol. 371.

80 Certificate of Title Vol. 2214 Fol. 371.

81 Bolton, Geoffrey and Gregory, Jenny op. cit., pp. pp. 214-215.

82 Victoria Avenue and Freshwater Bay, viewed by Robin Chinnery and Rosemary Rosario, August 2005.

83 50 Victoria Avenue, Claremont, Properties for sale at www.acton.com.au, August 2005.

84 Noted from beach front beside the place, Robin Chinnery and Rosemary Rosario, August 2005.

on the southern side of the residence was formerly the tennis court. Other than this, landscaping around the house is minimal and of generally recent origin.

Colwyn, Claremont is located on the southern side of Victoria Avenue. The land slopes down from Victoria Avenue towards the river. The residence appears as single storey from the road, where the upper floor is at ground level facing Victoria Avenue. The residence is designed with its primary elevation addressing the river, and on this southern side presents as a substantial two-storey mansion.

Development on Victoria Avenue adjacent to *Colwyn, Claremont* comprises mainly contemporary unit complexes that replace other late 19th and early 20th century residences. A number of original homes remain extant on the southern side of Victoria Avenue, and in neighbouring streets; however, *Colwyn, Claremont* does not form part of an intact precinct and these homes are generally more modest in scale.

The only street frontage to *Colwyn, Claremont* is Victoria Avenue and, although designed to address the riverside, it is apparent the Victoria Avenue address has been used as the main entry for some time. There is a recent red brick fence approximately 1.8m high along the Victoria Avenue boundary concealing a circular driveway and front garden. On the eastern side there is a crossover with a steel gated entry to the driveway and garage. The garage is an adaptation of the original timber framed stable building. The front garden comprises grass and trees, including a frangipani.

The former stable building, now garage, was inspected from the street. It comprises a brick wall on the eastern boundary with other walls of timber frame, clad with unpainted weatherboards, and a corrugated iron roof. The structure is visible from the river side of the property. Behind (south of) the garage is a small timber framed structure, formerly the man's room. There is a water tank behind this, and below, as the ground slopes down to the river, is the original timber framed washhouse with a skillion roof. A more recent red brick laundry/shower has been added on the side of the washhouse. The outbuildings are located parallel with the house on the eastern side of the lot.

The land slopes steeply to the south, and there is a considerable bank below the southern elevation of the house, with a flight of steep concrete steps down the bank on the east side of the house. Below the house is a stone retaining wall and below this, at the level of the foreshore, is an area of lawn formerly used as a tennis court. On the southern boundary of the site is a timber closed picket fence and steel framed gate. There is one palm tree in poor condition and a Hills Hoist washing line on the southern edge of the site.

One formal entrance to *Colwyn, Claremont* is on the southern (river) side at ground floor level. This comprises a handsome timber framed front door with sidelights and fanlights and is located in the centre of the south façade on the ground floor verandah. Although this appears to be the main door, there is no obvious way of reaching it other than from the concrete steps on the eastern side. The verandah is a considerable height above ground level due to the slope of the land, which exposes the brick arched base of the building. It is evident this door is not in general use as the main entrance to the building and the less imposing entry on the street side is used more often. There is a second formal entrance with leadlight fanlights and sidelights on the western side of the building at first floor level. This entrance is not evident from the street.

The house is constructed of stretcher bond red face brickwork with white painted rendered banding on the southern elevation. The roof is steeply pitched and

extends with a broken pitch over the verandahs that return around the building on all four sides. The roof features a number of half timbered gables on all four elevations. The white painted gable ends comprise raised timber battens on a flat background. The gables at the apex of the roof comprise timber louvres. The roof is clad with original Marseilles profile terracotta tiles. The roof features terracotta ridge ornaments and chimneys with unpainted cement rendered corbelling and terracotta pots. The eaves are lined with timber battens.

The north elevation, originally the rear of the house, features a wide timber verandah supported on circular tapered posts on rendered piers. The entry door is central to the façade with timber framed windows on either side.

The southern façade features a two-storey framed verandah supported on posts at ground and first floor levels of the same tapered column detail as the north verandah. The first floor verandah has a vertical timber balustrade with a simply detailed timber frieze below the first floor balcony level. The south elevation features faceted bay windows on either side of the central front door and first floor balcony door above. Windows are double hung sashes, and on the western side, at ground floor level, there is a glazed door with windows on either side. On the western side of the building the balcony is enclosed at first floor level and at ground floor level a recent door is evident opening onto the return verandah.

Internally, *Colwyn, Claremont* comprises two floors of accommodation with the northern side of the ground floor built into the side of the hill. There are four main rooms and circulation space at ground floor level, and five main rooms, bathroom, and circulation space at first floor level. Photographs available on the Internet and in the Town of Claremont Museum indicate the interior is highly intact and contains extensive finely detailed decorative timber joinery.

From photographs available, the first floor southwestern room appears to be the sitting room. The room features a white painted ornate fireplace with painted timber friezes over the fireplace and window, with the frieze over the window supported on the circular columns detailed in the same manner as the verandah posts. The room immediately below also features an ornate timber fireplace but in polished timber. There is timber panelling to dado height in some of the rooms and timber parquetry is evident on the first floor at the top of the stairs. A timber staircase leading up from the south facing front door features elaborate timber balustrade. Internal doors are stained, panelled timber with timber fanlights. Photographic evidence suggests that joinery has been painted white in some areas and remains stained a natural timber colour in others. Photographic evidence suggests that the original internal features including ceilings, skirtings, fireplaces, timber friezes and stairs are extant.

External inspection (and the plan available on the internet) indicates alterations have been made to the eastern first floor verandah including a kitchen, ensuite and walk-in robe. From external inspection only, it is not possible to assess the condition of the place in any detail. However, it appears that *Colwyn, Claremont* is well maintained and highly intact.

13.3 COMPARATIVE INFORMATION

Colwyn, Claremont is a two-storey brick and tile residence in the Federation Queen Anne design style, a popular architectural style in Western Australia in this period. The land slopes steeply to the riverside in the vicinity of *Colwyn, Claremont*, and the place is unusual in presenting to the street (Victoria Avenue) as a single-storey building, whilst from the riverside it presents as an imposing two-storey residence. In contrast, most two-storey residences Federation period

residences were obviously two-storey buildings from every vantage point. The Register of Heritage Places includes 69 two-storey residences, 43 of which are located in the metropolitan area, with 14 of them being of brick construction and designed in the Federation Queen Anne style, *Colwyn, Claremont* being the only one of them located in Claremont. The Assessment Program includes a further 26 two-storey residences, 15 of them being located in the metropolitan area, of which four are of brick construction and in the Federation Queen Anne style, but much smaller in scale than *Colwyn, Claremont*.⁸⁵

Two-storey residences in the Federation Queen Anne design style listed on the HCWA Database include the following places:

Success Hill Lodge (RHP 9201), completed in 1896, a two-storey brick and iron house, with later additions, has been altered for a number of subsequent uses.

Dalkeith House (RHP 931), c. 1897, a two-storey brick and iron residence at 160 High Street, Fremantle, set on the edge of Queen Square, is a landmark in the city by virtue of its prominent location.

Earlsferry (RHP 128), completed in 1902, built in brick and iron alongside the river at Bassendean to take advantage of river views, is a landmark building in a very flat river plane landscape.

Meerilinga (RHP 2336), completed in 1897, is a two-storey brick and slate roofed building, with elaborately timbered verandahs and a slate roof turret, at 1186 Hay Street West Perth.

273 Hay Street, Perth (Place no. 16566), completed in 1907, is a two-storey brick and iron residence.

Corner of Forrest and View Streets, Peppermint Grove, is a substantial brick and tile two-storey residence, designed by architect J.J. Talbot Hobbs for the Rischbieths.⁸⁶

To further determine the comparative rarity and representativeness of *Colwyn, Claremont*, the place was considered in the context of other significant early 19th century residences in the western suburbs of Claremont, Cottesloe, Mosman Park and Peppermint Grove. In particular, comparison was sought with other two-storey brick and tile residences overlooking the river, designed and constructed in the Federation Queen Anne style. The field survey carried out included places not included on any heritage lists or registers. In Claremont, 3 Riley Road is a two-storey brick and tile residence in the Federation Queen Anne style; however, it has iron balustrading. Number 14 Chester Road has a different roof form with brick gables, bullnosed verandah and corrugated iron roof cladding. In Peppermint Grove, similar residences were identified at 58 Leake Street, 5 View Street and 133 Forrest Street. Number 58 Leake Street has a substantial amount of stone in the construction and has been painted. Number 5 View Street has a verandah that follows the bays of the façade and is constructed on level ground, and therefore is two storeys on both sides, and does not overlook the river. Number 133 Forrest Street has a complex roof form and elaborate wrought iron balustrades. Number 62 Forrest Street, Cottesloe, has a corrugated iron roof. Whilst 5 View Street and 62 Forrest Street have some stylistic similarities, none of these examples provides a true comparison with *Colwyn, Claremont*.

⁸⁵ HCWA Database and Backlog Review Form, Place No. 2080.

⁸⁶ Macaulay, C. R. 'Sir J.J.T. Hobbs, his Swan Brewery work and the subsequent development of the Swan Brewery building' Faculty of Architecture, UWA, 1976.

Other heritage places in the immediate vicinity of *Colwyn, Claremont* were also considered. The *Claremont Museum* (RHP 497), at 66 Victoria Avenue, is a single-storey stone structure dating from the early colonial period. There are two single-storey Federation Queen Anne style residences at 36 and 38 Victoria Avenue; however, they are of a more modest profile and do not provide a comparison for *Colwyn, Claremont*.

There are few other Federation Queen Anne style residences in the area surveyed that overlook the Swan River. A residence at 18 Bindaring Parade, Cottesloe, is a single-storey Federation Queen Anne style brick and iron residence that backs onto the river. The back section of the house is double storey; however, it is evident that the rooms in this section of the house, although altered, would have always been service areas.

Consideration was also given to other places on the Register of Heritage Places that may have similarities with *Colwyn, Claremont* and are located within the western suburbs. Substantial early 20th century buildings on the Register of Heritage Places which are located in the western suburbs include *Belvedere* (RHP 3452), 12 Rosendo Street; George Temple Poole's *Kulahea* (RHP 3677), 4 Forrest Street; *Le Fanu* (RHP 3306), 2 Salvado St; *Pine Lodge* (RHP 3682), 42 John Street; *Trafalgar House* (RHP 7468), 15 Barsden St; and *Tukurua* (RHP 3453) 7 Rosendo Street. Of these, *Belvedere*, *Trafalgar House* and *Pine Lodge* are single storey, *Kulahea* is Federation Arts and Crafts style and *Le Fanu* and *Tukurua* are constructed of stone. None of these are comparable with *Colwyn*.

Consideration was also given to the fact that *Colwyn, Claremont* is constructed into the hill and appears as a single-storey residence on one side and two storey on the other. Residential buildings constructed into the hill in this manner as include two houses located at 77 and 79 Solomon Street Fremantle, *Atwell* (Place number 2907) and *Warwick* (Place number 2906). *Atwell* is substantially single storey with former service areas on the western (downhill) side. The adjacent *Warwick* is a two-storey residence with the single-storey section addressing Solomon Street and the double storey section with main living areas and verandahs facing west to capture ocean views. In this respect *Warwick* provided some comparison with *Colwyn, Claremont*; however, it is constructed of stone with a terracotta-tiled roof and was built in 1898. There may be other residences in Fremantle constructed in this manner to capture ocean views; however, they have not been identified as part of this assessment.

The comparative study concludes that *Colwyn, Claremont* is a rare remaining example of a substantial two-storey, brick and tile residence constructed in the Federation Queen Anne style, from the early 20th century, fronting the Swan River in Claremont. No other similar places remain extant along the western banks of the river between Fremantle and Perth.

13.4 KEY REFERENCES

No key references.

13.5 FURTHER RESEARCH

Surviving members of the Bunnings family have little knowledge of the place, or of Arthur and Evelyn Bunning, and no known photographs of it in their possession.⁸⁷ Company records were not available, but may hold some further

⁸⁷ Bill Bunning, a descendant of the Bunning's family living in London, has carried out extensive research into the family history and was contacted by HCWA in October 2005. He could not provide further information.

information, although it should be noted that Jenny Mills does not recollect seeing any information when researching her history of the company. It is possible also that descendants of the Weirs may hold further information, but they could not be readily traced in 2005. No information was forthcoming from the current owners relating to the 53 years in which the place has been owned and occupied by their family.