



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)

- 3.24.1. Providing medical and dental services
- 8.5.4.1. Maintaining religious traditions and ceremonies

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 301 Grazing & pastoralism & dairying
- 404 Community services & utilities
- 406 Religion

11.1 AESTHETIC VALUE*

The residence at *Dr Bartlett's Residence (fmr)* is a fine and unusual example of the Federation Bungalow style in a verdant setting on the bank of the Irwin River. (Criterion 1.1)

The elements of *Dr Bartlett's Residence (fmr) & Surrounds* have considerable aesthetic value as individual components, in particular for the style of the main buildings, use of local natural materials and harmony with the bush setting, as well as for their contribution to the picturesque natural and planted setting on the banks of the Irwin River. (Criterion 1.3)

Dr Bartlett's Residence (fmr) & Surrounds is set against a backdrop of bushland, with limestone terraces planted with original oleanders, magnolias and pepper trees leading down to the river's edge across the front of the place, forming a picturesque landmark setting when viewed across the Irwin River from the Dongara township. (Criterion 1.4)

Dr Bartlett's Residence (fmr) & Surrounds, comprising mill site and ruins, one storey stone residence, plantings on the terraced banks of the Irwin River, chapel and stone water tank, forms a significant cultural environment associated with the early settlement of Dongara and the provision of flour milling and health services in the district and, latterly, with the Benedictine community of New Norcia. (Criterion 1.4)

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

11.2 HISTORIC VALUE

The Irwin Steam Flour Mill was one of a number of mills established during the colony's early years to provide flour from locally grown wheat for local consumption and limit the need to import the product. The mill site and ruins at *Dr Bartlett's Residence (fmr) & Surrounds* are indicative of the importance of wheat cultivation and flour milling to the survival of the early settlers in the area. (Criterion 2.1 & 2.2)

Dr Bartlett's Residence (fmr) & Surrounds is important as part of the historic town of Dongara, with the mill site and ruins representing one of the earliest structures in the town, and the residence existing in its terraced river bank site since 1897. (Criterion 2.2)

The site of the Irwin Steam Flour Mill at *Dr Bartlett's Residence (fmr) & Surrounds* is associated with John Maley, John Smith and John Turton. Maley owned the mill until 1896, and Smith and Turton acted as millers, Smith from 1867 to 1875, and Turton from 1876 to at least the late 1880s. (Criterion 2.3)

Dr Bartlett's Residence (fmr) & Surrounds was built by Dr George Bartlett in 1897 who conducted his surgery from the premises for around thirty years. The place is also associated with the Benedictine Community of New Norcia who have used the place as a retreat and holiday facility since 1944. (Criterion 2.3)

The terraced gardens at *Dr Bartlett's Residence (fmr) & Surrounds* display creativity and achievement of design in integrating the house with the riverbank and natural bush setting. (Criterion 2.4)

11.3 SCIENTIFIC VALUE

11.4 SOCIAL VALUE

Dr Bartlett's Residence (fmr) & Surrounds is valued by the local community for its early associations with farming and flour milling and the provision of health services and is important to the people associated with the New Norcia Benedictine community who have used the place as a holiday retreat since 1944. (Criterion 4.1)

Dr Bartlett's Residence (fmr) & Surrounds contributes significantly to the local community's sense of place as a building with landmark quality, which has existed in its expansive riverbank setting since 1897, and for the earlier associations of the site with the development of the town and district. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1 RARITY

Dr Bartlett's Residence (fmr) & Surrounds is an uncommon example of a residence incorporating a place of work (doctors surgery), and later a chapel associated with the Benedictine community. (Criterion 5.2)

12.2 REPRESENTATIVENESS

The residence at *Dr Bartlett's Residence (fmr) & Surrounds* is a good representative example of Federation Bungalow style.

12.3 CONDITION

Generally, the *Dr Bartlett's Residence (fmr) & Surrounds* is in fair condition. It seems that no maintenance has been undertaken for many years.

12.4 INTEGRITY

Dr Bartlett's Residence (fmr) & Surrounds has functioned continuously as a dwelling associated with the vocation of the owner or occupant. Minimal alterations and additions have taken place over the years to accommodate functional changes and facilitate the ongoing use of the place. Overall, *Dr Bartlett's Residence (fmr) & Surrounds* has retained a high degree of integrity.

12.5 AUTHENTICITY

There is considerable evidence of the original fabric. Externally, the primary evidence of change to the place is the c.1960 asbestos roof. Internally, there is minimal, if any change to the original fabric. The place has retained a moderate to high degree of authenticity.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Irene Sauman, Historian. The physical evidence has been compiled by Laura Gray, Conservation Consultant.

A conservation plan by Robin Campbell and Ingrid van Bremen is in preparation at time of this assessment.

13.1 DOCUMENTARY EVIDENCE

Dr Bartlett's Residence (fmr) & Surrounds is a single storey building constructed in 1897 as residence and surgery for Dr George Bartlett. The place may be a reconstruction of the 1867 Irwin Steam Mill building, or have used material from the mill building in its construction. Since 1944, *Dr Bartlett's Residence (fmr) & Surrounds* has been owned by the New Norcia Benedictine Community, who have added a chapel and stone water-tank to the place.

The district along the lower Irwin River was initially taken up as pastoral leases. In 1852, 100-acre agricultural blocks were surveyed, the first taken up in 1859 when there was no more land available in the settled Greenough district twenty miles away. The seventy-one surveyed blocks were occupied within a decade. The town of Dongara developed beside the river, with a store established at one of the five river fords. The district was serviced by shipping at nearby Port Denison, at the mouth of the Irwin River.¹

The first person to take up agricultural land on the lower Irwin River was John Smith, who took up a tillage lease on Location 688. Smith had arrived in Western Australia in 1838, on the *Shepherd*, with John Schoales and George Nash. Schoales and Nash had brought with them the machinery for the Colony's first steam mill and John Smith was their engineer. The machinery, which was also capable of sawing timber, was set up on Suburban Lot 'b' at the foot of Mt Eliza in central Perth and was operated by Smith for at least four years. In 1843, the machinery was purchased by W. S. Stockley, and moved to Guildford, where it was set up on Guildford Lot 5 and operated, by

¹ Bain, Mary Albertus, 'The Irwin Story', *Early Days*, Vol. 6 Part 5, pp. 7-21.

John Smith, as the Guildford Steam Mill Co.² In 1858, Smiths moved to Greenough, where he took up a tillage lease and worked for John Stephen Maley at his Victoria Flour Mill, as well as operating one of the two horse mills at Greenough.³

On Location 688 at Dongara, Smith built a three-room cottage with thatched roof for himself and his family and farmed the land. In the early 1860s, Smith made an arrangement with John Maley whereby he would construct a mill building on Location 688 and Maley would supply the mill machinery.⁴ The Irwin Steam Mill was under construction in 1866, and in February 1867, there was a report of machinery for the Mill arriving by ship:

Mr John Smith has received by the *Bride* from England machinery for his new steam-mill. We hope in future to be able to have our flour grown on the spot, and perhaps of as good quality as any imported from Adelaide; for with Mr Smith's ability and the improved system upon which the machinery is made, it is only reasonable to expect it. Mr Smith has been appointed postmaster here. We find it a great convenience, especially as our shipping is daily increasing.⁵

The mill building was 'to be thirty feet in length and sixteen feet in width and sixteen feet high and roofed with shingles', but this must have been altered as it was a two-storey building when completed.⁶ The chimney was a landmark in the area and could be seen for some miles out to sea.⁷

John Smith did not have a good reputation for the quality of his flour and is reputed to have been known as 'Weevily John' or 'Weevily Jack' by those 'who were not so friendly inclined' toward him.⁸ His claim to Location 688 is not clear, as the earliest transaction on the land is a grant to John Maley in 1872.⁹ In 1876, Maley placed the following advertisement for the sale of the Irwin Steam Mill:

Mill for Sale - The Irwin Steam Flour Mill, with one hundred acres of land close to the Port at Dongara.

The machinery consists of a ten-horse power fixed engine and boiler, one pair of four-feet French burr mill-stones in iron frame, with dressing machine, smutter, corn screens, and elevators. The whole of the machinery is from the well-known firm of Clayton, Shuttleworth & Co., of Lincoln, and in good order.

² De Burgh, William & Margaret, *The Breakaways*, Perth, St George Books, 1991, pp. 127-131; Erickson, Rica, *Bicentennial Dictionary of Western Australians*, UWA Press, 1988.

³ Bain, Mary Albertus, *Ancient Landmarks: A social and economic history of the Victoria District of Western Australia 1839-1894*, UWA Press, 1975, p. 249.

⁴ *ibid.*

⁵ *Inquirer and Commercial News*, 20 February 1867, p. 3.

⁶ Bain, Mary Albertus, 'The Irwin Story', *op cit*, p. 17; survey drawing by W. Phelps, Field Book 7, 1863-67, p. 101; photograph taken by John Turton c.1876, in Lang, Ernie, *Grist To the Mill: A history of flour milling in Western Australia*, Goodman Fielder Mills Ltd & Weston Milling, Perth, 1994, p. 23. This photo is incorrectly captioned 'Padbury's mill, Greenough, c1880'; sketch of mill and cottage by John Turton c.1876, in Bain, Mary Albertus, *Ancient Landmark*, *op cit*, plate [p. 5], between pp. 112-113.

⁷ Bain, Mary Albertus, 'Some Personalities', *op cit*, p. 59; Photograph of mill, c.1876 and sketch of mill and cottage, *op cit.*

⁸ Bain, Mary Albertus, 'The Irwin Story', *op cit*, p. 17; Bain, Mary Albertus, 'Some Personalities', *op cit*, p. 59.

⁹ Land grant enrolment No. 2962.

The buildings are of stone, with mahogany roofs, part shingle and part galvanised iron; and are capable of storing twenty thousand bushels of corn. There is also an office and an outhouse for the convenience of workmen.

Possession can be given on the 1st October next. One half of the purchase-money can remain on the property, if required, at 10 per cent. For particulars of sale, &c., apply to J. S. MALEY.¹⁰

The Mill failed to sell, and Maley sent miller John Turton to run the place. Turton was an experienced miller who had arrived from England in 1875, on the *Daylight*, with his wife and two surviving children, one having died during the journey out. John Maley employed Turton at his Greenough Mill before sending him to Dongara in 1876.¹¹ John Turton records that he had to go and see influential persons at Dongara regarding his taking over the running of the mill, and states that he visited Mr. Pearse and Mr. Moore. Frank Pearse and Sam Moore were storekeepers at Dongara who accepted flour as payment for goods. The quality of the flour would have been of concern to them.¹²

John Turton operated the Irwin Steam Mill until the later 1880s. A newspaper report of April 1886 stated that the Irwin Mill was processing large quantities of grain with almost worn out machinery, but passable work was being done. The mill building was too small to accommodate more modern machinery, and it was not situated close enough to major traffic routes, including the new Midland Railway line.¹³ To add to the problem, owner John Maley was in considerable financial difficulty due to floods, and rust in the wheat crops. John Smith's fortunes also fell, with an 1883 newspaper item reporting him as bankrupt.¹⁴

The Irwin Mill was unused for some years and in 1896, the property was purchased by Dr George Hill Bartlett. George Bartlett was appointed Resident Medical Officer and Quarantine Officer at Dongara in August 1893. In 1897, he was appointed District Medical Officer for the Mingenew area, which included Dongara. He held this position until at least 1922 and no later than 1924.¹⁵ The construction of the Midland Railway line had given impetus to the growth of the township and surrounding farm area, making the district a viable proposition for a resident doctor. Bartlett and his wife occupied the cottage John Smith had built and employed workmen to reputedly convert the mill building into a two-storey residence. The work did not go exactly according to plan.

Dongara April 19 - An explosion of dynamite occurred to-day about 1 o'clock at the old mill recently purchased by Dr. G. H. Bartlett for altering into a residence. The doctor had engaged a labourer named James Jackson, who had been working elsewhere well-sinking, for which latter purpose he had procured a quantity of dynamite, some of which and a box of detonator caps he placed in his sleeping place in the mill. This exploded today, as stated, carrying away the roof of the building and part of the walls, damaging the furniture and personal effects which were stored there. No one was

¹⁰ *Inquirer and Commercial News*, 12 May 1875, 3

¹¹ Erickson, Rica, *The Bride Ships: Experiences of immigrants arriving in Western Australia, 1849-1889*, pp. 193-200.

¹² Bain, Mary Albertus, 'Some Personalities', op cit, p. 59.

¹³ *ibid.*

¹⁴ *Inquirer and Commercial News*, 3 January 1883, p. 3.

¹⁵ Erickson, Rica, *Bicentennial Dictionary of Western Australians*, op cit; WA Blue Books 1893-1900; WA Public Service Lists, 1909-1925/26. Bartlett is listed in the position in the Public Service List of 1922, but is not listed for 1925/26, while the list for 1923/24 is missing.

injured. Jackson, who is suffering from the effects of excessive drinking, is unable to give any account of the affair. The damage is estimated at £200.¹⁶

The residence, which Dr Bartlett called Denison House, was completed as a single-storey building. While the newspaper report indicates that the mill was undergoing conversion into a residence the physical inspection of *Dr Bartlett's Residence (fmr)* shows no evidence of the place being a reconstruction, nor does the existing building fit the footprint of the mill building.¹⁷ Complicating the issue is the existence of ruins, some one hundred metres distance from *Dr Bartlett's Residence (fmr)*, which are reputed to be the ruins of the mill. Various theories could be advanced to explain the origin of *Dr Bartlett's Residence (fmr)*, among them: that the newspaper account was incorrect when it stated that the mill was being altered into a residence; that Bartlett abandoned the idea of converting the mill to a residence following the explosion and instead had the residence constructed on a nearby site; or, that the residence was constructed on the mill site utilising what remained of the original building but bearing little resemblance to it, and the ruins are those of the cottage. Archaeological investigation of the site, using the 1867 survey drawing and John Turton's c.1876 photograph and sketch as a guide, should be able to uncover what has taken place.

George Bartlett had a room attached to his residence, which he used as a surgery. As well as undertaking work in his capacity as District Medical Officer (DMO), Bartlett also conducted a private practice. This was normal procedure for medical practitioners acting as DMOs, as they were not public officers under the Public Service Act and not entitled to long service leave and other privileges. This situation probably accounts for Bartlett leaving Dongara to work at Shark Bay in the later 1920s, in order to qualify for a pension. Ill health, however, forced him into semi-retirement at Dongara, from where he later went to live in Perth.¹⁸ The only other health facility at Dongara in the early 20th century was a maternity hospital run by Nurse O'Connor, sister of Dongara hotelier, William Criddle. Criddle built a stone cottage as a home for his widowed mother and his sister, and it was from this cottage that Nurse O'Connor operated her maternity hospital.¹⁹

There is no record of the Bartletts having any children. Photographs taken during their occupation of *Dr Bartlett's Residence (fmr)* indicate an active social life.²⁰ Mrs Bartlett is reputed to have constructed, or at least designed, the terraced gardens, which lead from the house to the river. The terracing and the plantings reflect the Australian Edwardian garden style, which featured a formal garden layout with informal planting. The terraced gardens at *Dr Bartlett's Residence (fmr)* are an attempt to tie the house to the natural sloping site and the river.²¹

In 1931, *Dr Bartlett's Residence (fmr)* & *Surrounds* was purchased by Herbert Samuel Good. Good raised a mortgage of £1,500 on Location 688 and other of his landholdings at the time of purchase. The mortgage was with

16 *Western Mail*, 23 April 1897, p. 23.

17 Physical evidence; survey drawing by W. Phelps, op cit.

18 WA Blue Books; Irwin District Historical Society records; physical evidence.

19 Ellery, Kit & Bunney, Ron, *History of Dongara and the Shire of Irwin: 1839-1971*, Shire of Irwin, 1971, pp. 22.

20 Photograph c.1900, Garden party at Denison House, Battye 2704B; Photograph c1900, Dr & Mrs Bartlett in sulky, Battye 213274P.

21 Ramsay, Juliet, *Parks, Gardens and Special Trees: A classification and assessment method for the Register of the National Estate*, Australian Heritage Commission, Canberra, 1991, pp. 19-20; physical evidence.

Katherine, Lionel and William Samson and John and George Payne, merchants of Fremantle.²² Good had trouble meeting his mortgage payments, possibly due to the Depression, and in 1939, demand for payment in full was made. Title appears to have passed to the mortgagees as in 1944 the New Norcia Benedictine Community purchased *Dr Bartlett's Residence (fmr)* from the executors of Katherine Samson's estate. The Community paid £740 for the property.²³

The Benedictine Community has been resident at New Norcia since the 1870s, when they re-established the mission for Aboriginals originally begun in the 1850s by Dom Salvado and Dom Serra. The Benedictines established two orphanages for Aboriginal children at New Norcia in 1874.²⁴ The girls' orphanage was later called St Joseph's and the boys' orphanage was St Mary's. While there were many inmates who lived permanently at the orphanages, a number of them were local children whose parents were employed by the Benedictines, largely as farm workers. These children lived at the orphanage during the week and attended the orphanage school, but returned to their own home each weekend.²⁵

Dr Bartlett's Residence (fmr) & Surrounds was purchased as a holiday destination for the members of the Benedictine Orders, both monks and nuns, and the children of the orphanages.²⁶ The relative isolation of *Dr Bartlett's Residence (fmr) & Surrounds*, on a large landholding but within close proximity to the town of Dongara and with access to the river and ocean, made it ideal for the purpose. Before occupying the place, the Benedictines had a Chapel constructed, and upgraded the water supply to the residence with a large in-ground stone water tank. At a later date, possibly in the 1960s, the iron roof of the Residence was replaced with asbestos.²⁷

Father Maur Enjuanes, who had come to New Norcia in 1925 as a young novice from Spain, recorded some memories of the place:

We bought the Dongara property in 1943, but repairs had to be made, and the big house had to be renewed, so a lot of work had to be done before the community went for a holiday there. We went for holidays in 1945, when the house was ready. A chapel had to be built, verandahs repaired, and there were many other things to be done. The year I went there I had just left the orphanage, and only four of us went for a holiday at that time because the others had already been there. Brother Andrew... and Brother Gerald Courtney... and Brother Placid, who was the cook, didn't like swimming very much, so I was practically on my own. I took my dog [Ginger] with me, and that was an entertainment besides swimming and going about seeing the scenery around Dongara and Port Denison. I saw the traces of the soldiers who had been practising jungle warfare there during the war... it was an

²² Deed of Memorial Book 20 No. 806, 5 September 1931.

²³ Deed of Memorial Book 22 No. 60, 19 January 1944.

²⁴ Rikkers, John *Western Australian Schools: 1830-1980*, WA Education Dept [1984-], Vol. 1, p. 56.

²⁵ Rikkers, John, 'Memories of Fr Maur Enjuanes', oral history by P. Meldrum, typescript by T. James, *New Norcia Studies*, Sep 1998, Number 6, pp. 10-34; Willaway, Sister Veronica, 'My Memories as a Benedictine Sister at New Norcia', *New Norcia Studies*, September 1998, Number 6, pp. 42-44.

²⁶ *ibid.*

²⁷ Information provided during physical inspection; The Benedictine Community has commissioned Robin Campbell and Ingrid van Bremen to prepare a conservation plan for *Dr Bartlett's Residence (fmr)* and declined to be involved with this assessment in any way. Campbell and van Bremen have stated that their research is already available to the Heritage Council.

enjoyable and restful holiday after having been nearly ten years with the boys around me all the time, holiday time and through the year. It was rather hard at the Orphanage, especially as the boys were very noisy along with all the things that are attached to dealing with boys. There in Dongara I was alone, on my own because the Brothers were not very keen in going about. Ginger enjoyed himself chasing rabbits. There were so many rabbits around that place... We caught some rabbits when the holidaying monks wanted to have a change in the menu. They only had to put out some traps and soon got some rabbits for that purpose. However as a rule we took our meat and bread with us when going there from the monastery. We bought anything extra that we needed from the shops in Dongara. As the holiday group was only allowed to go for two weeks, those who were going got other supplies they needed whilst there.²⁸

Veronica Willaway was a Nyungar girl who attended school at St Joseph's Orphanage as a child, and entered the Benedictine order in 1958:

The happy things I remember about my life at New Norcia were the holidays... every year the Benedictine Communities and the people at the Orphanages got two weeks holidays at the monks' beach house at Dongara. It was always exciting the day before the trip to pack suitcases, food and games we would need for entertainment and look forward to a fortnight of relaxation, swimming and relaxed timetables.²⁹

Another holiday venue used by the Benedictines was the Wyening Mission. Wyening was a working farm and winery which had been established in the 1870s to support the Benedictine work at New Norcia. It was sold in 1969. The Benedictine Community may have found *Dr Bartlett's Residence (fmr) & Surrounds* more relaxing, with no work attached to it apart from looking after themselves.

In 2001, *Dr Bartlett's Residence (fmr) & Surrounds* continues to be utilised by the Benedictines, although the Aboriginal orphanages have since closed. The place is occupied by a member of the Community as caretaker.

13.2 PHYSICAL EVIDENCE

Dr Bartlett's Residence (fmr) & Surrounds is situated on the south bank of the Irwin River in Dongara. Surrounded by natural environment, the place is accessed by a meandering dirt track from Ocean Drive. The road entry is indicated by unobtrusive derelict fences each side of the track. The fences are white painted square timber post and rails, truncated across the entry. The residence is several hundred metres down the track and totally obscured from view from the road. From the north side of the river, however, the place can be seen nestled into the surrounding environment. The access road enters the place at the southeast corner (rear) where the water tank is located. The residence is aligned east west, parallel with the river, and faces north. A series of stone terraces lead down to the river's edge across the front of the residence. The rest of the site is flat to the rear of the residence, where it rises towards the south and around the embankment build up around the water tank.

Dr Bartlett's Residence (fmr) & Surrounds comprises the 1897 residence that includes the doctor's surgery, breezeway, and cellar; the stone terraces and plantings; the chapel (c.1945); water tank (c.1945); the power house, the fences at the road side; the ruins and fence east of the residence; and, various other small outbuildings of no heritage significance.

²⁸ 'Memories of Fr Maur Enjuanes', op cit.

²⁹ Willaway, Sister Veronica, op cit..

The residence displays characteristics of Federation Bungalow style, including: ground hugging, single storey, unpretentious, use of natural materials, simple massing, broad roof planes, and verandahs with roofs supported by sturdy timber posts.

The residence is a single-storey stone construction with a double hipped corrugated asbestos main roof and separate skillion verandah roof. The footprint of the 1897 building is a rectangle with a front verandah along the east west alignment and short return verandahs on the east and west ends. The frontage is symmetrical. The entry is central on the long northern frontage. Aligned with the entry is a set of stairs down to the river with stone terraces and plantings each side. From the central south (rear) of the place, a lattice breezeway (1897) adjoins the chapel that forms a rectangular pavilion aligned parallel with the residence. Only metres east of the chapel is the stone water tank, built into an embankment. Approximately 100 metres east of the residence, on the same alignment setback from the river and beyond the remains of a post and wire fence, are some insitu stone foundations of an earlier building.

The residence is a stone rubble construction with rendered external finish detailed in ashlar. The window and door openings are quoined in a smooth render and depicted in a contrasting painted colour. The double-hipped roof over the main building, skillion verandah roof and gable roof on the chapel are all clad with a c.1960 asbestos roof and have square profile gutters. The breezeway roof is still clad with the original corrugated iron. The verandahs are simple rendered square chimneys with a corbelled band around the centre and top. The verandah across the front is expansive. The separate roof is supported by square timber posts with moulded collars at the top, and set onto concrete bases on the concrete floor. The verandah features a gable with an angled, boarded infill at the main front entry, where there are a set of wide concrete steps with curved low sides and pillars leading off the verandah to the terraces on the riverbank. There are similar steps on the east side. The windows are typically timber framed double hung sashes. French doors open onto the verandah from the rooms across the front, and to the rear from the kitchen. The French doors have three vertical panels in the lower section and four panes of obscure bubble glass in a vertical format above. Some of the other external doors are similarly panelled in the lower half, with a six-paned upper glazed section. The rear door of the central corridor is a four-panel door with a six-pane fanlight above. The front door has four moulded panels, and sidelights extending in a curved surround into an arched fanlight.

The chapel is entirely rendered in an ashlar finish that replicates the residence. The ends of the gable walls are corbelled. The west wall of the chapel features two vertical format gothic windows. The breezeway has vertical corrugated iron dado walls with the original painted timber lattice above.

Internally, the original fabric of the residence is intact. The front door opens into a wide short corridor with a moulded plaster arch halfway. On the left (east) is the billiard room and on the right is a bedroom that connects through to another bedroom. Similarly, further down the corridor, there are another two interconnected rooms on the right. Opposite that, on the left, is the kitchen, while straight ahead the back door leads into the breezeway with the store and cellar (inaccessible due to snakes) on the left, and entry to the chapel ahead. The former surgery has two entries, one off the east verandah and one opening to the rear of the Residence, beside the rear kitchen door. The rooms are sparse. The original 6 inch (0.150 metre) timber floorboards are

still in place, together with skirtings and architraves, although the kitchen has c.1970s ceramic mosaic tiles laid over the floor. The walls are hard plaster, and the ceilings are lined with painted matchboard with a moulded timber cornice trim. The internal doors are four-panelled. The billiard room still has a billiard table in place as well as the original mantelpiece that is detailed with fluted timber columns each side. Similarly, in the kitchen the original stove remains insitu. The chapel has hard plaster walls and there are two matching moulded arched openings either side of the altar. The ceiling is coved and lined with battened Masonite. Within the chapel building are two small rooms that comprise storerooms and provide rudimentary ablution facilities.

Across the front of the residence are many plantings along the stone terraces that step down the riverbank to the river's edge. Central in the terraces is a set of steps. The terraces are constructed of local limestone and the steps show some evidence of having been rendered. The remaining plantings include pepper trees, oleanders and magnolias.

The water tank is a stone rubble construction. Approximately one metre protrudes above the embankment ground level. The tank has extensive evidence of render repairs. The flat top is covered with corrugated iron, and a cast iron outlet pipe connects to a PVC reticulation pipe to provide a water supply to the residence. The roof of the residence provides a catchment for rainwater to fill the tank. A timber-framed corrugated iron shed some distance away houses a generator that provides power to the place. There are a number of other sheds and lean-tos of no heritage significance.

The ruins comprise a course or two of stone a few metres in length. The area is heavily overgrown by natural vegetation and warrants further proper archaeological investigation.

Dr Bartlett's Residence (fmr) & Surrounds is generally in fair condition, mostly due to lack of maintenance over a long period. There is some evidence of spalling render and dampness on the lower sections of the wall, particularly in the southeast corner. The place has undergone one significant development c.1945 when the chapel and water tank were constructed, and sometime after that the roof of the residence was replaced, otherwise, the place remains intact. *Dr Bartlett's Residence (fmr) & Surrounds* has a high degree of integrity and moderate to high degree of authenticity.

13.3 COMPARATIVE INFORMATION

The Federation Bungalow style was popular for large residences from the 1890s to World War One, and examples are found in urban and rural settings. Those in rural settings, such as *Dr Bartlett's Residence (fmr) & Surrounds*, tend to be a simpler interpretation of the style, while the urban examples are often more sophisticated. The suburb of Mt Lawley, for example, has many examples of fine Federation Bungalow style houses. The 1912, timber-framed staff-quarters building at *Caves House*, Yallingup, now known as the Winery, is an example of the style in a rural area. The interior of this building has been extensively altered. The terraced gardens at *Dr Bartlett's Residence (fmr) & Surrounds* are similar to the Edwardian terraced gardens at *Caves House*.

As the site of a mill, *Dr Bartlett's Residence (fmr) & Surrounds* is one of a number in the State and reflects the importance of wheat and flour production to the early colonists. But for the 1897 explosion, which severely damaged the building, the place may have stood with other remaining steam

mill structures in the district such as the four-storey Dongara Steam Roller Flour Mill (1894) and Maley's Victoria Flour Mill at Greenough (1861).³⁰

Dr Bartlett's Residence (fmr) was constructed as a residence with attached doctor's surgery, which function it continued to support for around thirty years. Two other rural residences with attached surgery are listed on the HCWA database: Dr Myles House & Surgery, Moora (no date) and Doctor's Surgery and Residence, Corrigin (no date). Two metropolitan establishments: at West Leederville (1928) and Dianella (1968) are also listed. *Dr Bartlett's Residence (fmr)* could be an early existing example of this combined function.

The addition of a chapel to *Dr Bartlett's Residence (fmr)* is in keeping with the religious community residential aspect of the place, and is a usual feature of such establishments.

13.4 REFERENCES

13.5 FURTHER RESEARCH

Archaeological investigation of the site could uncover the identity of the ruins as those of the mill or the cottage. Investigation around the site of the residence could locate foundations of an earlier building. Location of the airshaft from the riverbank could also help to identify the site of the mill and confirm if it is also the site of the residence.

Further research should be considered on the Benedictine function of the place.

³⁰ Lang, Ernie, op cit.