



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.

The wording of this document has been adapted from Buckingham House Conservation Plan with amendments and/or additions by HCWA staff and the Register Committee.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 2.5 Promoting settlement
- 3.5.3 Developing agricultural industries

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 107 Settlements
- 301 Dairying
- 404 Community services and utilities
- 602 Early settlers

11.1 AESTHETIC VALUE*

Buckingham House has aesthetic value as a simple, random rubble limestone cottage with brick quoining to window and door openings, dating from the late nineteenth century. (Criterion 1.1)

The simple vernacular form of *Buckingham House* with its almost symmetrical facade, minimal ornamentation, and steeply pitched roof, demonstrates the late 19th century colonial approach to the design of domestic housing. (Criterion 1.2)

Buckingham House, located in an open grassed setting with mature trees and views to Lake Joondalup, contributes to the aesthetic qualities of the Lake Joondalup area. (Criterion 1.3)

11.2. HISTORIC VALUE

Buckingham House is associated with the European settlement of south-western Australia, and the development of the Wanneroo district. Constructed as the residence of an extensive farm established in the 1870s,

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

Buckingham House is associated with the growth of Wanneroo during this time both as a townsite and as an extensive farming region. (Criterion. 2.1)

Buckingham House demonstrates the way of life of farmers and tenant farmers in the northern region of Perth from the 1880s onwards. (Criterion 2.2)

Buckingham House was built by the Buckingham family who first settled in the Wanneroo district in 1855, and who played an active role in the agricultural development of Perth, with farms, a vineyard and saw mill established in the Roleystone/Kelmscott area. John Buckingham Junior built *Buckingham House* in c1880s. The Buckinghams resided in *Buckingham House* until the mid 1890s. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

Buckingham House has the potential to yield information contributing to a wider understanding of the history of human occupation of the Wanneroo district through its function as a teaching site. (Criterion 3.2)

11. 4. SOCIAL VALUE

Buckingham House is of social value for its association with the European settlement of the Wanneroo district and contributes to the community's sense of place as one of a few pioneer buildings remaining in the district. (Criteria 4.1 and 4.2)

Buckingham House is highly valued by the community as is evidenced by its inclusion in the City of Wanneroo's Municipal Inventory, by the City of Wanneroo's ongoing commitment to its conservation and by the voluntary effort of members of the community in running the Pioneer Activities educational programme at *Buckingham House*. The Pioneer Activities Programme for School Groups has been in constant operation since its establishment in 1986 (Criterion 4.1)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Buckingham House is a rare example of a dwelling dating from the late nineteenth century in Western Australia, which has been preserved in an authentic state and in a structurally sound condition. There are few buildings of this age and degree of preservation in Perth's northern suburbs. (Criterion 5.1)

Buckingham House is rare as a modest dwelling associated with the farming of the land around the Lake Joondalup area. Farming of areas close to the lake is no longer practised due to the increasing urbanisation of the area. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Buckingham House is a representative example of vernacular cottages constructed during the late nineteenth century in Western Australia. The almost symmetrical front elevation, the steeply pitched hipped roof, the use of local materials and the planning with rear rooms under a skillion roof are all characteristic of this building type. (Criterion 6.1)

12.3 CONDITION

Buckingham House is fully restored and is in good condition. It has been well maintained by the City of Wanneroo. New toilets and a 'wash house' have been built.

12.4 INTEGRITY

Buckingham House has a high degree of integrity. It is no longer utilised as a residence, however it is utilised to interpret the way of life of early settlers and as such preserved the original intention of the place. It retains its original four room configuration and the current educational use provides for sympathetic interpretation and re-use of the place.

12.5 AUTHENTICITY

Buckingham House remains largely as constructed with sympathetic restoration work. Externally the verandah is new, the roof sheeting has been replaced and new roof plumbing installed and the eastern-most chimney does not date from the original time of construction. The internal fabric remains largely as constructed with some replacement of internal finishes, including the ceilings. The outbuildings and landscape works do not date from the original time of construction.

The place has a high degree of authenticity.

13. SUPPORTING EVIDENCE

Attached are key sections of the supporting evidence 'Buckingham House Conservation Plan' prepared by Palassis Architects for the City of Wanneroo in July 2001.

Key sections used:

13.1 DOCUMENTARY EVIDENCE

For an analysis of the Documentary Evidence refer to 'Buckingham House Conservation Plan' prepared by Palassis Architects for the City of Wanneroo in July 2001.

13.2 PHYSICAL EVIDENCE

For an analysis of the Physical Evidence refer to 'Buckingham House Conservation Plan' prepared by Palassis Architects for the City of Wanneroo in July 2001.

13.3 COMPARATIVE INFORMATION

For a Comparative Analysis refer to 'Buckingham House Conservation Plan' prepared by Palassis Architects for the City of Wanneroo in July 2001.

13.4 REFERENCES

'Buckingham House Conservation Plan' prepared by Palassis Architects for the City of Wanneroo in July 2001.

13. 5 FURTHER RESEARCH

The date of construction, and the extent of the cottage and the outbuildings at the time of construction is unknown.

Evidence regarding the occupancy and use of the place is limited.

There is no evidence to suggest the form of the front verandah (if any) at the time of construction.