



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

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

11.1 AESTHETIC VALUE*

House, 57 Dampier Terrace displays distinct aesthetic qualities of the vernacular architecture of the Broome township which includes corrugated iron cladding, pitched roofs and trellis work. It is an excellent example of this building style. (Criterion 1.1)

11.2. HISTORIC VALUE

House, 57 Dampier Terrace was constructed as a result of the ongoing development of Broome as the centre of the pearling industry in Western Australia. (Criterion 2.1)

House, 57 Dampier Terrace was associated with the provision of general merchandise in Broome in the 1940s, and with the operation of the pearling industry after World War Two. (Criterion 2.3)

11.3. SCIENTIFIC VALUE

11.4. SOCIAL VALUE

House, 57 Dampier Terrace is valued by the local community for its associations with the pearling industry, and for the social associations of a retail outlet. (Criterion 4.1)

House, 57 Dampier Terrace is valued by the local Aboriginal community as it is on a designated Aboriginal Heritage site, which has traditional significance pre-dating European settlement, and for its past use as a shelter and meeting place for Aboriginal people. (Criterion 4.1)

House, 57 Dampier Terrace contributes to the local community's sense of place, as a reminder of the town's culturally diverse social and economic history. (Criterion 4.2)

* 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.

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

12. 2 REPRESENTATIVENESS

House, 57 Dampier Terrace is representative of a building form common to the Chinatown precinct in the Broome town centre. (Criterion 6.2)

12. 3 CONDITION

House, 57 Dampier Terrace is only in sound condition. A considerable degree of the fabric is missing or deteriorated.

12. 4 INTEGRITY

House, 57 Dampier Terrace has moderate integrity. Whilst the previous uses of the place are not apparent, the open planning could permit the introduction of a compatible function.

12. 5 AUTHENTICITY

House, 57 Dampier Terrace has moderate authenticity. Missing fabric and the poor condition of that which remains detracts from the authenticity of the place.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Irene Sauman, Historian. The physical evidence has been compiled by Katrina Chisholm of John Taylor Architect.

Further Documentary Evidence has been compiled by Dr Cathie Clement, MPHR. See 'Notes on some of Broome's Heritage Structures and their links with the Mangrove Point Stock Jetty and Tramway', National Heritage, Mt Lawley, 1999 revision.

Some additions have been made to the Documentary Evidence by HCWA staff from information supplied by the Kimberley Land Council on 9 & 10 December 1999.

13. 1 DOCUMENTARY EVIDENCE

House, 57 Dampier Terrace is a single-storey timber framed and iron clad building, comprising a large room surrounded by verandahs on three sides. Date of construction is uncertain and could be anywhere between c. 1900-1940.¹ The place was used as a retail showroom for Goode Durrant & Murray Limited in the 1940s, and later occupied as divers' quarters. In 1997, the land

¹ Due to the dearth of records, a more specific date of construction can not be determined from documentary evidence. Furthermore, there are no distinguishing features about the place which may indicate a more exact date of construction, aside from the joinery in the windows. The nine-pane, double hung windows indicate an early date of construction (ie. c. 1900), but these may have been recycled from another building. Nothing conclusive regarding the date of construction is suggested by the framing, flooring or roofing. John Taylor, telephone conversation with Jacqui Sherriff, HCWA, 28 October 1999.

area was enlarged and a development plan prepared for the place. In 1999, the place is occupied by a caretaker.

The town of Broome was gazetted in 1883, and named for Governor Sir Frederick Napier Broome. Together with Derby, it was gazetted in response to the growth of the pastoral and pearling industries in the western part of the Kimberley. By 1898, Broome had a government residency, customs shed, bond store, hospital, police station and gaol, and a long deepwater jetty. Aborigines were used as divers during the early years, but with the need for deep divers Filipinos, Malays, Koepangers, and later Japanese, were recruited, often as indentured labour.²

The pearling industry experienced two boom periods, 1889 to 1893 and 1898 to c. 1910. For the most part, however, the industry struggled, dealing variously with market forces, two depressions, two World Wars, immigration restrictions, government duties, and cyclones, until the advent of the plastic button finally ended the pearl shell trade in the 1950s.³ Since the 1980s, Broome has experienced another boom period, largely as the result of tourism.

Broome developed as a segregated town, with wealthy pearlers and Europeans living at one end in elegant bungalows surrounded by tropical gardens and tended by servants, and Chinatown at the other end, where the Asian and coloured populations lived, and some of the commercial and pearling activities took place. Lot 13, on the corner of Dampier Terrace and Frederick Street, is situated on the edge of the Chinatown area.

Lot 13 was purchased in 1920 by pearler, Martin Richard Freney for £375.⁴ A strip of land on the north side, comprising 16 perches (405 sqm), was immediately transferred to Goode Durrant and Company Limited.⁵ Goode Durrant and Company (later Goode Durrant & Murray) were a British company, with a head office in London. They were listed as 'warehousemen and manufacturers' of 39-41 William Street, Perth, in the 1930 *West Australian Telephone Directory*, and had a clothing and general factory in Palmerston Street, and a boot factory in Church Street. They also had branches in Kalgoorlie, Adelaide and Broken Hill.⁶

The company is claimed to have occupied a building on Lot 13 as a retail showroom as early as 1910, but no record of the company being in Broome before the 1930s has been located.⁷ *Wise's Post Office Directories* list the company in Broome from 1934-35 to 1942. The Shire of Broome Rate Books list Goode Durrant & Co as owners of one of that portion of Lot 13, but do not list an occupier between 1931 and 1940 (1931 being the earliest rate record available). From 1940 to 1947, Goode Durrant & Murray are listed as the occupiers, except for the years 1944-45, when the building is listed as 'Vacant'.⁸

² Edwards, Hugh *Port of Pearls: A History of Broome*, Rigby, 1983, pp. 1-65.

³ Clement, Cathie 'Notes on some of Broome's heritage structures and their links with the Mangrove Point Stock Jetty and Tramway', 4p.

⁴ Land Grant, Vol. 756 Fol. 91, 11 October 1920.

⁵ Certificate of Title Vol. 757 Fol. 136, 16 October 1920.

⁶ *West Australian Telephone Directories*, 1930-1950; *Wise's Post Office Directories*, 1930-1949. **Note:** Wise's Post Office Directories do not give street addresses for Broome residents. Occupation only is listed.

⁷ Shire of Broome Municipal Inventory, Entry No. 017; *Nor' West Echo*, 1920-1921 & 1928-29; *Wise's Post Office Directories*, 1900-1949.

⁸ Shire of Broome Rate Books, 1931-1941, researched by Broome Historical Society; *Wise's Post Office Directories*, 1900-1935.

It is not known if there was a building on the site when Goode Durrant & Co purchased the land in 1920. If the company was operating in Broome between 1934 and 1939, but was not occupying a building on their own land, it may have been that the existing building did not suit their purpose, or that there was no building. That the site was not occupied by anyone else is not conclusive either, given that the earliest period covered by the rate books were the Depression years, when a number of buildings in the town could reasonably have been empty. Could Goode Durrant & Murray have constructed a new building for themselves prior to occupying the site in 1940, or refurbished an existing building? The years between the Depression and World War Two were a time of economic optimism, so this is not implausible. On the available evidence, however, it is impossible to answer these questions, or to give a better estimate for date of construction for *House, 57 Dampier Terrace* than c. 1900-1940.

There were two other buildings (neither extant) on Lot 13 at this time, owned by Mark Freney. One was occupied by G. Masumoto in the 1930s, and may have been a restaurant. Ginzo Masumoto is recorded, in 1917, as having a restaurant on Dampier Terrace, and he was still in Broome in the late 1920s.⁹

In 1948, Thomas Herbert (Bert) Kennedy, pearler and storekeeper, purchased *House, 57 Dampier Terrace*.¹⁰ Title was transferred on 4 April 1950.¹¹ Kennedy used the place as a bulk store until 1956, when he leased the building to M. & W. Scott as quarters for their Japanese crew. From 1961 to 1963, the building is listed simply as 'crew quarters'.¹² It was during this period that *House, 57 Dampier Terrace* earned its name but, by 1968, the building was empty.¹³ In that year, Broome Shire Council refused Kennedy permission to use the place as a dwelling unless 'a considerable amount of improvements' were made. Kennedy, however, 'considered the building not worth further expenditure' and was 'to ensure it remain[ed] empty'.¹⁴ With the ending of the traditional pearl shell market in the 1950s, and fewer luggers and divers needed to supply live shell for the cultured pearl industry, *House, 57 Dampier Terrace*, like many of the older buildings in town, no longer had a function.

Following Bert Kennedy's death in December 1976, the place passed to his children, James Craig Kennedy and Jean Haynes.¹⁵ In 1984, *House, 57 Dampier Terrace* was purchased by Robert Alistair McAlpine and solicitor John Adams.¹⁶ Lord McAlpine had arrived in Broome by accident in the early 1980s, on a redirected flight. He liked the town so much he became a major investor and developer, restoring buildings and constructing the Cable Beach resort. *House, 57 Dampier Terrace* was renovated with the aid of Government funds, following the transfer of the title to the Broome Preservation Society, the organisation McAlpine set up to control the places he restored.¹⁷

⁹ Shire of Broome Rate Books, 1931-1963; Atkinson, Anne *Asian Immigrants to Western Australia 1829-1901*, UWA Press, 1979, p. 355; physical inspection of the site.

¹⁰ Shire of Broome Rate Books, 1948.

¹¹ Certificate of Title Vol. 757 Fol. 136, 4 April 1950.

¹² Shire of Broome Rate Books, 1948-1963; Broome Heritage Trail, p. 12, information on the building provided by Bert Kennedy's daughter, Jean Haynes.

¹³ Broome Heritage Trail, p. 12.

¹⁴ Broome Shire Council Health Inspector's report, 5 December 1969, Broome Historical Society.

¹⁵ Certificate of Title Vol. 757 Fol. 136, 22 August 1979.

¹⁶ Certificate of Title Vol. 757 Fol. 136, 9 October, 1986.

¹⁷ Certificate of Title Vol. 757 Fol. 136, 18 May 1989; Broome Heritage Trail, WA Heritage Commission, 1988, p.12; Information provided by Val Burton, Broome Historical Society.

Between 1986 and 1993, *House, 57 Dampier Terrace* was occupied by the *Broome News*, a community newspaper organisation.¹⁸ In recent years, the place has been used as an unofficial community centre for local Aboriginal groups. The building is situated on a designated Aboriginal Heritage site, No. K2417, which has traditional significance pre-dating European settlement. With tenants, many of them artists, acting as informal caretakers, the place has been used for many years as a wet weather shelter and a meeting place by local Aboriginal people.¹⁹

In June 1997, Lot 13 was re-subdivided on Diagram 93089, the subdivision producing two lots designated Lots 73 and 74. Lot 74, on which *House, 57 Dampier Terrace* is situated, was enlarged by the addition of land on the south side, bringing the area to 697 sqm. *House, 57 Dampier Terrace* was then purchased by Lee Frances Dubray, of Auckland.²⁰

The new owner has submitted plans to develop and extend *House, 57 Dampier Terrace*. On the strip of land added on the south side of the property a second building, similar in style to the original and adjoining it, is proposed. This structure incorporates a two-storey viewing tower and deck with commercial space on the lower level.²¹ A single-storey, two-bedroom caretakers' residence was approved for the back of the lot in 1998, but in March 1999, this plan was altered to a two-storey three bedroom residence. The development and the later alteration have been approved by the Shire of Broome planning department.²² *House, 57 Dampier Terrace* and the proposed extension are marked on the plans as office space, but the area could be put to various uses.

In 1999, *House, 57 Dampier Terrace* is occupied by a caretaker.

13.2 PHYSICAL EVIDENCE

House, 57 Dampier Terrace is located on the west side of Dampier Terrace on the outskirts of the commercial town centre of Broome. No buildings are currently located on the opposite side of the street which runs along the bay with views across the mangrove swamps to the water beyond. Land rises towards Kennedy Hill so that the site has a slight incline to the south. A timber picket fence is located on the east boundary.

Constructed in timber and corrugated iron, *House, 57 Dampier Terrace* could be described as of a *Federation Bungalow* style, although this would simply classify the place by time (Federation c.1890 - c.1915) and external shape (Bungalow - a single storey building with commodious verandahs).²³ A more complete style description of *House, 57 Dampier Terrace* would perhaps include the word tropical (*Federation Tropical Bungalow*). Broome and other Kimberley Region towns in Western Australia have developed a climate responsive architecture with narrow linear planning to facilitate cross ventilation, extensive shady outdoor spaces surrounded by dense planting, ventilating ridges to release hot air from in the roof, and roofs generously extended to shelter verandahs and breezeways. Adjustable louvres and large insect screened areas of living and sleeping accommodation under the

18 Broome Heritage Trail, WA Heritage Commission, 1988, p. 16; *West Australian Telephone Directories*, 1980-1998.

19 Letter to HCWA from Paul Castley, Legal Officer, Kimberley Land Council, dated 9 December 1999.

20 Certificate of Title Vol. 2106 Fol. 297 & Diagram 93089, 11 June 1997.

21 Floor plans and elevations, 2 sheets, 26 August 1998.

22 *ibid*; Floor plans and elevations, 3 sheets, 20 April 1999.

23 Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*. Angus & Robertson, Sydney, 1989, pp. 144-147.

verandahs can be provided, with buildings often raised above flat sites to permit maximum airflow.

The rectangular shaped building has a corrugated iron hipped roof. The floor level is raised above the ground on concrete stumps which have ant caps on top. The front verandah is enclosed with diagonal lattice screens with a central entrance opening. A flight of timber stairs gives access to the verandah level although the treads, handrail and most of the timber boards of the landing are missing. The verandah extends around the north elevation of the building.

External walls are clad with corrugated iron and are punctuated with nine pane sash windows. Windows of the south elevation have been fitted with glass louvres. No partitions remain in the interior of the building and the absence of a ceiling reveals the timber roof trusses. Bathroom and kitchen facilities are located in the verandah infill at the rear of the building.

The place currently provides some living accommodation and is in sound condition. No evidence of former uses is apparent.

13.3 COMPARATIVE INFORMATION

13.4 REFERENCES

No key references.

13.5 FURTHER RESEARCH
