



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES

Removed Entry

The Minister for Heritage Directed that this Interim Entry in the State Register not be made permanent on 1 April 2008. Notice of this decision under the Heritage of Western Australia Act 1990 appeared in the Government Gazette on 8 August 2008.

1. **DATA BASE No.** 12069
2. **NAME** *Holmehouse, Bassendean* (1906)
3. **LOCATION** 16 Anstey Road, Bassendean
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**

The whole of Lots 128 and 129 and parts of Lots 114 and 115 on Plan 1911 being part of the land contained in Certificate of Title Volume 1825 Folio 066 as is defined in Heritage Council of Western Australia survey drawing 12069 prepared by Steffanoni Ewing & Cruickshank Pty Ltd
5. **LOCAL GOVERNMENT AREA** Town of Bassendean
6. **OWNER** Ronald Albert Snelgar and Marsha Helen Snelgar
7. **HERITAGE LISTINGS**
 - Register of Heritage Places: Interim Entry 20/04/2007
 - National Trust Classification: -----
 - Town Planning Scheme: -----
 - Municipal Inventory: -----
 - Register of the National Estate: -----
8. **CONSERVATION ORDER**

9. **HERITAGE AGREEMENT**

10. **STATEMENT OF SIGNIFICANCE**

Holmehouse, Bassendean, a single storey tuck-pointed brick and corrugated iron house in the Federation Bungalow style, with a substantial set of reception rooms in a Federation Queen Anne style, located in extensive landscaped gardens, has cultural heritage significance for the following reasons:

the place is a rare example of an intact Federation bungalow residence in its original extensive garden setting and illustrates the type of home built in the early 1900s for the more affluent members of the wider Perth community;

the place is a good example of the aesthetic characteristics of the Federation home specifically its elevated grassed open site, its banded tuck-pointed walls and graceful front verandah and internally the quality of detailed finishes;

the place contributes to an understanding of the development of West Guildford (Bassendean) and specifically how this part of the suburb was settled by members of the professions and more wealthy middle classes and is a surviving example of the original concept of the subdivision of a 'country estate';

the place was built by Charles Rickwood Wicks, a builder who achieved prominence in his profession and was an active member of the West Guildford (Bassendean) community; and

the place is associated with the Clarkson family who were a prominent farming family in Toodyay. Barnard Drummond Clarkson named the place 'Holmehouse' after the family's Yorkshire property.

The later additions to the rear of the house including the steel-framed garage, the crazy paving, the tubular fencing and swimming pool are of little significance.

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)

- 4.1.1 Selecting township sites
- 4.1.2 Making suburbs
- 8.12 Living in and around Australian homes

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation and subdivision
- 107 Settlements
- 306 Domestic activities
- 602 Early settlers

11.1 AESTHETIC VALUE*

Holmehouse, Bassendean, with its scale, deceptively simple massing, large reception rooms and graceful verandah on its elevated open site beside a reserve to the west, is significant in exhibiting the aesthetic characteristics of a gracious Federation home. (Criterion 1.1)

The place illustrates the creativity of the builder in virtually doubling the floor area by adding the major reception rooms, entry hall and front verandah to an originally standard plan. (Criterion 1.2)

* 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.

Holmehouse, Bassendean is enhanced by its garden setting, with the house overlooks rising lawns and introduced trees, together with the native bushland reserve to the west. (Criterion 1.3)

11. 2. HISTORIC VALUE

Holmehouse, Bassendean is significant in illustrating the evolution of this part of the suburb of Bassendean from an agricultural district to a suburb for the professional middle classes prompted in part by the prosperity of the gold boom of the 1890s and is a surviving example of the original concept of the subdivision of a 'country estate' (Criterion 2.1)

The place has a close association with Charles Rickwood Wicks, a prominent builder in Bassendean and surrounding districts who was also very active in local government as member and for some years the Chairman of the West Guildford Roads Board, who built the house as his own family residence. (Criterion 2.3)

Holmehouse, Bassendean is associated with the Clarkson family and specifically Barnard Drummond Clarkson who was a significant figure in the Toodyay district particularly, and to the wider community as a Member of the Legislative Assembly. (Criterion 2.3)

The place is also associated with Harry Anstey who was a brief but significant player in the development of suburbs in Perth in the 1890s. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Holmehouse, Bassendean is significant as an illustration of a home built in the early 1900s for the more affluent members of the community in the Perth metropolitan area. It demonstrates the separation between employers and their servants which is expressed in a physical divide. (Criterion 4.1)

The place is significant to the West Guildford/Bassendean community, for its association with prominent members of their community, Charles Wicks and Barnard Clarkson. (Criterion 4.1)

The continuity of purpose of the place since its construction has contributed to Bassendean community's sense of place and is demonstrated by the community concern over the potential sale of the place and its inclusion in the Municipal Inventory. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Holmehouse, Bassendean has a rare combination of an unusual plan, scale and landscape setting which demonstrate a Federation period upper middle class family home. (Criterion 5.1)

Holmehouse, Bassendean is a comparatively rare example of a residence in the Metropolitan area in an authentic condition and in its original setting. Though there have been minor changes to the fabric, the place is highly legible as a substantial Federation home.

12.2 REPRESENTATIVENESS

Holmehouse, Bassendean is representative of the design and landscape setting which together are characteristic of the Federation period home for the professional and land-owning classes. (Criterion 6.1)

The place is representative of the type of residence used for the professional classes during the early part of the 20th century. It demonstrates the relationship between employers and servants during this period. (Criterion 6.2)

12.3 CONDITION

Holmehouse, Bassendean is in fair to good condition despite maintenance being minimal in the latter part of the twentieth century. The original roofing had previously rusted and been covered in emulsion coated metal tiles but has recently been replaced in corrugated galvanized steel, but previous water damage has left the wallpaper stained and peeling in places. The ceilings are typically cracked, possibly due to water damage. The brickwork, the plaster and internal mouldings are generally in good condition but the verandah floor-boarding has not been oiled for many years and there are some local structural failures in the verandah floor which are quite serious.

12.4 INTEGRITY

Holmehouse, Bassendean retains a high degree of integrity, as it is still used as a family home, it is largely in its original form, retaining virtually all its internal features and standing within its original setting. The alterations, which have occurred to the kitchen and at the rear of the place, do not detract significantly from the expression and legibility of the place.

The place is readily capable of being restored, and is sustainable well into the future.

12.5 AUTHENTICITY

Holmehouse, Bassendean retains a high degree of authenticity as the majority of rooms retain their original functions, finishings and fittings. There have been only modest attempts to improve or modernise the place, including the new kitchen fit-out, the skillion laundry and the addition of the swimming pool to the rear. The place stands on its original site, and the setting is an important part of the character of the place.

13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment by Prue Griffin, Historian and Patrick Irwin, Architect, in March 2006, with amendments and/or additions by HCWA staff and the Register Committee.

13.1 DOCUMENTARY EVIDENCE

Holmehouse, Bassendean, a single storey brick and iron residence set on a large block with landscaped gardens, was built in 1905 by builder Charles Rickwood Wicks as the residence for himself, his wife and two children. The available evidence indicates that almost immediately thereafter a major addition was made to the house.

The settlement of the Bassendean region by white settlers occurred shortly after the arrival of the first settlers in the Swan River colony in 1829. Prominent among these early settlers was the Colonial Secretary of the Swan River Colony, Peter Broun who obtained in 1833 Location S, a triangular parcel of 1455 acres on the Swan River.¹ Broun named the farm 'Bassendean' after a family property in England, Bassendean in Berwickshire.² North of Broun's landholding was Location Q named Baskerville, 1531 acres, granted to William Tanner in 1830 which included the present townsite of Bassendean.³ Throughout the 19th century the district was known as West Guildford and was primarily used for agriculture.

By 1882, 30 Town lots were available on the west bank of the Swan River opposite the Helena River⁴ but settlement was not rapid as no traffic bridge was constructed to cross the Swan River to the more established town of Guildford until 1883⁵, two years after the railway with its bridge was opened on 1st March, 1881⁶ providing convenient transport routes for West Guildford residents.⁷

The discovery of gold in the 1890s brought a massive population increase and great wealth to the Swan River colony. Consequently housing was in great demand and by the turn of the century there was a rapid increase in suburban settlement.⁸ Many of Western Australia's prominent citizens turned to land speculation. One group of nine 'gentlemen' purchased a portion of the original Location Q, which was subdivided for residential blocks under the names of 'West End' and 'Heidelberg'.⁹ The lots were modest in size and were intended for homes for workers and their families.¹⁰ The group of developers included politicians, doctors and lawyers and the Government

1 Jennie Carter *Bassendean A Social History 1829-1979* Town of Bassendean, Perth , 1986, p. 23.

2 The Department of Land Information website, History of Suburb names, Bassendean. www.dola.wa.gov.au.

3 Carter, *Bassendean* p. 32.

4 Michael J Bourke, *On The Swan, A History of the Swan District*, UWA Press, 1987, p. 246

5 Bourke, *On The Swan* p. 242

6 Bourke, *On The Swan* p. 242

7 Carter, *Bassendean* p. 62-63.

8 Carter, *Bassendean* p. 68.

9 Carter, *Bassendean* p. 68.

10 The lot size in the West End and Heidelberg subdivision are much smaller than those offered in the Bindaring Park subdivision. Using the figures supplied in Carter, *Bassendean* p. 69 which are drawn from the West Guildford Road Boards rates books.

Assayer, Harry Francis Anstey.¹¹ Anstey joined with this group in the subdivision of the western part of West Guildford but also purchased a portion of Location Q on the banks of the Swan in 1897.¹²

Anstey had arrived in Western Australia in 1887 from Cornwall and his wife and family arrived shortly afterwards.¹³ Anstey trained as an engineer and metallurgist and was invited to the colony by a group of leading businessmen expressly to locate gold-bearing fields. The first expedition to the Yilgarn was successful although Anstey's contribution was questioned.¹⁴ Nevertheless, Anstey maintained his reputation and established a laboratory in Perth and was appointed as Government Assayer in 1899. In 1890, he was living in the Cockburn Sound region at a property called 'Bindaring' and was a member of the Kelmscott Road Board from 1894 to 1897.¹⁵ In the 1890s he engaged in property development in Claremont and Bassendean.¹⁶ In 1897, he purchased the 100 acres of Location Q, which had been for sale as the 'Kew Estate' owned by James Morrison, Chairman of the Guildford Municipal Council.¹⁷ He subdivided the land into 237 quarter-acre lots and gave his name to one of the roads in the new subdivision.¹⁸ The name Bindaring Park Estate came from Anstey's Serpentine property and was also used in the subdivision he was involved with in Claremont.¹⁹

The new estate was advertised to appeal to the middle classes of Perth.

This fine freehold – one of the best on the Swan River of its size - has over 25 chains deep water frontage and is accessible to all cargo steamers and barges passing up to the Guildford wharf. Its northern boundary marches on the town boundary. The soil is clay, less about 15 acres of rich garden swamp land. It can be easily cleared and the firewood is readily saleable. Could be made a beautiful country seat with very little expense, could be farmed or cultivated as an orchard or vineyard. Would also pay a syndicate to subdivide. Good brick land and high river lands.²⁰

Information from the 1899 Bayswater Rates Books shows that few of the lots were built on at that time. One of these was a property on what is currently known as 8 Carnegie Street. It was owned and occupied by builder Charles Wicks and his family.²¹

11 Carter, *Bassendean* p. 68.

12 Carter, *Bassendean* p. 80.

13 Rica Ericson (ed), *Bicentennial Dictionary of Western Australians* UWA Press, 1979, vol 1, p. 58.

14 Carter, *Bassendean* p.71-72 describes the expedition and Anstey's claiming of the reward as unjustified because the other members of the expedition, experienced prospectors Greaves and Paynes, were not acknowledged as being the real reason for the success of the expedition

15 Black, David and Bolton, Geoffrey *Biographical Register of Parliament of Western Australia* Western Australian Parliament History project, 2001, Vol 1, p. 29.

16 Black and Bolton *Biographical Register*, p. 29.

17 Carter, *Bassendean*, p. 80.

18 Bindaring Park Estate Real Estate Plan, 102c/11, Battye library.

19 Bindaring Parade in Claremont is associated with the subdivision which Anstey was involved in at Claremont in the early 1890s. See the documentary evidence for P1924 The Cliffe, Bindaring Parade, Claremont. .

20 *The West Australian* 22/7/1896 as quoted in Carter, *Bassendean*, p. 80 also in part from the real estate plan for Bindaring park Estate 102c/11, Battye Library.

21 Plan of the Bindaring Park Estate taken from the Bayswater Roads Board Rates book 1899 as quoted in Carter, *Bassendean*, p. 79. At this time Bayswater and Bassendean part of the Guildford

Charles Rickwood Wicks, formerly of Melbourne, had settled in Western Australia with his wife and two children in the late 1890s.²² It is noted that he came from a family of builders of high repute in Victoria and quickly established himself in that profession in Western Australia.²³

Wicks had built the residence in Carnegie Street, West Guildford shortly after his arrival in Western Australia. In the 1890s and early 1900s this property had the street address of Anstey Road although it has been referred to as Carnegie Street in recent decades.²⁴ Charles Wicks sold the Carnegie Street property to Morton J. Craig and the Wicks family moved to their new home on adjacent lots on Anstey Road in 1905/06.²⁵ This residence subsequently became known as *Holmehouse, Bassendean*.

Holmehouse, Bassendean is located on six lots that span between Anstey Road and the road to the north, Tandridge (now Harcourt) Street.²⁶ Charles Wicks purchased four lots; 115, 128, 114 and 129 on which to erect his house. They were purchased in 1905 in the name of Emma Ellen Wicks.²⁷ Prior to their ownership the lots were undeveloped and owned by two individuals; Thomas Gelding a clerk of West Guildford and William John Smith of Perth.²⁸

Charles Wicks was responsible for the design and construction of *Holmehouse, Bassendean*. From the layout of the place it is apparent that the family had some live in servants. The rooms to the rear of the house are smaller and less ornamented and information from the current owners states that some of the former rooms were allocated to servants.²⁹ This is consistent with the social standing and economic circumstances of the Wicks family. Not long after the completion of *Holmehouse, Bassendean* Charles Wicks began the construction of a new grander home for his family on the banks of the Swan River with tennis courts and a private jetty just below the present Guildford Road traffic bridge.³⁰ This home was originally called 'Abbotsford' after the locality in Melbourne where the Wicks family originated.³¹ This is now (2006) known as Two Rivers Lodge.³² Charles Wicks continued to work

Roads board and it was mooted the two be joined as one roads board. However West Guildford was separated from Bayswater in 1901.

22 An online search of the Victorian Register of Births and Deaths was made and it was established that Charles Wicks married Emma Mills in Collingwood, Victoria in 1885. The boys were both born in Collingwood, Leslie Charles in 1886 and Robert Malin in 1889.

23 This assertion is not confirmed by any available documentary evidence. The current Builders Registration board do not have records dating from this period and the Victorian library had no reference to that name in their various catalogues.

24 For convenience this property is referred to as 8 Carnegie Street within this assessment.

25 The year of the sale of this property has not been determined. Post Office Directory information is not useful in this circumstance as the Carnegie Street property also faced Anstey Road and the occupants of that residence were referred to as living in Anstey Road. The name of Morton J. Craig comes from Carter, *Bassendean*, p. 84.

26 Note: The curtilage for Registration purposes does not include all six lots.

27 Certificates of Title Vol 216 fol 115 and Vol 294 fol 164. Department of Land Information.

28 Certificates of Title Vol 216 fol 115 and Vol 294 fol 164. Department of Land Information.

29 Information from the Snelgars in conversation with Prue Griffin during a site visit February 2006.

30 The former Wicks home is now known as the 'Two Rivers Lodge', on Guildford Road Bassendean.

31 Verbal advice, 16 March from Geoff Wicks, grandson of Charles Wicks in conversation with Patrick Irwin.

32 Verbal advice, 16 March from Geoff Wicks, grandson of Charles Wicks in conversation with Patrick Irwin.

as a builder and was responsible for the construction of 'many fine homes in the district'.³³ Anecdotal information from his grandson states that these homes included 1 North Road, 26 and 28 North Road and possibly 89 Old Perth Road. Wicks was an active community member, taking his place on the West Guildford Roads Board from its first meeting in 1901 to 1913 and then again from 1917 to 1920.³⁴ Charles Wicks lived at the Guildford Road property until his death in 1956 at the age of 96.³⁵

In April 1907, the four lots containing *Holmehouse, Bassendean* were transferred to Isabella Clarkson.³⁶ Isabella Clarkson also obtained the adjoining lots 113 and 130 which created the landholding of six lots on which the house is currently sited.³⁷ Isabella Clarkson was married to Barnard Drummond (B.D.) Clarkson who was a prominent pastoralist, former member of state parliament and resident of Toodyay. The Clarkson's moved to *Holmehouse, Bassendean* for their retirement in August 1907, Barnard was 71 and Isabella, 58.³⁸

The physical evidence indicates that the house was built in two stages with the second stage consisting of the parlour, dining room and kitchen and the passage linking between these rooms and the bedrooms. A key indicator for this supposition is that the floorboards are in opposite directions and some internal walls have the thickness of external walls. No documentary evidence has been found to support this view but it is likely that changes would have been made at the time when the Clarkson's moved to *Holmehouse, Bassendean*.

B.D. Clarkson was the grandson of Barnard Clarkson who had migrated to the Swan River colony in 1836 from York in England. He was one of the instigators for the migration of settlers on the *Tranby* who settled and developed the Maylands peninsula.³⁹ Although two of his sons remained at 'the Peninsula' Barnard Clarkson settled in the York district of Western Australia and this is where Barnard Drummond Clarkson spent his childhood. In 1867, he married Isabella Julia Lukin who was a member of another prominent family in the Swan River colony. They began their married life on Oakabella station in Champion Bay and then moved back to Toodyay when Barnard Drummond Clarkson took over his father's property, Mount Anderson. B.D. Clarkson also engaged in exploration of the remote regions of Western Australia.⁴⁰ He became a member of the Toodyay Road Board between 1877-78 and 1885-1904 and served as the Chairman between 1901

33 Thomas, Alf *A History of Bassendean* Bassendean Roads Board, 1947, p. 27. The location of these homes has not been discovered apart from 8 Carnegie Street and the property on Guildford Road known as the 'Two Rivers Lodge'.

34 Carter *Bassendean* p. 307.

35 Metropolitan Cemeteries board website. www.mcb.wa.gov.au

36 Certificates of Title Vol 216 fol 115 and Vol 294 fol 164. Department of Land Information.

37 Certificates of Title Vol 393 fol 122 and Vol 311 fol 189, Department of Land Information.

38 Erikson, Rica *Old Toodyay and Newcastle* Toodyay Shire Council, 1974, p. 348.

39 Erikson, Rica (ed) *Biographical Dictionary of Western Australians*, Vol 1, 1979, UWA press, p. 557.

40 Twentieth Century Impressions of Western Australia, Perth P.W. Theil, 1904 . p. 39.

and 1903. He was elected to represent the Toodyay district in state parliament from 1890 to 1897.⁴¹

When Isabella and BD Clarkson settled in West Guildford they named the new house 'Holme house' after the Clarkson's property in Yorkshire.⁴² Over time the name has changed to Holmehouse, Bassendean as shown at the front of the house. The Clarkson's had seven surviving children and it is recorded that *Holmehouse, Bassendean* was often visited by their many children and grandchildren.

Grandchildren remember the house as being of solid construction on a large block. There were gardens, fruit trees and grapevines and a huge wisteria vine best remembered for its size and concentration of colour in the pendants of flowers.⁴³

BD Clarkson did not enjoy a long retirement, dying in March 1909. Isabella Clarkson lived on at *Holmehouse, Bassendean* until her death in 1934.⁴⁴ On BD Clarkson's death, his Toodyay property was divided between his three sons. Mt Anderson was renamed 'Foggarthorpe' (P12216), and two new farms were created: 'The Range' (P12135) and 'Yandee' (P12217).⁴⁵ New homesteads were built at each of the three properties at about this time, all of which are all still extant. Both 'Yandee' and 'The Range' are reputed to share significant architectural similarities with *Holmehouse, Bassendean* being substantial Federation Queen Anne style homes set among trees in a predominantly grassed landscape, and featuring separately roofed verandahs that wrap around the houses. During the time of Isabella Clarkson's occupancy the West Guildford Roads Board voted to change its name to Bassendean. A competition to choose a new name for the area was held in 1922, and two school children nominated the name "Bassendean" in recognition of Peter Broun's property.⁴⁶

A 1938 sewerage plan of the property illustrates that the building perimeter has not substantially changed since that time.⁴⁷ At this time the rear of the building has a weatherboard addition, which in turn has a verandah. Close to the rear of the building is a long narrow brick building and on the Harcourt Street (formerly Tandridge Street) frontage is a weatherboard building with a brick outhouse within it. The rear of the property has several trellises, some close to and parallel to the house and others running between Harcourt Street and *Holmehouse, Bassendean*. The house has fences on the boundary of the

41 Black, David and Bolton, Geoffrey *Biographical Register of Parliament of Western Australia* Western Australian Parliament History project, 2001, Vol 1, p. 47.

42 HCWA correspondence file P12069.

43 Clarkson, Hon Gresley *The Tranby Clarksons 1829-1929*, Access Press, Clarkson Trust 1995, p. 60.

44 Clarkson, Hon Gresley *The Tranby Clarksons 1829-1929*, Access Press, Clarkson Trust 1995, p. 60.

45 Erickson, Rica and Taylor, Robin *Toodyay Homesteads: Past and Present*, Carlisle: Hesperian Press, p. 83.

46 Department of Land Information website on the origin of suburb names and Carter, *Bassendean* p. 120.

47 MWSS & DD of Western Australia, Sheet Plan 3125, dated November 1938.

original four lots on which the house is roughly centrally located. The additional blocks purchased by the Clarkson's have no built structures.⁴⁸

Following Isabella Clarkson's death, *Holmehouse, Bassendean* was unoccupied for two years. It is then recorded in the Post Office Directories for the period that the place was occupied by a relative of Isabella's, Geoffrey Lukin who lived at *Holmehouse, Bassendean* until 1947/8.⁴⁹

In 1943, the six lots were transferred to George Allen Johnson, a schoolteacher of Bassendean.⁵⁰ Although Johnson is recorded as living at *Holmehouse, Bassendean* on the Certificate of Title prepared in 1943, the Post Office Directories indicate that he was not living at *Holmehouse, Bassendean* until 1949.⁵¹

George Johnson died in January 1964 at the age of 84. In June of the same year the place was transferred to Dudley Mervyn Stotter and Mollie Winifred Stotter.⁵² Shortly after the Stotter's moved into *Holmehouse, Bassendean* they removed the balustrades across the front verandah as they were badly deteriorated. During their period of occupancy the Stotter's also adapted the rear maids room into a bathroom, enclosed the back verandah and reroofed the main building.⁵³ Sometime during the 1960's a request was forwarded to the Town of Bassendean to build a steel-framed asbestos garage on the property.⁵⁴ The garage is shown to be located to the rear of the property with access from Harcourt Street. It is noted on the plan that the garage was for Mr Elphick of 16 Anstey Road.⁵⁵ This garage is still extant.

The Stotter's lived at *Holmehouse, Bassendean* for twenty years, transferring the place to the current owners, Ronald and Marsha Snelgar in May 1984.⁵⁶

Since the Snelgar's have lived at *Holmehouse, Bassendean* they have undertaken only minor alterations and additions to the place. They installed an air conditioning unit in one of the bedrooms. The most significant change within the property has been the addition of a pool located close to the rear of the house. The pool is fenced off from the remainder of the block.⁵⁷ The gardens around the pool and on the west of the house were extensively planted with palm trees at the same time.⁵⁸

48 MWSS & DD of Western Australia, Sheet Plan 3125, dated November 1938.

49 Wises's Post Office directories for Western Australia, 1933 to 1949. Isabella's maiden name Lukin indicates the relationship.

50 Certificate of Title Vol 1079 fol 782, Department of Land Information.

51 Certificate of Title Vol 1079 fol 782, Department of Land Information and Wises's Post Office directories for Western Australia, 1943 to 1949.

52 Certificate of Title Vol 1079 fol 782, Department of Land Information.

53 Information from Dudley Mervyn Stotter in conversation with Prue Griffin March 2006.

54 Building plan for 16 Anstey Road Bassendean held by the Town of Bassendean.

55 Building plan for 16 Anstey Road Bassendean held by the Town of Bassendean. No information was found for the identity of this occupant.

56 Certificate of Title Vol 1079 fol 782, Department of Land Information.

57 Information from Ron and Marsha Snelgar in conversation with Prue Griffin during a site visit in February 2006.

58 Information from Ron and Marsha Snelgar in conversation with Prue Griffin during a site visit in February 2006.

In December 2004, the Snelgars put *Holmehouse, Bassendean* up for auction. It was passed in at auction but the prospect of sale prompted some local residents to refer the place to the Heritage Council of WA. *Holmehouse, Bassendean* was considered by the Register Committee of the Heritage Council in December 2004 and the place was considered worthy of full heritage assessment.

The place is currently (2006) used as a residence by the Snelgar family.

13.2 PHYSICAL EVIDENCE

Holmehouse, Bassendean is an impressive single storey tuck-pointed brick and corrugated-iron bungalow with the appearance of a homestead in a Federation Bungalow style. It stands prominently on a rise overlooking extensive lawns on its acre-and-a-half site, flanked by stands of trees. Its style and setting together are redolent of land-owning gentry, and its design may reflect the instructions of B.D. Clarkson, although no direct evidence of this was found.

Holmehouse, Bassendean is located on the high ground at the centre east of six lots, totalling 6072m². The curtilage for Registration purposes takes in lots 128 and 129 (facing south onto Anstey Street) and the southern portions of lots 114 and 115 (the rear of the house). From Anstey Street the place is viewed across a wide expanse of lawn with a dense border of palms across the front of the house obscuring the foundations of the house and front verandah. Mature trees are present on the block boundary to the east and close to the east and west of the house. The setting is much as was envisaged for the original subdivision that was promoted as a 'country estate' with houses set in generous gardens.

Early descriptions of the planting by the family mention many fruit trees and vines, of these original plantings the survivors include an English Mulberry near the garage, an English Oak, a Silver Oak, Liquid Amber and a Magnolia to the east. To the west of the house are Jacarandas, Casuarinas and a Hong Kong Orchid. The front lawn and general features of the setting have survived.

At the rear of the property are later additions; including a steel-framed single garage behind the house (built in the 1960s), a fenced crazy paved swimming pool terrace and palm trees, which are inconsistent with the remainder of the landscaping.

There is no remaining evidence of earlier stables or garages. A brick-built wash-house, located close to the rear of the house, was demolished by the current owner in approximately 1984 to enable construction of a swimming pool. These bricks remain stacked close to the rear of the property.

The physical evidence indicates that the place was constructed in two stages with a set of substantial reception rooms externally showing Federation Queen Anne influences, forming the distinctive long front elevation with a rendered battlement over the front square bay.

The front elevation is carefully contrived to provide an apparently simple roofline with tall chimneys behind the elevated linear verandah, its roof pierced by a square bay with a battlemented parapet, overlooking the

extensive front lawns. The verandah roof is supported on 6" round timber columns with square capitals across the breadth of the building. The roof is clad with reflective corrugated galvanised steel. The front elevation is tuckpointed with two bands of render. The building presents well from distance, but closer inspection reveals an urgent need for repair of or painting of external timberwork. The balustrades, which were removed by the previous owners, had diagonal infill rails and their profile is still evident in the side of the columns.

The rear elevation demonstrates a more complex construction, with a substantial internal box-gutter over the internal cross-passage, appearing to mark the junction of two constructional phases.

Holmehouse, Bassendean is approached up three steps, across the verandah which runs right across the frontage and wraps partway back at each side, through a tripartite entry door with flanking leadlight casements into a wide entry hallway. The door and windows are leadlight as a set, and retain all their original hardware.

The front section of the house comprises two large reception rooms, a bedroom, kitchen and the entry hall in an L-shape, wrapping around the possibly earlier section, and all edged by the dominant verandah.

The two major reception rooms are located to the left and a study or bedroom to the right. The doors of the hallway are fitted with floral fretwork vent panels cut in solid Oregon timber, in lieu of highlights above the doors.

The two reception rooms include a dining room and a parlour. The parlour has a fireplace flanked by narrow sash windows, all within a square bay protruding onto the verandah. This room accesses, via large sliding doors recessed into the wall cavities, a large dining room with a splayed corner bay. The dining room itself connects to the kitchen behind two small intervening pantries. These rooms retain all their original features including the detailed timber surrounds to the fireplaces, 1' (300mm) skirtings, 6" (150mm) architraves etc intact. The 12' (3660) high ceilings, probably all lathe-&-plaster, retain their roses and large moulded covings. The windows are both full-height 'colonial sashes', one per room, providing access to the verandah, and smaller conventional double hung sashes. A cross passage, where the first phase front verandah possibly stood, connects back to the entry hall.

The rear part of the house, two steps higher and separated by a cross passage under a box gutter, has its own roof and a typical 'Federation house' plan, with a central spine passage accessing rooms each side. This part consists of four bedrooms, drawing room, bathroom, storeroom (former servant's room) and the back verandah which is partially enclosed to create another store.

This part of the house has 11' (3330mm) ceiling heights, and is bound by possibly cavity walls at the junction with the cross passage, suggesting an initial intention to build a simpler 'typical' Federation house. The central spine passage of this part of the house is reduced towards the rear with an archway, probably defining the servant zone. A door and studwork infill has been added within this archway. The bedrooms and drawing room have plaster walls and ceilings with minimal decoration, sash windows and a

fireplace. The rear bathroom is not original. It is currently unused and is in poor condition. This rear bathroom and the store (former Servant's room) were formed through the enclosure of a verandah. The extant verandah including the storeroom is a later addition.

Since 1964, several minor alterations have been undertaken at the rear of the house. The most significant of these was the insertion of a bathroom in what may have been a maid's room at the rear left, with an infill porch in timber-stud & fibro to form a laundry. Other alterations were the demolition of the brick wash-house and the removal of rear French doors which accessed the rear external passage and their replacement with sliding aluminium doors. The provision of a large swimming pool together with its paved surround has been the most significant alteration to the landscaping around the house.⁵⁹ The palm trees surrounding the pool and on the west of the house were planted at this time and provide a marked contrast to the planting on the remainder of the block.

The original internal mouldings joinery and fire-surrounds are intact, and demonstrate a high level of detail and craftsmanship. The paintwork and wallpapering are in need of restoration. Internally the need for redecoration is noticeable, particularly in the rooms to the rear.

Holmehouse, Bassendean retains its original structure and features, but painting and other maintenance, especially to the external timberwork is required to prevent further deterioration.

With the breadth of its front elevation, its deceptively simple massing, large reception rooms and graceful verandah on its elevated open site beside a reserve to the west, *Holmehouse, Bassendean* exhibits the aesthetic characteristics of a Federation home with the plan form redolent of a homestead.

13.3 COMPARATIVE INFORMATION

A search of the Heritage Council Database revealed that there are 105 single storey residences built in the Federation Bungalow style within the metropolitan area. 49 of these residences are of brick construction.

A search of the Heritage Council database using the above criteria reveals that 8 of these places are on the State Register of Heritage. The *Lindsay Street Flour Mill and Bakery Complex* (P00996) is not directly comparable as the single storey residence which is part of the group is a more modest workers cottage as is *Tom Collins House* (P02368). Of more direct comparison are: *Ferniehurst* (P00799) in East Fremantle, constructed in 1925, which is a late example of the Federation bungalow style set in extensive gardens; *Lynwood Homestead* (P03542), a grand brick homestead constructed from 1894 to 1906; *House, 69 Mount Street Perth* (P03848, no longer on the Register as did not progress to permanent entry) constructed in 1897 of brick and stone with a Federation Queen Anne addition; and, *House, 66 Stirling Highway* (P10202) North Fremantle, constructed in 1897 as a split-level house with part of the original house being two storeys.

59 Information from Ron Snelgar provided during a site visit February 2006 by Patrick Irwin and Prue Griffin.

There are two precincts that contain residences that are comparable. They are *Fothergill Street Precinct* (P09241) in Fremantle, which contains 11 properties built in the period 1898 to 1908. Within that group are residences built for the professional classes. *Ord and Bateman Street Precinct* (P13806) in Fremantle has 18 properties built in the period 1891 and 1903 of which some are single storey brick and iron residences built for the professional classes.

Using the criteria of Federation Bungalows with associated gardens a search of the HCWA database revealed 4 places. In addition to *Ferniehurst* (P00799) mentioned above are: *The Cliffe* (P01924) Bindaring Road Peppermint Grove which is an extensive weatherboard residence and associated buildings set in original gardens that also has associations with the land developer Harry Anstey; *Residence, 206 Grey Street, Albany* (P15495) a Federation Bungalow residence built in 1914 set within extensive gardens; and *Captain Goldie's House (fmr)* (16839) in Broome, constructed in 1910 with walls clad with corrugated iron, which is set in a tropical garden.

Extending the comparison to Federation Queen Anne residences in the metropolitan area, which are associated with gardens, allows the inclusion of the following places, which are included on the Register of Heritage Places (RHP): *Woodlawn* (P00805), East Fremantle built in the period 1898 to 1902 from stone and iron, is a well maintained residence set in extensive gardens; *Holmesdale* (P01688) in Darlington was constructed in 1890 of stone and iron. It is a more modest residence but retains its garden setting and similarity of design, including the extensive verandah. The similarity of naming is a coincidence as there is no shared history of ownership or association. *Annersley* (P08035) in Mount Lawley, constructed in 1915, shares the garden setting, decorative render of the brick work and verandahs of *Holmehouse, Bassendean*.

Comparable Federation Queen Anne places not on the RHP include *Crossland House (fmr)* (P02485), which is within the Guildford Historic Town Precinct (P02915). Constructed in 1896 it is similar in design with a projecting bay on the corner of the house and an extensive verandah featuring decorative render. The symmetrical form of *Director's House* (P13594) in Mount Claremont is slightly different to *Holmehouse, Bassendean* as is the tiled roof but the setting and scale are similar.

Two of the homesteads built by BD Drummond's sons, 'Yandee' and 'The Range', are believed to have been built in a very similar style to *Holmehouse, Bassendean*. Both are single storey brick and iron Victorian Queen Anne style homes with separately roofed verandahs that extend around the properties on two sides. As the precise dates of their construction has not been determined, it is not known whether their design was inspired by *Holmehouse, Bassendean* or provided the inspiration for its construction.

Within the Town of Bassendean are the houses known to have been built by Charles Wicks. These include the houses at 8 Carnegie Street (c1899); 1 North Road (c1908); 'Abbotsford', now Two Rivers Lodge, (close to the traffic

bridge); 26 and 28 North Road; and possibly 89 Old Perth Road⁶⁰, Bassendean. These buildings are all typical Federation houses. The earlier one, 8 Carnegie Street, has some general similarities of design and decorations, including the banded brickwork, tuck pointing and full height 'colonial' sash windows to the front verandah, although only an external inspection has been possible.

13.4 KEY REFERENCES

No key references.

13.5 FURTHER RESEARCH

Further investigation may establish the exact date of construction of the place and the stages of construction. In addition further research into the building work of Charles Rickwood Wicks would inform the comparative information.

Further investigation may establish the extent of similarities between *Holmehouse, Bassendean* and the homesteads of B. D. Clarkson's sons at 'The Range', 'Yandee' and 'Foggarthorpe'. Determining the construction dates of these homesteads would help to determine which, if any, place was influential in the design of the others.

⁶⁰ 89 Old Perth Road was owned by Wicks, and he gave it to his widowed daughter-in-law, according to his Grandson, Geoff Wicks of 28 North Road, reported to Patrick Irwin, March 2006.