



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in September, 1991 have been used to determine the cultural heritage significance of the place.

11.1 AESTHETIC VALUE

House at 10 Turner Street is an elaborate example of the application of the Victorian Italianate style to the Western Australian house, well adapted to the steep terrain of its surrounds, evidencing creative achievement of a high order. (Criterion 1.2)

With the subsequent modern addition and its steeply stepped garden site, and with its winding street environs, the place is a notable picturesque component in the scenic backdrop that 'Kings Table' forms to the southern edge of the geometric grid layout of the city centre. (Criteria 1.1, 1.3, 1.4)

11.2. HISTORIC VALUE

House at 10 Turner Street is a striking example of the full range and mode of assemblage of the elemental forms, which, in Western Australia, are the basis of virtually all urban houses from gold boom to prior to the Modern Movement; an example of the Italianate style as applied to such morphology, illustrating the dominance of this style at the turn-of-the-century, and providing a significant domestic example of the style in close proximity to the many examples of the same influence of free-Classicism in public and commercial applications in the city. (Criterion 2.1)

House at 10 Turner Street forms part of the evidence which illustrates the eventual break-up of the huge estate (Location 26) taken up by the first Governor, Sir James Stirling, his wife Ellen Mangles, and her family, in Bunbury, and marking the western edge of the former strategic property, 'Bury Hill', taken up by his nephew George Elliot the Government Resident, probably being the Governor's own summer 'villa' portion. The origins of this grant were among the prime motivations for the foundation of Bunbury. (Criteria 2.2, 2.3)

11.3. SCIENTIFIC VALUE

The place provides evidence of the historical and technological development of housing types in Bunbury and the history of Leschenault Location 26. (Criteria 3.1, 3.3)

11. 4. SOCIAL VALUE

The scenic slopes of Kings Table, of which the building is an element, are highly regarded by the community for their aesthetic and historic values. This is evidenced by the historic retention of Kings Table and Marlston Hill as the two prominences cradling the town (despite levelling of other dunes between), and the environs are a critical factor in the community's sense of place and the imagery of the Bunbury townscape. (Criteria 4.1, 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

House at 10 Turner Street is one of a small number of such fully developed residential examples of the Victorian Italianate style. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

House at 10 Turner Street is representative of the pattern of housing in Western Australia. (Criterion 6.1)

12. 3 CONDITION

House at 10 Turner Street is in fair condition, with the core form and stylisms being apparently largely unchanged from the original construction, with the exception of the replacement of timber verandah details with tubular steel. Existing uses and management tend toward maintenance of this status quo. Substantial grounds remain available for further development which is capable of being accommodated without prejudice to the assessed values of the building and land.

12. 4 INTEGRITY

House at 10 Turner Street retains a high degree of integrity, given that the existing, private, semi-detached, residential use is much as for the detached original use and is viable and sustainable in the long term. There is relatively minor deterioration of substrate under protective coatings to masonry which is reasonably capable of stabilisation and elimination

12. 5 AUTHENTICITY

The fabric of walls, floors, roof and details has been subject to a moderate degree of modification, through painting, reconstruction, alterations and additions, but the fabric of the first stage is substantially discernible and distinguishable from the later phases.

13. SUPPORTING EVIDENCE

The documentary and physical evidence has been compiled by Ian Molyneux, Architect.

13.1 DOCUMENTARY EVIDENCE

House at 10 Turner Street is a single-storey residence constructed in c.1880-1900 to provide residential accommodation.¹

The documentary evidence of the development of Leschenault Location 26, Stirling's vast South Bunbury-Picton estate, as the contextual locality for the place, is summarised by Molyneux in a paper 'The Preston River Settlement'.²

The place is outside and marks the edge of the western boundary of the 20 acre elevated property named 'Bury Hill' at the western extremity of Location 26, perhaps the Governor's summer 'villa grant' noted by Clarke in 1838, just outside the townsite. Here, George Elliot, the Governor's nephew and the colonial Government's Resident Magistrate for Bunbury from 1840 to 1870, moved after his marriage in 1842 to Louisa, the daughter of Marshall Waller Clifton Commissioner for the W.A. Land Company at Australind. The relationship, the union and the location were all strategic benefits for the management of the estate.

On 10 February 1911, the present title, replacing any earlier form of title, was issued to Mr George Tipping, draper of Bunbury, being transferred to Mrs Edith Elizabeth Tipping on 12 March 1915. Further oral tradition from Mrs Cross is that it passed to Mr John Lewis Pritchard in the 1920s, for whom the modern styled additions were added as a retirement unit, but he and his wife disliked the results and sold shortly afterwards in circa 1950 to Mr and Mrs Cross, whose family were in the earthmoving business in Bunbury.

In 1996, *House at 10 Turner Street* continues to be used for residential purposes.

13.2 PHYSICAL EVIDENCE

House at 10 Turner Street comprises a rectangular plan of rooms flanking a central passage with bay-rooms thrust out at front, back and side, enfolding a verandah, with two additional sub-bays flanking the front entrance within the verandah (at the right octagonal, at the left, rectangular). Great play is made by projecting the bays through the verandah roof to gablets in the main roofs. The rooms flanking the passage are roofed together with a resultant pyramid where more typically there would be a pair of roofs with a valley in the 'M' closed across the front. An enclosed parapeted skillion extends across the rear.

This pyramid roof form, in place of the more common closed 'M', is more characteristic of the end of the gold boom era and is an elaboration on the form of the simpler pyramid roof at *House at 84 Stirling Street*; No. 84 itself a

¹ The documentary evidence of the place per se is slight, principally being that gathered by Ian Molyneux from oral sources in circa 1978 and documented in his 'Bunbury National Estate Study 1978'; Oral evidence received from Mrs C. P. Cross in 1996 states that the original house was built in circa 1906.

² This paper is attached to the assessment for *King Cottage*, 0339.

technological advance on the leaking-gutter prone, open 'M' type at *House at 82 Stirling Street*.

The construction of the main house is of corrugated iron roofing on timber framing, on painted brick walls with stucco decoration, plastered and painted internally, with timber joinery and floors.

To the north-west of this main house has been added the retirement unit of circa 1950 which is modest but not especially of harmonious aesthetic effect.

The appearance and condition of the building to date are of relatively well maintained fabric, with some deterioration of protective coatings.

13.3 REFERENCES

Molyneux, I., 'The Lower Preston River Settlement: Chronology of European Exploration and Settlement of the Lower Preston River at Bunbury', (unpublished paper, 1996).