



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)

- 3.2.4 Looking for land with agricultural potential
- 3.11.2 Developing sources of fresh local produce

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation and subdivision
- 301 Grazing, pastoralism and dairying
- 302 Rural industry and market gardening
- 602 Early settlers

11.1 AESTHETIC VALUE*

Although in a state of ruin, Perry's Cottage and Stables have aesthetic interest as simple evocations of vernacular buildings, influenced by the Georgian architecture of England, and built of local limestone. As a single-roomed structure with a single entrance and additional openings for ventilation, which has been adapted to suit local conditions through the verandah addition, Perry's Cottage is a good example of its type. (Criterion 1.1)

The texture and colour provided by the limestone of Perry's Cottage and Stables and the Bunkhouse creates visual interest and provides a unifying theme to *Perry's Paddocks and Cottage*. (Criterion 1.1)

Due to the variety of views and spatial qualities provided from within and outside the group, the place has landscape qualities which include contrasts between exposed, sparse elevated areas and sheltered, verdant and enclosed spaces, picturesque views of open water and fringing woodland. (Criterion 1.3)

The surviving limestone buildings are in their original historical location. Collectively, they form a cultural environment and are a visual focus for the historical landscape that is important evidence of the history of an early settlement and occupation of Wanneroo. (Criterion 1.4)

* 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.

11. 2. HISTORIC VALUE

The extant limestone buildings that comprise *Perry's Paddock, Cottage and Stables* survive in their historical location and therefore have a close relationship with their surroundings. The structures, together with the setting, are important evidence of the history of an early settlement and occupation of Wanneroo and demonstrate the original development of the site as an agricultural (grazing) property. (Criterion 2.1)

The place was the site of the Picnic Race Days, which were held in the 1920s and were a social focus for what was then a relatively isolated community. The stand of endemic trees on the northern boundary are associated with the Picnic Race Days. (Criterion 2.2)

The row of large olive trees, the fig trees and grape vines, which are of considerable age, are evidence of productive planting and/or boundary definition within the site, and the Honey Locust and Cape Lilac trees are remnants of ornamental and shelter planting around the buildings. (Criterion 2.1)

The sites of the former market gardens, including the remnants of ground cultivation adjacent to Beenyup Swamp, are also important evidence of the occupation and development of the locality. (Criterion 2.1)

Perry's Paddock, Cottage and Stables has historic value as the first land grant in Wanneroo, being surveyed in 1838, and it largely retains its original spatial and functional characteristics. The landform has remained unchanged except for the formation of the realigned Ocean Reef Road. (Criterion 2.2)

Perry's Paddock, Cottage and Stables has historic value for its close association with the prominent Shenton family and the Perry and Duffy families – early Wanneroo settlers and long time Wanneroo residents. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

Perry's Paddock, Cottage and Stables has scientific value for its ability to inform about the long history of changing land use and for its ability to inform about the changing living conditions and material culture of successive residents allowing investigation of questions such as differential economic and social status or lifestyle, the rise of consumerism, the impact of new technology or services on living conditions. It also provides some evidence to investigate ethnic differences. (Criteria 3.1 & 3.2)

11. 4. SOCIAL VALUE

Perry's Paddock, Cottage and Stables is highly valued by the Wanneroo community for its association with the Picnic Race Days held in the 1920s which were the social focus for what was a relatively isolated community. (Criterion 4.1)

The landscape of *Perry's Paddock, Cottage and Stables* is valued by the Wanneroo community because of its association with the former uses of the site for grazing, market gardening and as the venue for horse racing and other associated community recreation activities. (Criterion 4.1)

Perry's Paddock, Cottage and Stables contributes to the Wanneroo community's sense of place, providing a physical and social link with the early settlement of Wanneroo. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

12.2 REPRESENTATIVENESS

Perry's Paddock, Cottage and Stables is representative of the characteristic 'parkland cleared' rural landscapes of the Perth Coastal Plan and of the modest planting associated with early rural properties. (Criterion 6.1)

Perry's Cottage is a good representative example of a simple structure built in the 1850s, based on a vernacular Georgian model from England adapted to local conditions, and built of local materials. (Criterion 6.2)

Perry's Cottage and Stables is representative of a way of life and building design once common in the locality, but which is no longer practised. (Criterion 6.2)

Perry's Paddock, Cottage and Stables, comprising Perry's Cottage, Stables and the Bunkhouse, is representative of the lifestyle of early European settlers and contributes to the Wanneroo community's sense of place and history. (Criterion 6.2)

The School Building is representative of Public Works Department design for school buildings around the end of the nineteenth century. (Criterion 6.2)

12.3 CONDITION

The Bunkhouse and School Building are in good condition. Perry's Cottage and Stables are in ruins.

The landform, geology, soils and drainage elements are generally in good condition. The changes that are likely to have occurred to soil structure and nutrient status are consistent with agricultural land use over time. However, these changes and those associated with the removal of the endemic tree cover have had a detrimental effect on the water levels and quality of Lake Joondalup. As the remaining endemic vegetation, the trees are generally in fair to good condition. There is little endemic under storey vegetation remaining, and what there is, mainly around the wetlands, is severely degraded by weed invasion.

The trees that have been planted on the site vary in condition. The olives appear to be in fair to good condition (these trees have been the subject of a separate report); the figs and grapes are in poor condition (showing decaying main trunks and subject to severe competition from surrounding weeds).

12.4 INTEGRITY

The landscape of *Perry's Paddock, Cottage and Stables* has a moderate to high level of integrity, being little varied from its form as originally developed. The main areas of change are the realignment of Ocean Reef Road, which has alienated part of the site and altered its boundaries, and the loss of the market gardens.

Although in a state of ruin, the layout of Perry's Cottage is evident and retains a high degree of integrity. The attached structures have a low degree of integrity due to the substantial amount of loss of fabric enabling only a portion of the structures to be discernible with any degree of accuracy.

The reconstruction of the Bunkhouse is unauthentic in its detailing. In addition, the wall dividing the original structure and southern addition has been removed.

Alterations to the School Buildings are considered minor. As individual structures they retain a high degree of integrity; however, the buildings have lost their historic setting having been relocated to Perry's Paddock.

The archaeological remains have a high degree of integrity with the exception of the area immediately surrounding the Bunkhouse which has a low degree of integrity.

Overall, *Perry's Paddock, Cottage and Stables* retains a moderate to high degree of integrity.

12.5 AUTHENTICITY

Alterations to Perry's Cottage have been carried out including the addition of milled timberwork, the limewashing of interior walls, the reconstruction of the fireplace and extension of the chimney in brickwork, and the opening on the north wall (considered an addition) and its reconstruction as a window. Perry's Cottage and Stables has a moderate to high degree of authenticity.

Alterations to the School Buildings are considered minor and retain a high degree of authenticity.

The reconstruction of the Bunkhouse has diminished the authenticity of the place. The Bunkhouse retains a low degree of integrity.

Overall, *Perry's Paddock, Cottage and Stables* have a moderate degree of authenticity.

13. SUPPORTING EVIDENCE

Attached are key sections of the supporting evidence prepared by Kelly Aris, 'Conservation Plan Perry's Paddock' (prepared for City of Wanneroo in July 1997).

13.1 DOCUMENTARY EVIDENCE

For a discussion of the documentary evidence refer to Kelly Aris, 'Conservation Plan Perry's Paddock' (prepared for City of Wanneroo in July 1997).

13.2 PHYSICAL EVIDENCE

For a discussion of the physical evidence refer to Kelly Aris, 'Conservation Plan Perry's Paddock' (prepared for City of Wanneroo in July 1997).

13.3 COMPARATIVE INFORMATION

13.4 REFERENCES

Kelly Aris, 'Conservation Plan Perry's Paddock' (prepared for City of Wanneroo in July 1997).

13.5 FURTHER RESEARCH
