



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*

Lynwood is significant in exhibiting the characteristics of a fine Federation Queen Anne style residence. *Lynwood* has a plan incorporating a cottage and a large scale house which contributes to the visual complexity of the composition of the place. It has many fine internal features, in particular the fine pressed metal ceilings and bathroom finishes, notwithstanding the damage to the place as a whole. (Criterion 1.2)

Lynwood is significant as a landmark at the corner of Great Northern Highway and Spring Avenue. The large Kaffir plum and remains of a very large Eucalypt contribute to the landmark qualities of the place. (Criterion 1.3)

Lynwood contributes to the aesthetic qualities of the cultural landscape, despite its current state of disrepair. (Criterion 1.3)

11.2. HISTORIC VALUE

Lynwood is significant for the construction of the main house in 1905-06, during the period of development of Midland Workshops, and the consequent expansion of Midland Junction, and nearby areas of the Swan District. (Criterion 2.2)

Lynwood is associated with well known Midland businessman, Stephen Andrew Brown, for whom the main house was constructed, and with the Brown family who resided there for 37 years. (Criterion 2.3)

11.3. SCIENTIFIC VALUE

The white bricks used in the string courses were part of a small number of special runs of bricks made from white clay in Western Australia. The china clay bathroom tiles are unusual in the Western Australian context. A study of the production techniques for this tile type would be useful for

* For consistency, all references to architectural styles 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.

conservation purposes. Other examples of these tiles can be found at '*Dilhorn*', East Perth, and the former *Peninsula Hotel* in Maylands. (Criterion 3.3)

11. 4. SOCIAL VALUE

Lynwood is highly valued by the community of the Shire of Swan for social, cultural, and aesthetic associations, as evidenced by its inclusion in the Municipal Inventory, and the concern of the community with regard to its current state of disrepair and concern for the future of the place. (Criterion 4.1)

Lynwood contributes to the community's sense of place through its association with the history of the area, and its landmark qualities. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

The white bricks used in the string courses were part of a small number of special runs of bricks made from white clay in Western Australia. The china clay bathroom tiles are unusual in the Western Australian context. (Criterion 5.1)

The retention of the cottage and construction of the much larger house as an attached building is unusual. Most second houses on country or urban lots were built separately, with the first house being demolished or abandoned. (Criterion 5.1)

12.2 REPRESENTATIVENESS

Notwithstanding that many of the finishing elements have been removed, *Lynwood* is a fine example of a Federation Queen Anne style house, being all the more intriguing by its juxtaposition with the smaller and earlier cottage. (Criterion 6.1)

12.3 CONDITION

Lynwood is in sufficiently sound condition to retain its aesthetic, historic, scientific, and social values. The structure is sound with few apparent defects. Rising damp has been a persistent problem which can be attributed to the lack of a damp proof course. Inept attempts to resolve rising damp have contributed to significant damage to the lower walls. The house receives no maintenance and is subject to periodic vandalism. *Lynwood* is slowly deteriorating. The place is in fair to poor condition.

12.4 INTEGRITY

The original intent of *Lynwood* remains intact, notwithstanding the loss of some detail. The cultural heritage values could be sustained if conservation were to commence in the near future. The integrity of the place is high.

12.5 AUTHENTICITY

The remaining fabric of *Lynwood* is authentic. There have been few planned alterations to openings, finishes, and the like. Significant fabric losses in terms of finishes and removable components have occurred in recent years. The authenticity of *Lynwood* is high.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Robin Chinnery, Historian. The physical evidence has been compiled by Philip Griffiths, Architect.

The area recommended for inclusion in the Register is indicated on the attached plan.

13.1 DOCUMENTARY EVIDENCE

Lynwood comprises a cottage (circa 1894-5) in the Federation Bungalow style and house (1905-6) in the Federation Queen Anne style. It is a single storey brick and iron cottage built for Thomas Robinson circa 1894-5, and an attached single storey brick and iron residence built for Stephen Andrew Brown in 1905-6, with an external laundry attached on the south side. The cottage comprises four rooms, with lean-to verandahs on the north and east, with its central corridor linking to the house, which is attached on the west side. The house comprises 13 rooms, and is almost completely surrounded on the other three sides by the floors of the former verandahs.

In March 1827, Captain James Stirling explored the Swan River including the area which was later named Guildford, after his home place in England. He noted the fertile soils in the Upper Swan. Stirling returned to establish the Swan River Colony in June 1829. On 28 August 1829, regulations governing the selection and granting of land were made public, and the townsites of Fremantle and Perth, and the land as far upstream as Guildford were opened for selection.¹ One month later, Stirling and Surveyor General Roe travelled to the head of the Swan River above Guildford with a group of European settlers to whom permission had been given to select land. These were the first rural land grants in the Colony. Captain James Stirling is thought to have selected Swan Locations 14 and 14a.²

Construction of the Eastern Railway from Fremantle to Perth and thence to Guildford commenced in June 1879, and opened for traffic in March 1881. In 1883, the West Guildford bridge was constructed, after Walter Padbury MLC was able to secure sufficient support in the Legislative Council for the project.

The extension of the Eastern Railway to York in 1885 reduced the importance of Guildford as an agricultural and commercial centre, as it made possible the direct transport of produce and goods between the farming areas and Perth and the coast. However, the town continued to grow as a residential area as businessmen utilised the new rail service to commute to Perth, whilst enjoying a pleasant rural lifestyle. Over the next three decades a number of large houses were built in the Guildford area

¹ Bourke, Michael, *On the Swan: A History of the Swan District of Western Australia*, UWA Press, Nedlands, 1987, pp. 31-2; Gibbons, L. *Guildford 1829-1929: A Century of Progress* (Imperial Printing Company Limited, Perth for the Council of the Municipality of Guildford, Western Australia, 1929) no page nos.; see chapter entitled 'Old Guildford'.

² Paget, T. 'Early Days in Guildford. Agricultural Development 1829-1850', 1949, p. 2. Typescript (1949) in Battye Library.

and the Swan Valley, for the most part on lots in proximity to the Swan River, as they became again 'fashionable places to live, as they had been in the early days of the colony'.³ In 1886 the Midland Railway Company started construction and a tent village developed around what was to become Midland Junction

After Dr. Viveash died in 1880, his property at portion of Swan Locations 13, 13a, 14, and 14a was inherited by his son, Samuel Henry Viveash, who also lived at 'Wexcombe', as his father had.⁴ The property was transferred by endorsement to his son, Simeon William Viveash, farmer of Toodyay, and his brother-in-law, Charles William Ferguson, farmer, of Middle Swan, on 11 November 1892.⁵

Viveash and Ferguson began sub-division of their holdings at the Swan Locations in 1894. On 6 July 1894, a new certificate was issued for a little over 103 acres of Swan Locations 14 and 14a at their request.⁶ The area of the property was further reduced in 1895, when Viveash and Ferguson requested a new certificate be issued for 84 acres, 0 roods 14 perches of Locations 13a and 14.⁷ On 13 July 1894, six acres at Lot 9a, Swan Location 14, was transferred to Thomas Robinson, Engineer, of Midland Junction.⁸

A four room cottage was built on the lot for Thomas Robinson and his wife, Annie, at an unknown date between 1894 and 1901.⁹ It was constructed of brick and iron. The Robinsons took up residence at the place, and farmed the land; the Commonwealth Electoral Roll, 1901, records Thomas Robinson, farmer, and Annie Robinson, wife, at the place.¹⁰

Viveash and Ferguson's holding was reduced further still by the transfer of additional portions to William E. Brown, and to Helena Vale Municipality in 1899. This sub-division was the forerunner of many in the Swan Valley in the first two decades of the twentieth century when 'almost all of the original estates, which up to this time had remained fairly intact, were sub-divided to a greater or lesser degree'.¹¹ Simeon William Viveash died on 19 March 1904, and Charles Ferguson became sole proprietor of their remaining land through survivorship.¹²

On 14 July 1905, Robinson's Lot 9a, Swan Location 14 at Newcastle Road (now Great Northern Highway) was transferred to Stephen Andrew Brown, Auctioneer, of Midland Junction.¹³ He retained the small cottage on the lot, and *Lynwood* was built for Brown by an unknown builder in

³ Bourke, op. cit., p. 248.

⁴ *ibid.*, p. 252.

⁵ Certificate of Title, portions of Swan Locations 13, 13a, 14 and 14a, Vol. XXXVIII Fol. 273, 11 November 1892.

⁶ *ibid.*, 6 July 1894.

⁷ *ibid.*, 21 December 1895.

⁸ Certificate of Title Lot 9a Swan Location 14, 14 July 1904. Vol. 59 Fol. 196, in p. 3, and p. 19.

⁹ Commonwealth Electoral Roll, 1901 lists Thomas and Annie Robinson at the place. It has not been possible to determine the precise year of construction of the cottage.

¹⁰ Commonwealth Electoral Roll, 1901.

¹¹ Bourke, op. cit., p. 285.

¹² Certificate of Title, portions of Swan Locations 13, 13a, 14 and 14a, Application No. 1037/1904. Vol. XXXVIII Fol. 273.

¹³ Certificate of Title Lot 9a Swan Location 14, 14 July 1905. Vol. 642 Fol. 57.

1905-1906, at a cost of £1,000, to adjoin the west side of the cottage.¹⁴ Constructed of brick and iron, the place comprised entrance hall, eight bedrooms, a dressing room, formal parlour, dining room, kitchen/scullery and bathroom, with a laundry attached to the rear, and with wide bull nosed verandahs on all sides except the south.¹⁵ The front entrance was located on the north, facing Black Adder Creek, and leadlights at either side of the entrance bore the initials of the owner, 'S. A. B'.¹⁶ The Brown family took up residence in 1906, and occupied the place until 1943.¹⁷ The house was named *Lynwood* by Stephen Brown's wife, Eurella, 'after a large property near her childhood home town of Malvern Victoria'.¹⁸

Stephen Andrew Brown (b. 1865) was the son of Archdeacon James Brown.¹⁹ In July 1905, when he purchased the site of *Lynwood* from Thomas Robinson, Stephen Brown and his family were also living in Newcastle Road (now Great Northern Highway). He worked in Midland Junction in partnership with George Sewell, trading as 'Brown and Sewell, Auctioneers, Land Stock & Station Agents Valuers', and subsequently in 1906, went into partnership with F. W. B. Clinch of Guildford, trading as 'Brown, Clinch & Co.', also located in Midland Junction.²⁰ The area in the vicinity of *Lynwood* became known as 'Brown's Town' as numerous of Stephen Brown's relatives lived there.²¹

The entrance hall of *Lynwood* was of sufficient size to be used on social occasions such as dances and parties.²² The room on the east of the entrance hall was the main bedroom, from which a dressing room opened on the south, and from which a door opened into the nursery, which became a spare room at a later date.²³ The parlour, which opened from the entrance hall on the west, had a large marble fireplace on the south wall, and a bay window set an angle of 45 degrees to the room.²⁴ The large dining room was accessed from the entrance hall and also from the corridor, with a servery through to the kitchen on the south.²⁵ The kitchen with the scullery adjoining on the east, were located at the rear of the house, with an external pantry.²⁶ The corridor on the east west axis led to the earlier cottage, whose four rooms were utilised at various periods of the Brown family's occupancy of *Lynwood* as bedrooms and/or storage.²⁷ Within the main house, the rooms located on the south of the corridor from west to east were 'Lyn's' bedroom (James Lynwood Brown, b. 1902), the bathroom with a small foyer, and Frances' bedroom (Frances Brown, b.

¹⁴ E. J. Tothill in Dundas, Barbara 'Lynwood - Middle Swan: A Social Background and Appraisal', prepared for the Shire of Swan, March 1996, p. 10.

¹⁵ *ibid.*

¹⁶ E. J. Tothill in *ibid.*

¹⁷ *Wise's Post Office Directory Western Australia*, 1906; and Dundas, *op. cit.*, p. 1.

¹⁸ R. Rushbrook in Dundas, *op. cit.*, p. 6.

¹⁹ Erickson, Rica (ed.), *The Bicentennial Dictionary of Western Australians pre 1829-1888* Vol. 1, UWA Press, Nedlands, 1986, p. 356.

²⁰ *Wise's Post Office Directory*, 1906, p. 217, and 1907, p. 212.

²¹ Dundas, *op. cit.*, p. 7.

²² E. J. Tothill in *ibid.*, p. 10.

²³ *ibid.*

²⁴ *ibid.*

²⁵ R. Rushbrook in *ibid.*

²⁶ *ibid.*

²⁷ *ibid.*

1895).²⁸ The bathroom with good quality black and white marble floor tiles laid in a diaper pattern, fine white vitreous china metro format tiles with a green dado tile, a marble topped wash basin, and an internal toilet (which malfunctioned) was 'considered elegant and contemporary'.²⁹ A door opened from the corridor to the north to the section of verandah between the cottage and the main house which was enclosed by a trellis, providing a sleeping area for some of the Brown children for 'much of the year.', hence it was known as 'the bed verandah'.³⁰ The laundry was located to the south of the pantry, with a fireplace and copper.³¹

By 1908, Stephen and Eurella Brown were comfortably settled at *Lynwood* with a growing family of five children. Garden beds were established adjacent to the verandahs, and paths wound around the house, which was surrounded by lawns with planting of some young trees.³² 'A sweeping drive circled the house', which was surrounded by an acre of landscaped gardens, with a cypress hedge separating the garden from the vineyard.³³ On the southern boundary, a white Macartney rose grew over a wire fence six feet high, and a picket fence had been constructed on the western boundary to Newcastle Road (now Great Northern Highway).³⁴ A row of almond trees was planted from the front gate to the side entrance at Spring Avenue, with 'large pine trees' lining the rear yard, "... then the back gate, cowshed, stables etc. The orchard was divided by an irrigation channel, principally to water the citrus trees and plantains."³⁵

In December 1916, *Lynwood* was transferred by endorsement to Stephen Brown's daughter, Frances Ann Brown, Spinster, of Middle Swan.³⁶ On 11 March 1918, the Title was cancelled, the place transferred and a new title was issued to include her sister, Kathleen Maud Brown, Spinster of Middle Swan, as tenants in common with equal shares.³⁷ They retained ownership of the place, and their parents continued to reside there, until it was sold in 1943.

On 20 October 1943, *Lynwood* was transferred to George Campbell, Butcher, of Midland Junction, and his wife, Jennifer Seivwright Campbell, as joint tenants.³⁸ They resided at the place from 1943 to 1958.³⁹ They sub-divided the six acres into smaller lots, and sold the other five lots between 1945 and 1948, retaining *Lynwood* on a lot of 1 acre, 1 rood, and 20 and 2/10 perches

²⁸ E. J. Tothill and R. Rushbrook in *ibid.*

²⁹ *ibid.*

³⁰ E. J. Tothill in *ibid.*, p. 11.

³¹ *ibid.*

³² Photograph of *Lynwood*, circa 1908, in Dundas, *op. cit.*, p. 1.

³³ *ibid.*, p. 11.

³⁴ E. J. Tothill in *ibid.*

³⁵ Brown, J. L. 'To God be the Glory', unpublished manuscript, 1988, p. 3, in Dundas, *op. cit.*, p. 11.

³⁶ Certificate of Title portion of Swan Location 14, being Lot 9a on plan 879, 21 December 1916. Vol.642 Fol. 57.

³⁷ Certificate of Title portion of Swan Location 14, being Lot 9a of plan 879, 11 March 1918. Vol. 642Fol. 57; and Certificate of Title portion of Swan Location 14, being Lot 9a of plan 879, 11 March 1918. Vol. 686 Fol. 54.

³⁸ Certificate of Title portion of Swan Location 14, being Lot 9a of plan 879, 20 October 1943. Vol. 686 Fol. 54.

³⁹ Dundas, *op. cit.*, p. 3.

at Lot 3 for their family home.⁴⁰

On 11 March 1958, *Lynwood* was purchased by Edmundo Goffredo Fabrizio, an employee of Western Australian Government Railways.⁴¹

The place was transferred to Vittorio Battista Aloï, Business Proprietor, of Midland, and his father-in-law, Guiseppe Romeo, Vigneron, of Middle Swan, as joint tenants in an estate in fee simple on 11 September 1964.⁴²

Guiseppe Romeo had immigrated from Italy in 1927, moving to Middle Swan circa 1935, where he established a vineyard at the corner of Toodyay and Campersic Roads.⁴³ *Lynwood* was purchased as his home on his retirement from the vineyard, and as the place was in need of repair he and his son-in-law worked to renovate it in late 1964 and early 1965.⁴⁴ Gutters were replaced; repairs were made to the electrical wiring; a solid fuel hot water system was installed by the bathroom; the remaining verandahs which were in a poor state of disrepair were removed; the area at the rear by the laundry was extended and a toilet installed to the left of the back door; cement render was applied to the foundations; and the place was painted.⁴⁵

Guiseppe Romeo took up residence at *Lynwood*. He lived on his own, and utilised only a few of the rooms; however, the cottage was leased to tenants for some periods in the years from 1964 to his death in 1970.⁴⁶ The rooms which he utilised and their functions were as follows: the main bedroom to the east of the entrance hall was his living room; the parlour to the west of the entrance hall was his bedroom; the nursery/spare bedroom became a small, informal sitting room; the dining room, kitchen, laundry, continued their original uses.⁴⁷ The wood stove was removed from the kitchen.⁴⁸ The bedroom to the east of the bathroom was converted to a kitchen for tenants' use.⁴⁹

The tall, mature eucalypt growing close to the south side of the house had been a well known tree for many years before Guiseppe Romeo took up residence at *Lynwood* with people coming to sketch and paint it.⁵⁰ In the late 1960s, he ring barked the tree to prevent damage to the new gutters from the decomposition of the leaves shed by the tree.⁵¹ The tall dead tree trunk remains standing at the place.

The Kaffir Plum (*Harperphyllum caffrum*) at the front of the house was a large mature tree, and there were remnant plantings from earlier gardens at the place which included *Bougainvillea*, Prickly pear cactus (*Opuntia*

⁴⁰ *ibid.*

⁴¹ Certificate of Title portion of Swan Location 14 Lot 3, 11 March 1958. Vol. 1103 Fol. 928, in Dundas, *op. cit.*, p. 19.

⁴² Certificate of Title portion of Swan Location 14 Lot 3, 11 September 1964, in Dundas, *op. cit.*, p. 19.

⁴³ Carl Aloï, interview with Robin Chinnery, site visit 23 September 1998.

⁴⁴ *ibid.*

⁴⁵ *ibid.*

⁴⁶ *ibid.*

⁴⁷ *ibid.*

⁴⁸ *ibid.*

⁴⁹ *ibid.*

⁵⁰ *ibid.*

⁵¹ *ibid.*

spp.), a Brazilian pepper tree (*Schinus molle*), a mature Olive tree (*Olea europaea*)-, several Fig trees (*Ficus carica*), the Bougainvillea at the south of the house, and some shrubs.⁵² Giuseppe Romeo established a considerable vegetable garden, of which no trace remains.⁵³ Most of the trees growing at the place in the 1960s and 1970s survive.

The existing chicken run to the east of the house was utilised by Giuseppe Romeo for his fowls.⁵⁴ There was an old timber and iron shed at the south-east of the lot, near the present gravel driveway, which may have been an earlier garage; it is no longer extant.⁵⁵

When Giuseppe Romeo died on 9 March 1970, Vittorio Battista Aloï became sole proprietor.⁵⁶

In the 1970s, *Lynwood* was leased to Timorese refugees at a low rental.⁵⁷ Circa 1975, necessary repairs were made to the roofing timbers, which were strengthened between the rafters; the original oregon ceiling joists were in sound condition.⁵⁸

In the 1980s it was occupied by an elderly man, who acted as caretaker of the place.⁵⁹

The place was transferred to Vittorio Aloï's sons Carl Tony Aloï, Builder, Joseph John Aloï, Business Proprietor, and Neil John Aloï, Real Estate Agent, as tenants in common in equal shares on 26 May 1987, and remains in their ownership.⁶⁰

After the elderly caretaker vacated the place in circa 1990, it was tenanted rent free by some refugees from Romania for a period of three to four years.⁶¹ It has not been tenanted since their departure.⁶²

In February 1996, the Aloï family requested that the Shire of Swan consider rezoning of *Lynwood* from residential to allow alternative uses, as they felt that a commercial use 'such as a restaurant, function centre or gallery or a mixture of the same would probably justify the required expenditure to bring the building back to its former grandure (sic).'⁶³ The Shire requested further details of the intended use in order to consider rezoning the place, and commissioned Barbara Dundas to report on the historical significance of *Lynwood*.⁶⁴

⁵² *ibid.*

⁵³ *ibid.*

⁵⁴ *ibid.*

⁵⁵ *ibid.*

⁵⁶ Certificate of Title portion of Swan Location 14 Lot 3, 22 February 1971, in Dundas, *op. cit.*, p. 19.

⁵⁷ Carl Aloï, interview with Robin Chinnery, site visit 23 September 1998.

⁵⁸ *ibid.*

⁵⁹ *ibid.*

⁶⁰ Certificate of Title portion of Swan Location 14 Lot 3, Vol. 11288 Fol. 495, 26 May 1987.

⁶¹ Carl Aloï, interview with Robin Chinnery, site visit 23 September 1998.

⁶² *ibid.*

⁶³ Letter from Carl Aloï to Shire of Swan, 20 February 1996. Shire of Swan 'Lynwood' No. 18, Lot 3, Great Northern Highway, Middle Swan File P 154000.

⁶⁴ Letter from K. W. Weynes, Principal Planner, Shire of Swan to C. A., N. J., and J. J. Aloï, 25 March 1996. Shire of Swan 'Lynwood' No. 18, Lot 3, Great Northern Highway, Middle Swan File P 154000.

The place has been used by squatters on occasion in recent years, and also subject to vandalism, prompting expressions of concern from local residents, the Midland Society, and Shire officers.⁶⁵ In 1998, the place is unoccupied and in a state of disrepair.

13.2 PHYSICAL EVIDENCE

Lynwood is a brick and iron cottage and house in the Federation Queen Anne style⁶⁶ set in a large suburban lot with a small amount of exotic planting, including a fine Kaffir plum tree (*Harpephyllum caffrum*) specimen.

Lynwood is located a few hundred metres north of the centre of Midland on the Great Northern Highway at the junction of the Highway and Spring Avenue. Great Northern Highway is a two way pair road at this point, and the verge between the house and road is not landscaped. The immediate development around the house dates from the post World War Two period. Spring Avenue is a local road with verge plantings of *Melaleuca* (*Melaleuca* sp.) and Peppermint trees (*Agonis flexuosa*). *Lynwood* is situated at near the highway boundary of the lot and is surrounded mainly by open ground. It has an imposing presence in its environs and at the same time has an air of neglect about its appearance, even from beyond its boundaries. There is a chicken run to the east of the house, and plantings of Bougainvillea, Pelargoniums immediately around the house, some Prickly pear cactus (*Opuntia spp*) around the chicken pens, together with a large Brazilian pepper tree (*Schinus molle*), an Olive tree (*Oleo europaea*, several Fig trees (*Ficus carica*)- and a scattering of Castor oil plants (*Fatsia japonica*). By far the most important planting is a mature and healthy Kaffir plum (*Harperphyllum caffrum*) located close to the house near its south west corner, and a large Eucalyptus tree trunk near it. There are several Almond trees (*Prunus dulcis spp.*) on the western boundary near the Great Northern Highway corner.

The house has two component parts: at the rear or eastern side of the block is a simple four room cottage, with lean-to verandahs on the north and east sides in the Federation Bungalow style, and attached to the cottage to the west is the much larger 13 room Federation Queen Anne style house.

The cottage is simply planned and treated, with a central corridor and rooms symmetrically disposed about it, giving rise to simple elevations with double hung sash windows, tuck pointed stretcher bond brickwork, and an 'M' format iron roof with rendered and decoratively treated chimney stacks. To the rear or east of the house under a lean-to verandah roof, there is a bathroom and verandah which is enclosed with a mixture of materials including weatherboards, fibro, flywire, and iron. On the northern side of the cottage there is also a lean-to verandah.

The central corridor links the cottage to the adjoining house. A plasterboard temporary wall separates the two houses, though this wall is largely dismantled. There is a difference in floor levels between the two buildings of around 18" (450mm), but there are no steps at the change of

⁶⁵ Internal memorandum Shire of Swan 19 August 1998. Shire of Swan 'Lynwood' No. 18, Lot 3, Great Northern Highway, Middle Swan File P 154000.

⁶⁶ Apperly, et al., op. cit., pp132-135.

level. The corridor has timber floors, deep moulded skirtings, an arch at its center point and a second arch at the junction of the two houses, plastered walls, and a replacement plasterboard ceiling. The original functions of the adjoining rooms are not clear, but the remaining evidence points towards their all having been living and bedrooms. Each room has a fireplace with a slate hearth, deep moulded skirtings, lath and plaster ceilings, and double hung sash windows, together with four panel doors. One room (room 15) has been adapted for a kitchen and also has a replacement plasterboard ceiling. The structure of these rooms is sound, though there is a lot of damage to finishes, and rising damp has damaged the lower walls. The lean-to verandah contains the bathroom which is fibro lined with a concrete floor, and has a tongue and groove board faced ledge and braced door.

The main house is typical of the Federation Queen Anne style plan which gives rise to an asymmetrically modelled form. The house is almost completely surrounded by the floors of former verandahs, with a fine set of slate front steps to the north off-set from the main entry. The main body of the house is made of red tuck pointed brickwork with white brick strings and lintols, together with stucco sills. The norm for a house of its period would have been for the strings to be stucco, and the treatment in white bricks is uncommon. The white bricks have since been over-painted with white. The roof is a complex hip type reflecting its irregular plan form, and is sheeted with corrugated iron in short length sheets, painted ox blood red. The roofscape includes stucco decorated chimneys which are taller versions of the types used on the cottage. Window hoods have been constructed over most of the window openings where the verandahs have been removed. The timber floors to the verandahs were replaced with a red finished concrete. Later the superstructure was removed, leaving the concrete and the evidence of the location of the verandah posts in the form of post holes, or concrete post haunches. There is a lean-to roof section on the south of the building which accommodates a laundry and toilet. The window treatments vary and include several bay windows, double hung sash windows, and French windows. Some windows and doors have been vandalised and others removed altogether.

The main house is organized around an 'L' shaped plan, with the reception rooms and the main bedroom arranged around the northern leg of the 'L', and the bedrooms and bathroom arranged around the leg which runs along the east-west axis.

The front or northern entry begins with a large brick arch which creates an external vestibule in front of the entrance door. The entrance door is in ruin, but there are remains of a door with sidelights. The entrance hall (Room 1) is broad and leads off to two principal rooms before narrowing into a more modest corridor via an arched entry. The hall has 4" (100mm) timber boards with two part moulded timber skirtings. Architraves and skirtings have been removed. It has a picture rail, and the evidence on the doors and jams remaining which indicate that the joinery was originally drag glazed to a faux bois finish. The ceiling and rose are replacement fibrous plaster.

The main bedroom (Room 2) is similar to the hall in terms of materials and finishes, but has a 1930s door let into its east wall. It has the remains of a chimney breast and fireplace in its west wall. The room is generously proportioned, and its key feature is the bay window to the north which is set beyond an arched opening in the main wall plane. Immediately adjoining the bedroom is a narrow dressing room (Room 4) which is simply treated with timber floors, moulded skirtings and a pressed metal ceiling, with a pressed metal ceiling rose. Room 5 adjoins the dressing room and is another bedroom. It has the remains of a corner fireplace, with finishes matching other rooms, and also has a fine pressed metal ceiling.

The main living space or parlour (Room 3) has similar features to room 2. It shows some evidence of the detailing of the fireplace surround where there are still sections of marble cladding and glazed hearth tiles. The room has a bay window set beyond an arc, which is set at 45 degrees to the rectangular plan of the room. The western window has been partly blocked in. Adjoining the parlour is the dining room, which also has a bay window. The dining room is accessible from the hall, and the corridor and also has a pass through to the kitchen. It is one of the largest rooms in the house and closely reflects the treatments used in the parlour.

The kitchen (Room 7) has plastered walls, a timber floor with a quad mould at the wall, pressed metal ceilings, and a hearth and breast where the range was once located. Some of the hearth tiles may be original. There are a scullery (Room 8) and pantry (Room 9) adjacent to the kitchen, and the pantry window has been turned into a door to give access to the laundry beyond.

The corridor on the east west axis has bedrooms arranged along its length and a bathroom. Room 10 is a small room which may have been a bedroom, though unlike other bedrooms, it has no fireplace. It has timber floors, moulded skirtings, a lathe and plaster ceiling, and a double hung sash window. The adjacent room (Room 11) is the bathroom which, although in a poor state of repair, contains some important original features. The floor is made of black and white square marble tiles laid in a diaper pattern; and the walls are covered in tiles up to the incised dado line. The tiles are thin white vitreous china metro format tiles with a green dado tile. This pattern is repeated precisely in Gustav Liebe's Peninsula Hotel (1906) in Maylands and 'Dilhorn'. The bath has been removed, and the floor crudely adapted to form a shower recess. The shower fittings are similarly roughly conceived. The four panel door has an oval shaped brass knob, and is the only door with original hardware on it remaining in the house. The remaining room in this section of the house is a small bedroom (Room 13) which has a plasterboard ceiling and cove cornice, with other treatment similar to this in the remainder of the house. This room was adapted for use as a kitchen and still retains a kitchen sink.

Within the lean-to on the southern side of the house there are a laundry (Room 12), and a toilet and a large area of open verandah. The laundry has timber floors, the laths from its lath and plaster ceiling, plastered walls, a concrete trough, and the remains of a copper in the north-west corner.

The house has had a number of minor alterations to openings, some material replaced, mainly ceilings, and a good deal of material removed, such as skirtings, architraves, doors, and fireplace surrounds. In common with the cottage, rising damp appears to have been a persistent problem in the main house. There is evidence of attempts to solve the problem by applying cement renders to the lower portions of walls, and this strategy has failed. The walls appear structurally sound and there is little evidence of cracking. The roof is framed up in Oregon and is free from distortion. The fabric of the cottage and house largely reflect their original construction with minor elements of later overlays.

The place remains vacant and prone to vandalism.

In the grounds on the northern boundary, there is a chicken run which consists of a concrete floor, low masonry walls, and sprung corrugated iron roofs. The chicken run fences have been removed.

13.3 REFERENCES

Dundas, Barbara "Lynwood"- Middle Swan: A Social Background and Appraisal', prepared for the Shire of Swan March 1996.

13.4 FURTHER RESEARCH

The cottage is likely to have had a separate kitchen and should be the subject of archaeological work, if the ground is to be disturbed.. There may be evidence of the stables and other buildings which may be concealed by overgrowth or sub-surface features.