



**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 17 March 2009. Notice of this decision under the Heritage of Western Australia Act 1990 appeared in the Government Gazette on 7 April 2009.

1. **DATA BASE No.** 13055
2. **NAME** *Springvale, West Swan (c.1841)*
3. **LOCATION** 171 George Street, West Swan
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
Lot 5 on Diagram 79056 being the whole of the land contained in Certificate of Title Volume: 1915 Folio: 667.
5. **LOCAL GOVERNMENT AREA** Shire of Swan
6. **OWNER** Lindlaw Pty Ltd
7. **HERITAGE LISTINGS**
 - Register of Heritage Places: Interim Entry 30/03/2007
 - National Trust Classification: Classified 1977
 - Town Planning Scheme: -----
 - Municipal Inventory: -----
 - Register of the National Estate: Registered 21/03/1978
8. **CONSERVATION ORDER**

9. **HERITAGE AGREEMENT**

10. **STATEMENT OF SIGNIFICANCE**
Springvale, West Swan a single-storey brick, Victorian Georgian style, cottage with a corrugated iron roof located in a semi-rural setting, built c.1841 and thereafter part of the landholding owned by the Barrett Lennard family, has cultural heritage significance for the following reasons:
 - the place is rare as a farmhouse from the early period of the development of the State, and is one of a small number of very early residences remaining in the Swan Valley;
 - the place was built as part of the 'St Leonard's' estate which was one of the first farms in the Swan Valley and has been one of the leading farms in the viticulture industry in the Swan Valley;
 - the place has aesthetic value as a moderately intact simple brick and iron cottage displaying the characteristic form of the Victorian Georgian style;

the place demonstrates the type of accommodation provided for workers on large estates in the mid-19th century;

the place is evidence of the patterns of settlement and development of the Swan Valley, by showing the types of agriculture that have been present in the Swan Valley from farms of large landholding growing broad acre crops to the viticulture industry, orchards, poultry farming and finally the growth of smaller 'hobby' farms; and,

the place is associated with the Barrett Lennard family, a significant family in the development of the Swan Valley, and most significantly with George Barrett Lennard, who was instrumental in establishing the viticulture industry in the area.

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)

- 3.9 Farming for commercial profit

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 301 Grazing & pastoralism & dairying
- 302 Rural industry & market gardening

11.1 AESTHETIC VALUE*

Springvale, West Swan is a simple brick cottage in English garden wall bond with an iron roof, displaying the characteristic form of Victorian Georgian style and consisting of a linear arrangement of rooms edged on three sides by a verandah. (Criterion 1.1)

Springvale, West Swan contributes to the aesthetic qualities of the environs as a simple, Victorian Georgian style, farmhouse building within a semi rural landscape. (Criterion 1.3)

11.2. HISTORIC VALUE

Springvale, West Swan was probably constructed in the first decade of settlement in the Swan Valley, and is evidence of the patterns of settlement and development of the Swan Valley. *Springvale, West Swan* demonstrates the types of agriculture that have been present in the Swan Valley, from farms of large landholding growing broad acre crops, to the viticulture industry, orchards, poultry farming and the growth of smaller 'hobby' farms. (Criterion 2.1)

Springvale, West Swan is associated with the development of the viticulture industry in the Swan Valley and Western Australia. It was used as accommodation for workers on the St Leonard's and Belhus vineyards. These vineyards were instrumental in the establishment of viticulture in the Swan Valley. This industry enabled the survival of farms in the Swan Valley and contributes to the success of the region as a tourist destination. (Criterion 2.2)

* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter, *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989.

Springvale, West Swan was probably built for Captain Daniel Scott, and occupied by members of the Barrett Lennard family, who owned the place until 1922. The Barrett Lennards were a significant family in the development of the Swan Valley. In particular, George Barrett Lennard was instrumental in establishing the viticulture industry in the area. (Criterion 2.3)

11.3. SCIENTIFIC VALUE

11.4. SOCIAL VALUE

Springvale, West Swan was built as part of the 'St Leonard's' estate, one of the first farms in the Swan Valley. St Leonard's has been one of the leading farms in the viticulture industry in the Swan Valley. *Springvale* demonstrates the type of accommodation provided for workers on large estates in the 19th century. (Criterion 4.1)

Springvale, West Swan contributes to the community's historic sense of place as a landmark mid-19th century residence. Together with St Leonard's homestead they are a good example of a farming lifestyle in the 19th century. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

Springvale, West Swan is rare as an extant simply designed farmhouse built in the early period of the development of the State, and is one of a small number of very early residences remaining in the Swan Valley. (Criterion 5.1)

12.2 REPRESENTATIVENESS

Springvale, West Swan has the characteristic form of an unpretentious Victorian Georgian style farmhouse and as such is a representative example of simple farmhouses built in the early period of the development of the State. (Criterion 6.1)

12.3 CONDITION

Springvale, West Swan is generally in a sound condition, partly as a result of the renovations carried out in the 1990s.

The walls are in a sound condition, although there are isolated areas of rising and falling damp. The roof is in a very poor condition, as are the verandah posts and balustrading.

12.4 INTEGRITY

Springvale, West Swan is of high integrity. The house continues to be used for its original intended purpose as a farm residence.

12.5 AUTHENTICITY

The authenticity of *Springvale, West Swan* is moderate.

It seems that originally *Springvale, West Swan* comprised the four rooms that form the front part of the building and that the southwest wing was added in the Federation period. The stone retaining wall to the edge of the verandah suggests

that that the verandah is original, whereas the posts and paved floor are much later changes.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Prue Griffin, Historian and the physical evidence has been compiled by Alan Kelsall, Kelsall Binet Architects, with amendments and/or additions by HCWA staff and the Register Committee.

13.1 DOCUMENTARY EVIDENCE

Springvale, West Swan is a single-storey English garden wall bond brick cottage with a corrugated iron roof located in a semi rural setting. *Springvale, West Swan* was originally part of the landholding owned by the Barrett Lennard family whose large estates were taken up by one of the first white landholders in the Swan River Colony.

Edward Pomeroy Barrett Lennard arrived in the Swan River colony 23 June 1829 on the *Marquis of Anglesea*.¹ He was the unmarried fifth son of a wealthy English baronet, Sir Thomas Barrett Lennard and his wife Dorothy. He was 30 years old, with little farming experience but considerable financial resources and six servants.² As he was permitted to select 13,220 acres, it can be estimated that he brought to the colony an investment of approximately £1000.³

Allocation of land to the new settlers did not proceed rapidly. In 1829, resources for planning were stretched by surveying needs in Perth and Fremantle, so Governor James Stirling decided to grant unsurveyed land for settlers away from the townsites.⁴ The upper reaches of the Swan River had been described as potentially good agricultural land following Stirling's explorations in 1827.⁵ In September 1829, Stirling took a party of prospective grantees, including Barrett Lennard, up the Swan River to inspect the available land.⁶ Barrett Lennard described the land he chose in a letter dated 13 October 1829:

The land I have chosen is for the most part very good, and has the advantage of a navigable river, which is a valuable consideration, should the place answer, of which I entertain very little doubt. Finer land than that we passed over is not to be found, In speaking thus, I give you the opinion of farming men, and not my own. This has put us all in spirits, and has repaid us for all the fatigue we have suffered.⁷

He went on to describe an encounter with two Aboriginal people who occupied the land before European settlement.

During my excursion, I forgot to mention that we met two of the natives, one aged about forty, and the other upwards of sixty. They were very much pleased with us, and laughed most heartily at us. I tied a silk pocket-handkerchief on the old man's head. This pleased him much. I gave the other a pinch of snuff. They are by no means a fine race of people, nor do they resemble the African blacks. We have never met any of

-
- 1 Erikson, R. (ed) Bicentennial Dictionary of Western Australians, Nedlands, UWA Press, 1987, v1, p. 143
 - 2 Barrett Lennard, Donald, *Edward Pomeroy Barrett-Lennard*, Wescolour Press, E Fremantle, 1985, p. 2.
 - 3 ibid. Donald Barrett Lennard speculates that Sir Thomas gave the money to his son to make his fortune in the new colony. As a fifth son with no profession he was unlikely to have a great future in England.
 - 4 Crowley, F.K. *A Short History of Western Australia*, MacMillan, Melbourne, 1967, p. 12 and *Edward Pomeroy*, op cit, p. 2.
 - 5 Bourke, Michael J *On the Swan: A History of the Swan District of Western Australia* UWA Press, Nedlands 1987, pp 31-32.
 - 6 ibid, p. 3.
 - 7 Cross, J. (ed) *Extracts of Letters from Swan River, Western Australia*, London, J. Cross, 1830, p. 25. Cross does not identify the letter as being by Edward Pomeroy. However the letter is quoted in Donald Barrett Lennard's text on E.P. Barrett Lennard. It is assumed here that further information confirms the authorship of this letter. In any case, the experience of choosing land by new settlers would be similar.

their females or children. These they keep out of the way, the former, no doubt, from feelings of jealousy.⁸

On 15 October 1829, Barrett Lennard was granted 2,906 acres referred to as allotment G2 on the west side of the Swan River. In 1830, he applied for Lot H adjoining the southern boundary of G2 and it was combined as one property (Swan Location H) and issued under one title in 1836.⁹ The property on the northern boundary of the original allotment was named G1 and was purchased by Barrett Lennard in 1839. A title for this 600 acres was issued in 1840.¹⁰ In 1830, he also took up land in the Beverley district and named this farm 'St Aubyns'.¹¹

Barrett Lennard quickly established his household on the Swan River. By December 1829, he was residing on the farm, which he named 'St Leonard's' after a small town on the English Channel near Hastings, Sussex, the home of his friend (later family trustee) Alexander Sutherland Graeme.¹² Barrett Lennard was soon one of the leading citizens in the small community of Guildford. He was appointed a Justice of the Peace for the Guildford district in December 1829 and a commanding officer of the Voluntary Yeomanry in 1831.¹³ This latter position was to 'help settlers cope with the Aboriginal problem'. The corps was soon disbanded as the settlers did not have the time for the extra workload and the Aboriginal people fled to land not yet occupied by white settlers.¹⁴

The farm Barrett Lennard established was described in 1832 by Captain Charles Fremantle during a visit to the colony.

I went on to a Mr. Lennard's estate. A young man of good family, son of the Member for Essex, Sir Thomas Barrett Lennard, he has done more than any of the settlers, having cleared a great deal; has a good stock of cattle and his land is well fenced in. His own house is a miserable place, but he is wise enough to live a little in the rough at first, and employs his means on the improvement of his land; he is a well educated gentlemanly young man. Most of his early life as been spent running about the Continent and the change now to that of a settler is as different as can well be imagined, but he is doing well, is hard working and industrious and I have no doubt of his ultimate success. He has some good crops of wheat coming on, which looks well.¹⁵

Barrett Lennard left the colony in August 1836 and returned in May 1839 with Elizabeth Frances Graham whom he had married while in England. When they returned to the Swan River colony they brought with them their first child, Thomas Graham, and Edward's 16-year-old nephew, Edmund Thomas Henry Barrett Lennard.¹⁶ Baby Thomas died shortly after arriving in the colony but another boy, Edward Graham was born only six months later in November 1839. Elizabeth bore five more children in the next ten years. She returned to England in 1854 taking her four youngest children with her and leaving the two eldest boys,

8 *ibid.*

9 *Edward Pomeroy*, op cit, p. 21 and Original Grant, Titles Office Book 1 Country Lands Swan Location H. B.1/memorials 751 and 827, Department of Land Administration.

11 *Edward Pomeroy*, op cit, p. 20.

12 *ibid.* p. 20.

13 *ibid.* pp 4-5.

14 *ibid.* p. 6.

15 Cottesloe, Lord C.B. (ed) *Diary and Letters of Admiral Sir C.H. Freemantle, G.C.B. relating the founding of the colony of Western Australia, 1829*, Fremantle Arts Centre Press 1979, p. 88. quoted *Edward Pomeroy*, p. 6.

16 *Edward Pomeroy*, op cit, p. 9. Edmund Thomas Henry Barrett Lennard took over the running of St Aubyns after living at St Leonards for a few years. He subsequently took up land on his own and founded a large farming family that was influential in the development of the Beverley district.

Edward Graham and Robert St Aubyn, with their father at St Leonard's. She never returned to the colony.¹⁷

In 1840, shortly after Elizabeth's arrival, lot G1 was formerly transferred to Barrett Lennard. *Springvale, West Swan* is located on what was originally named lot G1 that had been granted to the assistant harbour master at Fremantle, Captain Daniel Scott, on 15 October 1829. Scott surrendered 3400 acres of the land in May 1839 back to the crown and Barrett Lennard purchased the remaining 600 acres on 22 August 1839 for £172.¹⁸

It has not been established exactly when *Springvale, West Swan* was built on the site. A survey in 1841 by surveyor Philip Chauncy was reproduced as Swan Folio 13 in 1843.¹⁹ This plan shows the description 'cottages' and 'spring' at the location of *Springvale, West Swan*. The field book records the dimensions of the cottages as 50ft by 30ft. These dimensions are not inconsistent with the physical evidence. Physical evidence indicates that the house has the characteristic form of simple houses built during the early period of the development of the colony, and elements such as doors and windows are also consistent with a construction date of the mid 19th century. Chauncy's field book has the notation 'Scotts Tower' close to the 'cottages', but the nature of this structure is unclear. The name suggests Scott had built some structure and possibly *Springvale, West Swan* before selling his property to Barrett Lennard. Donald Barrett Lennard speculates that Scott surrendered his land because he failed to perform the duties prescribed in the original grant. Barrett Lennard is believed to have undertaken the location duties so Scott could obtain a 'certificate of cultivation' allowing the land to be transferred. Barrett Lennard was granted freehold title for the 600 acres on 14 April 1840.²⁰

Barrett Lennard called the farm 'Cossington Farm' after the small village in Somerset where Elizabeth Graham had lived. This farm is the location of *Springvale, West Swan*. The name Cossington Farm does not appear to have been widely used. It appears that the two lots G1 and H were referred to predominantly as St Leonard's by the Barrett Lennard family and those in the district. The two farms were, in essence, run as one enterprise.²¹

The St Leonard's homestead was the centre of Barrett Lennard's farming ventures. The homestead burnt down in 1841 causing considerable financial burden. The home was rebuilt on the same site although some original structures probably remain within the current building.²² During the reconstruction of St Leonard's, Barrett Lennard stayed with his friend Mr Brockman, not at *Springvale, West Swan*, which suggests that *Springvale, West Swan* was occupied at this time. *Springvale, West Swan* therefore appears to be the oldest building on the St Leonard's farm.

It is likely that a number of workers, including those servants brought out with him, were employed by Barrett Lennard and they had to be accommodated close to the work. It is recorded that Barrett Lennard employed 40 ticket-of-leave men

17 *Edward Pomeroy*, op cit, p 11.

18 Memorial B1/M 751, 8 May 1839 and B1/ m827, 22 August 1839, DOLA.

19 Swan Folio 13, SROWA Cons 3846, Was 238 and 1841 survey of the West Swan Road by Philip Chauncy. SROWA Cons 3401, Was 32, Field Book 16, p. 71.

20 *Edward Pomeroy*, op cit, p. 21.

21 *ibid*, p. 21.

22 *ibid*, p. 10. National Trust Database Number 010717 and conversation between Prue Griffin and Jan and Nevan Pavlinovich, 14 January 2003

between 1854 and 1882 and their accommodation could have been at *Springvale, West Swan*, distant from the main homestead of St Leonard's.²³

Springvale, West Swan may have been the home of Barrett Lennard's eldest son Edward Graham and his wife Mary. They married in 1862 at a time when Barrett Lennard was financially secure.²⁴ The name *Springvale, West Swan* may not have been applied upon its construction. It has been noted that the name 'Upper Spring Farm' has been used also. The association with 'springs' arises from the fact that there are many springs located near the site. The St Leonard's brook runs to the east of *Springvale, West Swan* and several springs are still to be found on its bank.²⁵

Barrett Lennard's farming career was largely successful, culminating in 1865 when he controlled nearly 30,000 acres in the Swan and Avon valleys. His farming practices were described by a descendent as follows:

At first Edward Pomeroy concentrated on clearing the black soil flats, which would grow wheat without fertiliser. The predominant sand, gravel and red loam required phosphate or animal manure to grow a satisfactory crop. He built up a large mob or good quality cattle and horses. Edward Graham [his son] carried on in a similar, but restricted way. Crops were grown more for chaff and hay as the inland areas began to supply more of the colony's grain.²⁶

For reasons not entirely apparent, by 1866 Barrett Lennard was declared bankrupt. Although sale of the properties and goods were advertised, the family was saved from bankruptcy by the intervention of John Wall Hardy whose daughter Mary Ann had married Edward Graham. By 1878, Edward Graham, his wife Mary and eight of their nine children were living at the St Leonard's homestead and E.P. Barrett Lennard was living in a small mud cottage close to the main homestead.²⁷ He died in 1878 aged 79.

Following E.P. Barrett Lennard's death, Edward Graham and his family continued to live on at St Leonard's under the patronage of John Hardy. Farming operations were apparently limited because Edward Graham was unable to work hard due to poor health and, according to one of his descendants, 'it is likely that such spirit as he had was drained by the sudden down turn in the family fortunes soon after his marriage... undoubtedly [he] drank to excess towards the end of his life'.²⁸

There was no working capital as Hardy had the finances of the farm under his control. It is family legend that the family were 'as poor as church mice' and poorly educated as schooling could not be afforded.²⁹ In fact, the complications arising from the insolvency in 1866 were not resolved until 1888 when Edward Graham regained St Leonard's, Cossington and St Aubyn's properties through a final settlement of his father's estate shortly before his own death in 1888.³⁰

In 1888, George Hardey Barrett Lennard, the first son of Edward Graham, became the new owner of St Leonard's at the age of 26 when his father died. He was an individual of energy and enterprise who applied his skills to improve the family fortunes. His childhood of frugality in contrast to his father's and

23 Erikson, Rica (ed) op cit, p. 143.

24 ibid.

25 Conversation between Prue Griffin and Jan and Nevan Pavlinovich 14 January 2003.

26 *Edward Pomeroy ...*, op cit, p. 22.

27 ibid, p. 15-16.

28 ibid, p. 28.

29 ibid, p. 16.

30 ibid, p. 15.

grandfather's privileged upbringing may have been a motivating factor in his zeal to develop St Leonard's and re-establish the large family enterprise.³¹ In 1886, he married Amy Drake-Brockman whose father owned the nearby property *Henley Park*. George and Amy had nine children, six of whom survived to adulthood.³²

George Hardey's first venture, in his teens, was the development of a successful piggery on the St Leonard's farm. In 1896 he became the agent for Massey-Harris Cultivators and demonstrations were held at St Leonard's.³³

George Hardey was quick to see profitable opportunities, for example, he planted extensive crops of chaff and baled hay and when, in 1914 there was a crippling drought in the inland areas, he sold his hay at a huge profit.³⁴

His most significant venture was planting vineyards on the river flats between the river and the sand in the early part of the 20th century. He undertook overseas trips to research viticulture techniques in Europe. His development of irrigation techniques was commented on favourably in the local press.³⁵ George Hardey acquired the 'Belhus' property north of St Leonard's, and this property was also planted with vines. The grapes grown were mainly table grapes for local supply but he soon expanded into the exportation of grapes to overseas markets. By 1911 it was claimed in the local press he had the largest area under table grapes in the Commonwealth.³⁶ George Hardey was one of the significant individuals in the development of the viticulture industry in the Swan Valley.³⁷ The development of viticulture has been a major factor in the survival of the Swan Valley as a viable agricultural centre as well as its appeal as a tourist destination.³⁸

George Hardey lived at his family home of St Leonard's until his death in 1917.³⁹ It is not known who lived at *Springvale, West Swan* while George Hardey owned it. Tuck-pointing was applied to the building after its construction and the current kitchen and hallway suggest modifications in the Federation period. These modifications to *Springvale, West Swan* could have been done during the ownership by George Hardey. As a successful and influential Swan Valley property owner, he took out several mortgages on his properties in 1908, 1911 and 1914 to undertake new work on the vineyards.⁴⁰ His vineyards periodically needed intensive labour, so seasonal workers or permanent farmhands may have been provided with accommodation at *Springvale, West Swan*.⁴¹ In the early 20th century, George Hardey would have been financially secure enough to upgrade accommodation for his workers at *Springvale, West Swan*.

After George Hardey's death in 1917, his widow and children subdivided the St Leonard's and Cossington farms, including the land on which *Springvale, West Swan* was located.⁴² The family continued to maintain an interest in the district

31 *ibid*, p. 22.

32 *The Swan Express*, 12 October 1917, p. 2. Erikson Rica (ed) *op cit*.

33 *The West Australian*, 19 May 1896, p. 4.

34 *Edward Pomeroy ...*, *op cit* p. 22.

35 *The Swan Express* 13 February 1904, p. 4.

36 *The Swan Express* 24 March 1911, p. 4.

37 Obituary for George Barrett Lennard, *The Swan Express*, 12 October 1917, p. 2.

38 Bourke, Michael J *op cit*, pp 311-12.

39 Post Office Directories, Battye Library and Swan Road Board Rates Books SRO Cons 3739, 1893-1917

40 Certificate of Title 718/155. *The Swan Express* 13 Feb 1904, p. 4 makes reference to workers from St Leonards being used at Belhus to help with the implementation of the new irrigation system.

41 The Post Office Directories do not itemise the people living at St Leonards for the period 1893 to 1922.

42 Certificate of Title, 718/155.

through ownership of *Belhus*.⁴³ A plan was lodged at the Department of Lands and Surveys in 1919 showing the subdivisions of the property. The names of the access roads, George and Edward Streets, relate to the Barrett Lennard family.⁴⁴

In 1922, the land containing *Springvale, West Swan* was transferred to John Godfrey, an orchardist who lived in Guildford.⁴⁵ He held the property until 1943 when it was transferred to Mary Snow Christina Smith, a married woman of Bayswater. She held the property until 1944 when it was transferred to Elliott Elliott a farmer of Parkerville. The property was transferred in 1949 to Edward Jack Elliott a poultry farmer of West Swan. In 1963, the land on which *Springvale, West Swan* is located was transferred to Rosemarie Gwenufred Solomon a dancing teacher of Perenjori Station in Perenjori.⁴⁶ In 1980, the lot was transferred to Matthew Marinko Pavlinovich who owned the St Leonard's homestead and surrounding land.⁴⁷

An aerial photograph of the property in 1948 shows several small outbuildings and cultivated land around *Springvale, West Swan*. The large jacaranda tree present in the back yard of *Springvale, West Swan* is visible as a large specimen in 1948. The bathroom and toilet extension is not present at this time.⁴⁸ Physical evidence suggests the bathroom, toilet and laundry were built in the 1950s, so the place is assumed to have been occupied at the time of ownership by Edward Jack Elliott.⁴⁹

Access to the property at this time was from the east along a gravel track from West Swan Road. Entrance to *Springvale, West Swan* was therefore through the present day kitchen. Access today is from George Street and off the verandah which has views down the valley to the Swan River.⁵⁰

Information from the Pavlinovich family states that when they purchased the land in 1980 containing the St Leonard's homestead and *Springvale, West Swan*, both buildings were in a ruinous state. Stock had been able to run through the buildings and maintenance had not been undertaken for many years.⁵¹

Matthew and Jan Pavlinovich have undertaken major restoration works on the St Leonard's homestead. *Springvale, West Swan* was painted externally shortly after their purchase of the property. The Pavlinovich's son, Nevan, purchased the land containing *Springvale, West Swan* in 1991.⁵² He has occupied *Springvale, West Swan* since that time apart from a period when he lived overseas and a family friend occupied the place. The floors in the kitchen and hallway were laid with slate at this time.⁵³

43 This property is still owned by a member of the Barrett Lennard family. John Barrett Lennard owns and operates *Belhus* as a vineyard and is active in the viticulture industry. He has no memories of *Springvale* and had only visited *St Leonards* once as it has been out of the family since the 1920s.

44 Plan 4415 shown on Certificate of Title, 718/155.

45 Certificates of Title, 798/191 and 718/155.

46 Certificate of Title 1081/873.

47 Certificate of Title 1558/778.

48 Aerial photograph frame 4647, Run 6 dated 1 March 1948. DOLA.

49 Post Office Directories were checked up to 1922 and no reference was made to *Springvale*. The Post Office Directories do not list George Street, West Swan from 1922 to 1949 therefore it is not possible to ascertain who was living at that address. The rates books only show who owned the property.

50 Aerial photograph frame 4647, Run 6 dated 1 March 1948. DOLA

51 Conversation between Prue Griffin and Jan and Nevan Pavlinovich 14 January 2003.

52 Certificate of Title 1915/667.

53 Conversation between Prue Griffin and Jan and Nevan Pavlinovich 14 January 2003

Springvale is now located within lot 5, which is approximately 2 hectares.⁵⁴ Subdivision of the adjacent land has seen the construction of two new homes adjacent to, and visible from, the boundaries of *Springvale, West Swan*. Subsequently Nevan Pavlinovich has planted an avenue of trees close to the boundary to obscure the house to the west. He has undertaken major landscaping projects on the property and tree planting. A shed was constructed on the site in 1992. It is located approximately 40m south of *Springvale, West Swan* on a gravel path to the St Leonard's homestead. In the 1990s Mr Pavlinovich remodelled the kitchen.⁵⁵

In 2003, *Springvale, West Swan* is occupied by Nevan Pavlinovich and his wife as their home.

13.2 PHYSICAL EVIDENCE

Springvale, West Swan is a single-storey brick and iron house with a linear plan and a verandah on three sides it has the characteristic form of the simple, Victorian Georgian style farmhouses. The house is situated within a semi rural setting.

Springvale, West Swan is located about 150 metres to the west of George Street. George Street is a deviation about two kilometres long that leaves West Swan Road and then returns to it after winding through areas of vineyards and other medium sized holdings. The area retains a semi rural feel, which seems to be changing as it undergoes sub-division for more intensive development.

The open land surrounding the house is at about the same level as George Street. The small stream, St Leonard's Brook, which flows between the house and road, is in a steeply banked gully. The drive to the house drops to the gully and is both fairly steep and winding. St Leonard's homestead is to the south of *Springvale, West Swan*. A driveway to St Leonard's homestead connects with the main drive to *Springvale, West Swan* about thirty metres in front the house.

There is a large mature jacaranda tree behind the house.

Springvale, West Swan is the only building on the site apart from a recently erected industrial shed, which stands towards the southern edge of the site.

Springvale, West Swan is a simply composed single-storey brick and iron house. The house is almost rectangular in form, with a wing extending only slightly from the south-west corner of the building. It has a hipped roof.

The long axis of the house runs in a north south direction. The front of the house faces across the gully to George Street. The house has the characteristic form of the simple, Victorian Georgian style, farmhouses built during the early period of development of the State. In plan the house is arranged as a series of rooms placed side by side to form a rectangle that is four rooms long, and is the width of a single room. The house has no internal corridors running the length of the building but instead all the rooms open onto the verandah and this, in effect, serves as the corridor.

The front façade of the house reflects this arrangement of rooms as it has four door openings coupled with the same number of window openings. A verandah runs for the length of the east façade and returns across the north face and then

54 *ibid.*

55 Shire of Swan Building License authorising erection of metal clad shed on Lot 5 West Swan Road. Conversation between Prue Griffin and Jan and Nevan Pavlinovich 14 January 2003.

runs along the west façade until it abuts the southwest wing. There is no verandah on the south face of the building.

The rhythm of the openings is determined by the fact that all but one of the rooms has a door and a window in its east side. The exception is the room at the south end of the building, which has only a window on this face. The external door that is to the right of this room serves as the main entrance to the house. This door opens onto the corridor that runs the width of the house.

The verandah is about two metres deep. The roof of the veranda is integral and at the same pitch as the main roof of the building. The outer edge of the roof is supported by a row of square timber posts and between them are timber handrails and St. Andrew cross type balustrading. The floor is of brick paving on fill, edged by a stone retaining wall that is about 450 mm high. The stone wall appears to be original

The window openings along this façade are almost square and are timber lined with the head member extending about 100mm on both sides to form a lintel. The openings contain timber framed, multi-paned, double casements with a central mullion.

The door openings have segmentally arched heads. The doors are timber panelled with a multi-paned glazed upper part and a two-panel lower half.

The brickwork to the older part of the house is in English garden wall bond with a row of headers at every fifth course. All external brickwork is painted. There is evidence to show that the bricks are a red colour. The brickwork on the east façade is tuck-pointed. It is likely that the tuck-pointing was carried out later, perhaps as part of the works that included the building of the southwest wing.

The narrow north façade contains no windows. The brickwork is tuck-pointed. The north-west corner of the outer edge of the verandah has panels of diagonal trelliswork.

The south facade contains two door openings; there are no windows. The brickwork to the rear facade of the building does not appear to have been laid with the same skill as the front façade. Here the pointing is 'struck'. The doors are four-panelled timber.

The verandah construction is the same as the east face except that the floor is at ground level. The verandah runs along the façade and abuts the wing that extends from the south-west corner of the building.

The south-west wing extends to the west in two stages. The first stage contains the kitchen, which is of brick construction with a hipped roof at the same level as the main roof. The later addition contains the bathroom and is constructed of studwork and asbestos cement sheeting. The roof is a corrugated iron sheeting covered lean-to.

The south façade has two windows in the masonry part of the wall. The kitchen window is similar to the typical windows except that it contains three casement sashes instead of two. The window to the south bedroom is typical. The brickwork is 'struck' pointed.

The building has two chimneys, both with corbel tops. It appears that the upper part of both chimneys has been removed.

The roof is covered with painted, custom-ord corrugated iron sheeting, laid in short lengths

In plan the main body of the house is arranged as a series of rooms placed side by side to form a rectangle four rooms long and with the width of a single room. The house has no internal corridors running the length of the building access is through doors directly from one room to the next, in addition to the doors that lead from each room to the verandah.

The main entrance to the house is towards the southern end. The main entrance door opens into a corridor that runs across the building to become part of the kitchen. The kitchen is situated within the south-west wing of the building and is entered through an arched opening that aligns with the front door. Doorways open off the north and south walls of the corridor.

The room at the south of the building serves as a bedroom. It is the only room that could have been reached by means of the front door and this room is likely to have originally been a sitting room. The room has windows in the east and south walls. There is a fireplace located centrally in the west wall. This fireplace shares a chimneystack with the kitchen fireplace directly behind it.

The section of the house to the north of the entrance corridor contains three rooms that stand side by side. Door openings have been placed in the separating walls to provide internal access to all rooms; there are no corridors. These door openings are not original. The doors are timber framed four-panelled type. The first two rooms in the series have fireplaces, placed centrally on the separating wall. The end room does not have a fireplace.

Typically the rooms in the main body of the house are finished with plastered walls and lath and plaster ceilings. The floors are of 130 mm wide jarrah boarding. The moulded timber skirtings are 230 mm high. The ceilings have ornate cast central roses. Most rooms have picture rails. The entrance corridor and the kitchen have a stone floor that was laid within the last ten years. The south bedroom has a carpeted floor.

The kitchen is a recent fit-out.

The toilet and bathrooms are housed in the later extension of the southwest wing and appear to date from around the 1950s to 1960s. The rooms are lined with asbestos cement sheeting.

It seems that originally *Springvale, West Swan* comprised the four rooms that form the front part of the building and that the southwest wing was added in the Federation period. Judging from its appearance the rubble stone wall to the edge of the verandah is original, whereas the posts and paved floor are much later changes.

Springvale, West Swan is generally in a sound condition. The walls are in a sound condition, although there are isolated areas of rising and falling damp. The roof is in a very poor condition, as are the verandah posts and balustrading.

13.3 COMPARATIVE INFORMATION

Comparison of *Springvale, West Swan* with other heritage places needs to be considered in several ways. Firstly, because *Springvale, West Swan* was built as an adjunct to the main homestead of St Leonard's it could be seen as one part of a homestead group of buildings as St Leonard's is still extant. Secondly, *Springvale, West Swan* on its own is a simple building for the accommodation of farm workers that can be seen in relation to other cottages of that type. Thirdly the construction of *Springvale, West Swan* is reminiscent of convict built buildings in more urban settings.

In relation to homestead groups, there are eleven places listed on HCWA's database with a construction date between 1840 and 1870 with an original use of farming or pastoral. Of particular interest is the Oakover homestead, stable and barn (02495) and Millendon (02533) both of which are in the Swan Valley. These places were built for the original grantees of the land in the Swan Valley and the owners were contemporaries and colleagues of Edward Pomeroy Barrett Lennard. Within the state are several other homestead groups, for example Alverstoke (04536) in Brunswick Junction and Abbey Farm (00426) in Yallingup.

Simple rural cottages built in the mid-19th century include Key Cottage (03316), Kwinana Beach and Lowlands Homestead (03307), Serpentine.

Physical evidence demonstrates that the construction of *Springvale, West Swan* is similar to other cottages built in the mid-19th century, often by convict labour. Similarities in design and construction are seen in the Rottneest buildings of Henry Vincent.

13.4 REFERENCES

No key references.

13.5 FURTHER RESEARCH

It is possible that further research into Captain Daniel Scott may reveal detail about the construction of *Springvale, West Swan*. The use and occupants of the place in the 20th century may be revealed by further research into local histories and contact with long-term residents of the Swan Valley.

Removal of some paint from the brickwork of the south verandah may provide additional evidence regarding the original construction of the place, potentially revealing brickwork similar to early buildings in Guildford.