



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

The three dwellings are united under a single, long-spreading, hipped roof, undivided by party walls which imparts an appropriately domestic sheltering character. It forms part of a lineal precinct of varied building forms that extends throughout Stirling Street and its prolongation in Austral Parade. In particular it is a part of that section of the precinct in which significant houses of noted historic personages line the south side of Stirling Street where it forms the edge to the open, grassed foreshore of the original mouth of Leschenault Inlet. As an element of that precinct and landscape it has a picturesque quality that contributes substantially to the lively environment in which it sits. (Criteria 1.1, 1.3, 1.4)

11.2. HISTORIC VALUE

Boarding House is an example of the terrace house form, which is a relatively uncommon housing form in Western Australia, and as such it contributes to an understanding of that type within the pattern of the Western Australia's housing. It is similar to forms used in such public housing classes as police quarters. (Criterion 2.1)

Boarding House is an important part of the evidence which illustrates the circumstances and dates of the eventual break-up of the large grants taken up throughout the explored areas of the south-west in the earlier years of the colonisation of Western Australia. In this case, particularly illuminating the history and marking one edge of the huge estate (Location 26) taken up by the first Governor, Sir James Stirling, his wife Ellen Mangles, and her family, in Bunbury. The origins of this grant were among the prime motivations for the foundation of Bunbury. (Criterion 2.2)

In common with a large area of the localities of South Bunbury and Picton, the land parcel is closely associated with the historic personage of Admiral Sir James Stirling, R.N. (Criterion 2.3)

11.3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

The environs, of which *Boarding House* is an essential element, are highly regarded by the community for aesthetic and historic categories of cultural heritage values, as evidenced by a considerable programme of works by the State and local governments (in partnership) in the past two decade, to rejuvenate the Inlet foreshores, 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

Boarding House is one of a scarce number of authentic examples of its domestic terrace type, from the historic gold boom era, especially of such united, picturesque aesthetic quality, and the example of an historic domestic estuarine foreshore precinct, of which the building is an essential component, is an equally uncommon landscape in Western Australia. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

The internal provisions of the dwellings are characteristic of a limited class of small terraced dwellings commonly provided as police quarters and similar Government employee dwellings. found in the model, reformist trend in nineteenth century Britain that is significant in part for the fact that it ran counter to the more common trend of single detached private housing in Western Australia. (Criterion 6.1)

12. 3 CONDITION

Boarding House is in sound condition, with the fundamental form and residential use being apparently unchanged from the original construction. Existing uses and management tend toward maintenance of this status quo.

There is relatively moderate to substantial cracking of cross walls (attributed to flood damage) which is reasonably capable of stabilisation and repair, or replacement.

12. 4 INTEGRITY

Boarding House retains a high degree of integrity, given that the existing, private, semi-detached, residential use is compatible with the original multiple residential use and is viable and sustainable in the long term.

Substantial grounds at the rear of the dwellings remain available for further development which is capable of being accommodated without prejudice to the assessed values of the building and land.

12. 5 AUTHENTICITY

The fabric of walls, floors, roof and details is apparently predominantly the original as constructed, with minor modification of appliances, minor room use changes, and some minor rear additions specific to No. 159.

13. SUPPORTING EVIDENCE

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

13.1 DOCUMENTARY EVIDENCE

Boarding House is a terrace of three, semi-detached four-roomed cottages, constructed in c.1890 to provide additional accommodation as Bunbury developed during the gold boom.

The three dwellings are a terrace of semi-detached, four-roomed cottages, each with front verandah and rear, enclosed skillion cum verandah, of as yet unconfirmed date.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 Lower Preston River Settlement'.²

Boarding House has a markedly similar plan form to turn-of-the-century police quarters at Beaconsfield (1897-98) and Busselton (1906) and but this may merely represent a generic type. Thus the investigation of the break-up of the Stirling estate is a major potential research project conferring scientific (teaching) value on those apparently earlier buildings in and about these lands.

Boarding House is a part of the turn-of-the-century precinct of houses that follow Stirling Street and Austral Parade (formerly 'White Road'); roads which follow the northern boundary of the Location. Stylistically the dwellings may warrant an earlier dating than the general 'turn-of-the-century' appellation given to the street.

In c.1879, a parcel of 855 acres was sold by Stirling's heirs to Walter Frederick Stevens of Fremantle. The street came to prominence with the division, of earlier 10 and 20 acre farming and market gardening lots, during the gold boom era, into suburban housing lots, prompted by expansion of Bunbury into its suburban fringe.

In recent decades the property has been the residence of members of the Krinos family, with one or two of the dwellings let to others, including at one time the local priest of the Greek Orthodox Church. As a consequence it has been known as a boarding house.³ Mr Krinos' late father used the rear outbuilding (which has the appearance of a small shop) in connection with his fishing hobby but in their time it has not been used for any other than ancillary purposes to the main residential use of the dwellings and is not part of this assessment.

In 1996, *Boarding House* continues to be used for residential purposes.

¹ The documentary evidence for *Boarding House* is slight, principally being that gathered by Ian Molyneux from oral sources in circa 1978 and documented in his 'Bunbury National Estate Study 1978'. Unsubstantiated local oral tradition suggested at that time that it was used in connection with stage coach runs.

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

³ According to oral evidence from Mr Theo Krinos of Strickland Street, Bunbury.

13. 2 PHYSICAL EVIDENCE

Boarding House comprises three terraced dwellings of plan form, with corrugated iron clad roof, painted brick walls with cement rendered details and plastered and painted internally, with flush plastered ceilings without cornices indicating lath and plaster construction, turn-of-the-century period style timber joinery details, and timber framed and weatherboarded rooms within the rear skillion enclosures.

The site is located on the former 'White Road' leading from the City of Bunbury to Australind, an extension of the Old Coast Road from Mandurah.

The simple form lacks obvious historic-period derivation but is of the ilk of the elementary Georgian-survival style characteristic of nineteenth century rural cottages in the south-west, but here applied to an urban, professional designer's internal layout.

The appearance and condition of the building to date are of minimally maintained fabric which has the virtue of not concealing the provenance but with some deterioration of that fabric which is reliant on protective coatings for survival in the long term.

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).