



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)

- 4.1.2 Making suburbs

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 101 Immigration, emigration and refugees

11.1 AESTHETIC VALUE¹

Woodlawn is significant as a fine, substantial, Federation Queen Anne style bungalow that employs all the characteristic design devices of the style, located in an expansive garden setting that retains substantial mature contemporary plant material. (Criterion 1.1)

Woodlawn exhibits creative and design excellence in the achievement of the fine execution of the original design. (Criterion 1.2)

Woodlawn and its substantial mature plantings have a landmark quality at the corner of Canning Highway and Osborne Road, East Fremantle. (Criterion 1.3)

Woodlawn, and its significant garden with mature trees, contribute to the aesthetic quality of the landscape of East Fremantle. (Criterion 1.3)

11.2. HISTORIC VALUE

Woodlawn is significant in the occupation of Western Australia as it was built in the post Gold Boom period, when Fremantle was at its peak and whilst Fremantle Harbour was still under construction. It is one of a number of substantial residences built in the area in the latter part of the nineteenth century and the merchants and businessmen of the town sought to build residences befitting their power and status. (Criteria 2.1 & 2.2)

From 1922, the place was made available for annual summer holidays for children from the Methodist Orphanage, reflecting the trend of the time of making large houses available for charitable purposes. During World War Two, the East Fremantle Red Cross Emergency Service held its meetings at *Woodlawn*, the family home of the branch's president, Gladys Locke. During

¹ 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.

this time, two bedrooms and the lounge room were turned over for use by the Emergency Blood Bank. From c. 1954 to 1978, the place was the venue of Y.W.C.A. World Fellowship Group meetings and from 1954 to 1974 was the venue for the Soroptimists Club, an international association of clubs for professional and businesswomen. Gladys Locke was involved with both these groups. (Criteria 2.2 & 2.3)

Woodlawn was constructed for Samuel Paul Saphir, of G. & R. Wills & Co., and his wife, Mary Tremayne Saphir; then occupied and subsequently purchased and occupied by Earnest Allnutt of D. & J. Fowler Limited, and his wife, Marion (nee Fowler) and their family from 1898-99 to 1914. It was bought and occupied by Herbert Locke, furniture manufacturer, and Mayor and Councilor of East Fremantle, and his wife, Ann Rachel, and their family, who owned and resided at the place from 1914 to 1978. (Criterion 2.3)

Woodlawn demonstrates the fine achievement of a design in the Federation Queen Anne style, and is distinguished by the quality of the stonework. The mature gardens, nurtured over more than 60 years by the Locke family, provide a significant garden setting for the residence. (Criterion 2.4)

11. 3. SCIENTIFIC VALUE

Woodlawn, and in particular, the mature garden and trees, have demonstrable potential to contribute to an understanding of the cultural history of Western Australia, especially landscape gardening practices. (Criterion 3.1)

11. 4. SOCIAL VALUE

Woodlawn, including its highly regarded garden, contributes to the community's sense of place as a well-known landmark at the corner of Canning Highway and Osborne Road. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

The place has rarity value in the metropolitan context, particularly in areas south of the Swan River, as a substantial residence in the Federation Queen Anne style, set in grounds that approach their original size and contain elements of the original and early landscape. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

Woodlawn and its grounds constitute a fine representative example of the Federation Queen Anne style residence, which uses all of the elements that are characteristic of the style, and substantial remnants of the associated garden setting. (Criterion 6.1)

Woodlawn is representative of the style and size of residences constructed by the merchant class of Fremantle in the latter years of the nineteenth century. (Criterion 6.2)

12. 3 CONDITION

The interior of *Woodlawn* was not made available for inspection, but an inspection from the boundary suggested that the place was basically in good order, with major external built elements in a good state of repair. Parts of the gardens appeared to be neglected. Overall, the condition of the place could be described as good. The condition of the interiors is not known.

12.4 INTEGRITY

Woodlawn remains in use as a family home, its original intention. The place retains a high degree of integrity.

12.5 AUTHENTICITY

The exterior of *Woodlawn* appears to have undergone some change and the gardens have continued to evolve through time. Many early plantings remain in place. The exterior of the place appears to have retained a high degree of authenticity in most locations on the street frontages, while the level of the interior remains to be assessed. The documentary evidence suggests that there has been considerable change to the interiors, and that only the vestibule and the adjoining rooms have been left relatively intact.

13. SUPPORTING EVIDENCE

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

It is recommended that the whole of Lots 303 and 304 should be included in the curtilage.

13.1 DOCUMENTARY EVIDENCE

Woodlawn is a single storey residence, constructed of stone and iron, in the Federation Queen Anne style. It was constructed in 1898, when the property was in the ownership of Samuel Paul Saphir, and after his death in March 1898, his widow. The Billiard Room was added in 1902, for Mr. Ernest Allnutt.

By 1832, the townsite of Fremantle had been laid out, and some building commenced. In the next decade, as the towns of Fremantle and Perth developed, four tracks were established leading from Fremantle: to Perth, to Canning Bridge, which was opened in 1843, to the Canning district and Kelmscott, and to Mandurah. The Swan River Colony developed slowly through the period to 1850, when the commencement of transportation of convicts to the small colony heralded a period of rapid development. A wide programme of public works was carried out by convict labour, including roads and bridges, among them the Perth-Fremantle Road, and the Fremantle Bridge. The track to Canning Bridge became Canning Road (the future Canning Highway, onto which *Woodlawn* faces).

Walter Easton became one of the biggest landowners in the area to the east of the town of Fremantle.² His landholdings in the area included Swan Locations 212, 216, 297 and portion of Swan Location 306.³ Easton named his large estate at the north of Canning Road, *Windsor*, where he established a vineyard and the Windsor Cellars.⁴ It is thought that the name of Richmond derived from his family, as the Easton family came from Richmond in Surrey, England.⁵ At a later date, streets in the Windsor Estate subdivision, which had comprised Walter Easton's property of 'Windsor', were named after

² Lee, Jack *This is East Fremantle (The story of a town and its people)* (Publication Printers, West Perth, November 1979) p. 117.

³ Certificate of Title Swan Location 212, 216, 297 and portion of Swan Location 306, Vol. CXI Fol. 140, 7 September 1897.

⁴ Lee, Jack op cit.

⁵ Ibid.

various members of the Easton family including Walter, Gill, Stratford and Morgan (later Osborne Street, which is located on the southern side of *Woodlawn*).⁶

In the late 1880s and the 1890s, subdivision of large lots commenced eastwards along Canning Road, through Richmond and Windsor, located to the north of the road, and through Plympton, to the south of the road. Among the notable homes in East Fremantle in the early 1890s, on a large undivided lot, was William Moore's 'Woodside' in Canning Road, Plympton, which stood in 30 acres of grounds, including an orchard and a vineyard.⁷ The Fremantle elite who had acquired wealth through their commercial enterprises began to move into the East Fremantle area, to take advantage of the higher ground and also the proximity to the Swan River. The trend accelerated during the Western Australian Gold Boom, and by the late 1890s, Richmond Hill in East Fremantle had become 'THE place in which to live ... the most exclusive residential area in the whole of the Fremantle district.'⁸ Most of the residences were home to business and professional men and their families, often built on spacious blocks of land, with ample room for gardens, tennis courts, and orchards.⁹

Following the death of Walter Easton, his property at Swan Locations 212, 216, 297, and portion of Swan Location 306, a total area of 100 acres three roods, and 23 perches, was transferred to his widow, Susannah Gwynneth Easton, on 7 September 1897.¹⁰ The first sub-division of some of the land took place later that month, when Swan Location 212 and portions of Swan Location 216, 297 and 306 were sub-divided into lots.¹¹ Among the first lots sold were Lots 31, 32, 33, 34, 35, and 36, two acres one rood and 36 and seven tenth perches in total area, which were transferred to Samuel Paul Saphir, Fremantle Mercantile Manager, on 24 September 1897.¹²

Samuel Paul Saphir had visited Western Australia from South Australia from 1886, as G. & R. Wills & Co.'s traveling representative in Western Australia.¹³ The company had been established in Adelaide c. 1850, and by the 1880s it had become one of the largest general warehousing businesses in Australia.¹⁴ Under Saphir's period of service, permanent stock was held in Western Australia for the first time, and in 1889, he was responsible for the establishment of the company's first headquarters in Western Australia, at Fremantle.¹⁵

On 15 November 1897, Samuel Paul Saphir mortgaged his property at Swan Locations 212 and 297 together with another piece of land he held to George

⁶ Ibid.

⁷ Ibid, p. 2.

⁸ Ibid, p. 1.

⁹ Ibid.

¹⁰ Certificate of Title, Swan Locations 212, 216, 297 and portion of Swan Location 306, Vol. CXI Fol. 140, 7 September 1897.

¹¹ Certificate of Title, Swan Location 212, and portions of Swan Locations 216, 297, and 306, Vol. CXI Fol. 159, 24 September 1897.

¹² Ibid; and Lots 31,32, 33, 34, 35, and 36 of Swan Location 212 and 297, Vol. CXXXIV Fol. 130, 24 September 1897.

¹³ Battye, J. S. *The Cyclopedia of Western Australia* (Cyclopedia Co., Perth, 1912-13) p. 674.

¹⁴ Ibid.

¹⁵ Ibid.

Arthur Jury of Adelaide to secure £2,750.¹⁶ It is probable that the sum was borrowed to finance the building of *Woodlawn*.

In 1898, at Lots 31 and 32, in Canning Road on the opposite side of Canning Road from Moore's 'Woodside', *Woodlawn* was constructed for Samuel Paul Saphir and following his death, for his widow, Mary Tremayne Saphir. The single storey residence was constructed of Cottesloe limestone, with galvanised corrugated iron roofs, and with timber verandahs.¹⁷

On 28 March 1898, Samuel Paul Saphir died in Adelaide, and following the granting of Probate, his property at Swan Locations 212 and 297 was transferred to his widow on 13 April 1898.¹⁸ The schedule of his assets includes Lots 31, 32, 33, 34,35, and 36 of Swan Locations 212 and 297, valued at £2,750, and the southern moiety of Swan River Location 65, valued at £600; however, as there was no mention of any building at either place, it would seem that construction of *Woodlawn* was either yet to commence, or alternatively, the place was still to be completed.¹⁹ The net value of the Estate after allowing for the mortgage of 1897 to be paid out, was £1,929/9/10.²⁰

It would appear that Mary Tremayne Saphir did not take up residence at *Woodlawn* on its completion, as Earnest Allnutt, partner in D. & J. Fowler Limited, took up residence there in 1898-99.²¹

On 4 October 1900, the mortgage taken out by Samuel Paul Saphir in 1897 was discharged.²² On 22 December 1900, Mary Tremayne Saphir's property in Canning Road, East Fremantle, comprising Lots 31, 32, 33, 34, 35, and 36 of Swan Locations 212 and 297, was transferred by endorsement to Earnest Allnutt, Merchant of Fremantle, and it was mortgaged to her to secure the sum of £1,600.²³

Earnest Allnutt (b. 1865, Victoria) was the manager of D. & J. Fowler Limited's wholesale grocery business in Western Australia, son-in-law of the owner, and a partner in the business from 1898, 'soon after his arrival in Western Australia.'²⁴ He was appointed a director of the company when it was floated at the turn of the century, and controlled the affairs of the company in Western Australia from that date.²⁵ He was prominent in public life, as a Justice of the Peace from 1902, Commissioner of the Harbour Trust from 1905, and a member of the Fremantle Chamber of Commerce, and President, 1903-05; he served also as Chairman of Directors of the local board of Alliance Assurance Company, and as Chairman of the Western Australian Shipping Association Limited; and he was a member of the Church Council of the Anglican Church in Western Australia.²⁶

¹⁶ Certificate of Title Lots 31, 32, 33, 34, 35, and 36, Swan Locations 212 and 297, Vol. CXXXIV Fol. 130, 16 November 1897.

¹⁷ Locke, G. R. "Memories" Typescript, May 1979.

¹⁸ Certificate of Title Lots 31, 32, 33, 34, 35, and 36, Swan Locations 212 and 297, Vol. CXXXIV Fol. 130, 13 April 1898.

¹⁹ Samuel Paul Saphir, Will, and Schedule of Assets, PROWA Cons. 3403, 58/1898, microform.
²⁰ Ibid.

²¹ *Wise's Post Office Directory* 1899, p. 118. Note: Mary Tremayne Saphir's address in that year was at Cantonment Street, Fremantle.

²² Certificate of Title Lots 31, 32, 33, 34, 35, and 36, Swan Locations 212 and 297, Vol. CXXXIV Fol. 130, 4 October 1900.

²³ Certificate of Title Lots 31, 32, 33, 34, 35, and 36, Swan Locations 212 and 297, Vol. CXXXIV Fol. 130, 22 December 1900

²⁴ Battye, J. S. op cit., p. 719.

²⁵ Ibid.

²⁶ Ibid.

Earnest Allnutt and his wife, Marion, and their daughters resided at *Woodlawn* from its completion 1898-99, to 1914.²⁷ In 1902, a billiard room was added to *Woodlawn*.²⁸

A plan of East Fremantle showing the subdivisions to 31 December 1903, shows Lots 31 and 32 at the corner of Osborne Road and Canning Road (later Canning Highway). The immediate district is named Windsor, which had been subdivided by this date; however, the area located on the south side of Canning Road opposite the site of *Woodlawn* had not been subdivided, and remained the location of W. G. Moore's residence, 'Woodside', with the surrounding vineyard and garden.

A Surveyor's Fieldbook drawing of 1905, shows *Woodlawn* with a grassed tennis court at the south, and a fence to the court, a lattice conservatory located at the east of the house with two water tanks to the north of it, a galvanised iron shed farther to the north again, and a timber workroom at the north of the house.²⁹ There were verandahs at the south and north of the house, with a tank stand at the eastern end of the rear verandah.³⁰ A brick path leads from the rear of the house; a brick outbuilding was located to the north of the workroom, with two w.c.'s; and farther to the north again, stone stables with a harness room at the south, with a verandah at the northern end of the eastern side of this building.³¹ There was a well located north-west of the stables, towards Osborne Road, and two overhead tanks to the east of the well.³²

On 10 July 1914, *Woodlawn* was transferred by endorsement to Herbert John Locke, Fremantle Manufacturer.³³

Herbert John Locke (b. 1864, London) had immigrated to Victoria in the late 1880s, where he worked as a builder and contractor.³⁴ Following the bank failures in Victoria in 1891, Herbert Locke moved to Western Australia, where he worked as a carpenter.³⁵ He branched out into the manufacture of furniture, and in 1895, he established a factory at South Fremantle, founding with his brother, Charles, the business later known as Locke's Ltd.³⁶ In 1902, Herbert John Locke built a house on the corner of Alexandra and Canning Roads, which he named 'Rhyall' after the English village where his grandparents lived, and he and his family took up residence there in East Fremantle.³⁷ 'Across the road' from 'Rhyall', Locke built three more houses, two of which were named 'Palomar' and 'Belmesthorp', after villages which were visible from the village of Rhyall, and he and his family took up residence at the latter house.³⁸ They resided at 'Belmesthorp' until they moved to *Woodlawn* in 1914.³⁹

²⁷ *Wise's Post Office Directory* 1900-1914.

²⁸ National Trust of Australia (W. A.) Assessment. Note: Gladys Locke, in "Memories", May 1979, stated the date was 1901, 'shown on the shield on the outside walls.'

²⁹ Surveyor's Fieldbook 2458 (1905), PROWA Cons. 3464 WAS 84 Item 17, p. 61.

³⁰ Ibid.

³¹ Ibid.

³² Ibid.

³³ Certificate of Title Lots 31, 32, 33, 34, 35, and 36 Swan Location 212 and 297, Vol. CXXXIV Fol. 130, 10 July 1914.

³⁴ Lee, Jack op cit., p. 142.

³⁵ Ibid.

³⁶ Ibid.

³⁷ Gladys Locke, in ibid, p. 143.

³⁸ Ibid.

³⁹ *Wise's Post Office Directory* 1900-1914.

A photograph of *Woodlawn* in 1914, when the Locke family of Herbert, his wife, Ann Rachel, and children, Dorrie, Gladys, and Bill, took up residence at the place, shows the long drive from the front gate at Canning Road at the west side of the tennis court and croquet lawn at the front of the house, with garden flower beds between the drive and the court, and tall, mature trees to the rear and the east of the house.⁴⁰ The stone residence has a galvanised iron roof, a wide verandah with turned timber posts and a simple ornamental timber frieze, with vertical railings, steps with side railings leading to the ground at the eastern end, and with a lattice enclosed sleepout at the western end of the verandah.⁴¹ A shield on the outside wall of the house recorded the dates of its construction, 1898, and 1901.⁴² The cellar located below the servery was paved with red tiles, windows provided light, and part of the cellar served for wine storage.⁴³ The large laundry was paved with similar tiles, and furnished with three deep troughs, a large copper, and a large mangle.⁴⁴

In 1914, the drive 'wound up to the back where the gardeners room, harness room, stable & garage were with 2 toilets back to back.'⁴⁵ A large fowl yard was also located to the rear of the house.⁴⁶ 'On the left side of the top drive' were vines, almond trees, a well and windmill.⁴⁷ To the east of the house, was a pigeon loft, with rain water tanks near the house. Two big paddocks extending east to Windsor Road, where the cow grazed, with mature tuart trees as evident in the photograph.⁴⁸ At the rear of the house, was a timber school room, 'where the Allnutts had a german [sic] governess.'⁴⁹

By 1914, there had been little development in the immediate vicinity of *Woodlawn*, and other than 'Woodside', and the timber gardener's cottage at that property, 'most of the land round about was bush.'⁵⁰ Herbert John Locke and his family took up residence at *Woodlawn*, and the place continued to be occupied by the family until 1978.⁵¹ Amongst the furnishings throughout their period of residence there was a sideboard made of Australian hardwoods, manufactured by the family business, the copy of one which had been exhibited at the Paris Exhibition, and subsequently sent to the Imperial Institute as a permanent exhibit.⁵² The sideboard from *Woodlawn* was donated to the Museum of Western Australia after *Woodlawn* was sold in 1978.⁵³ Other furniture manufactured in Locke's business for *Woodlawn* included a china cabinet, a large lounge to fit the alcove in the lounge room, and a hall stand and hall seat, made from recycled jarrah piles from the old long jetty at Fremantle.⁵⁴

⁴⁰ Photograph, 1914, Rosemary Skoss collection.

⁴¹ Ibid.

⁴² Gladys Locke, 1979, op cit. See note above.

⁴³ Ibid.

⁴⁴ Ibid.

⁴⁵ Ibid.

⁴⁶ Ibid.

⁴⁷ Ibid.

⁴⁸ Ibid.

⁴⁹ Ibid.

⁵⁰ Gladys Locke, in Lee, Jack, op cit.

⁵¹ *Wise's Post Office Directory* 1916-1946; and Rosemary Skoss, telephone conversation with Robin Chinnery, 24 October 1999.

⁵² Lee, Jack op cit., p. 142; Ross Robinson, telephone conversation with Robin Chinnery, October 1999; and Gladys Locke, 1979, op cit.

⁵³ Ross Robinson, telephone conversation with Robin Chinnery, October 1999.

⁵⁴ Gladys Locke, 1979, op cit.

Mature plantings extant at *Woodlawn* in 1999, including Carob trees, pines, palms, and native peppermints date from the period of Allnutt's and Locke's ownerships of the place; however, it is not possible to ascertain more precisely which trees were established by 1914, and which were later plantings (post 1914) without an arboricultural report.

A Metropolitan Sewerage plan, c. 1915, shows little change from 1905; the earlier lattice conservatory has been removed, and another smaller one erected farther to the north, in a similar position to that previously occupied by the galvanised iron shed, which has been removed.⁵⁵ The two water tanks to the north-east of the house have been removed.⁵⁶ The windmill over the well described by Gladys Locke is extant, and to the east of the two tanks east of it, a galvanised iron building is shown.⁵⁷

In 1918, Herbert Locke built two houses on Windsor Road, 'where the orchard had been', and a third house in Osborne Road 'at the top end of the block, with the well filled in and the Windmill taken down.'⁵⁸

In 1919, the Locke family went on a nine-month trip around the world, during which period Mr. and Mrs. Bates occupied *Woodlawn*.⁵⁹ In 1920, Herbert John Locke retired from the furniture business, and concentrated his efforts in building activities, acquiring land and building a number of houses in East Fremantle. After Dorrie Locke married in late 1920, and Bill Locke had gone farming, *Woodlawn* was 'too big', so the family moved; however, after a short period, they returned to *Woodlawn* in 1922, rearranging the house, and acquiring some additional household help, as Dorrie was no longer there to assist her mother in the house.⁶⁰ *Woodlawn* remained the family's home until 1978.⁶¹ One of the rooms at *Woodlawn* became Herbert Locke's office.⁶² The following Christmas, for the first time, 25 children from the Methodist orphanage came to stay at *Woodlawn* for a fortnight's holiday, travelling by tram to South Fremantle each day for swimming lessons.⁶³ Such arrangements became a regular occurrence.⁶⁴

From 1925, Herbert Locke was involved in local municipal affairs, and served the Town of East Fremantle as Mayor of East Fremantle, 1925-31, and 1934-44, and as a Councilor, 1932-33.⁶⁵

In the period 1921 to 1930, Herbert John Locke sold Lots 33, 34, and 36, and part of Lot 35, retaining Lots 31, 32, and portion of Lot 35, which reduced the area of land about *Woodlawn* to one acre twenty and five tenths perches or thereabouts.⁶⁶

A photograph of *Woodlawn* in the 1930s, shows a path at the south of the house leading to the drive at the west, with a curved garden bed, planted

⁵⁵ Metropolitan Sewerage Municipality of East Fremantle, PROWA Cons. 4156 Item 2131, c. 1915.

⁵⁶ Ibid.

⁵⁷ Ibid.

⁵⁸ Ibid.

⁵⁹ Ibid.

⁶⁰ Ibid.

⁶¹ Gladys Locke, in Lee, Jack, op cit.

⁶² Rosemary Skoss, op cit.

⁶³ Gladys Locke, 1979, op cit.

⁶⁴ Rosemary Skoss, op cit.

⁶⁵ Lee, Jack op cit.

⁶⁶ Certificate of Title Lots 31, 32, 33, 34, 35, and 36 of Swan Location 212 and 297, Vol. CXXXIV Fol. 130, 14 January 1921 to 16 July 1930.

with low growing shrubs and plants, the bed edged with stone, follows the line of the verandah, and ivy grows over the stone facade of the house to the east of the steps from the verandah.⁶⁷ There were potted palms on the verandah.⁶⁸ Mature trees were growing at the western side of the property, and there was a low, open paling timber fence at that boundary.⁶⁹ The shield on which the dates of construction of *Woodlawn* are recorded was visible on the gable above the verandah.⁷⁰ The ornamental timber frieze, verandah posts, and railings were painted white.⁷¹

A photograph dating from the late 1930s or early 1940s shows a view to the house from the south, after the tennis court and its fencing had been removed.⁷² Two hedges were well established at either side of the verandah on the south of the house at this time, with less dense and lower plantings of shrubs in between, and with a tree and other plantings at the east.⁷³ A photograph of Herbert and Ann Locke on their 50th wedding anniversary shows a trellis with climbing roses in the rose garden.⁷⁴

In the Inter-War period, the Lockes employed a gardener and a maid/housekeeper at *Woodlawn*.⁷⁵ World War Two brought this to an end, and without household help, it was difficult for Mrs. Locke, who was not in good health, and her daughter, Gladys, to care for the large house, and assistance in the garden was also difficult to obtain.⁷⁶ Gladys Locke was President of the East Fremantle Red Cross Emergency Service, and meetings were held at *Woodlawn*, and goods belonging to the service were stored in the sports room.⁷⁷ Subsequently, two bedrooms, and the lounge room were turned over for use by the Emergency Blood Bank for the remainder of the war.⁷⁸

On 23 August 1944, Herbert John Locke died, and Probate of his Will was granted to the Executors, his daughter, Gladys Rosalie Locke of *Woodlawn*, and his son, William Bertram Locke of Bruce Rock, on 14 September 1944.⁷⁹

In February 1945, plans were drawn for alterations to *Woodlawn* to divide the place into two flats.⁸⁰ The plans were approved by the East Fremantle Council, and duly implemented.⁸¹ Ann and Gladys Locke took up residence in Flat 2, at the east side of *Woodlawn*, with an entry at the east.⁸² Flat 1 at the

⁶⁷ Photograph, 1930s, Rosemary Skoss collection.

⁶⁸ Ibid.

⁶⁹ Ibid.

⁷⁰ Ibid.

⁷¹ Ibid.

⁷² Photograph, Rosemary Skoss collection.

⁷³ Ibid.

⁷⁴ Ibid.

⁷⁵ Rosemary Skoss, op cit.

⁷⁶ Ibid.

⁷⁷ Gladys Locke, 1979, op cit.

⁷⁸ Ibid.

⁷⁹ Certificate of Title portion of each of Swan Locations 212 and 297, being Lots 31, 32 and part of Lot 35, Vol. 1074 Fol. 412, 14 September 1944.

⁸⁰ Alterations to residence, 208 Canning Highway, owned by Mrs. A. Locke, 7 February 1945. Town of East Fremantle, 208 Canning Highway, East Fremantle, File P/Can/208.

⁸¹ Ibid.

⁸² Ibid; and Rosemary Skoss, op cit.

west side was leased to tenants.⁸³ *Woodlawn* remained divided into two flats until new owners restored it to a single residence in the late 1970s.⁸⁴

Woodlawn was transferred to Herbert John Locke's widow, Ann Rachel Locke of *Woodlawn*, on 16 April 1945.⁸⁵ She continued to reside at the place with her daughter until her death in 1951.⁸⁶

Gladys Locke became interested in the Y. W. C. A., and she began a World fellowship group, which met at *Woodlawn* from c. 1947 to 1978.⁸⁷ 'Many functions' were held in the garden for the Y. W. C. A., and for twenty years from 1954, the Soroptimist Club (an international association of clubs for professional and business women) held their fete at *Woodlawn*.⁸⁸

An aerial photograph taken in 1947 shows a number of mature plantings at the place at that date along the Osborne Road frontage, including Carob trees, two large pine trees, possibly some palms, and peppermint trees.⁸⁹ There are also two Washington Palms planted in line with the bay windows of the residence, and a jacaranda tree midway between the palms. The photograph shows a large, open expanse of lawn stretching from the house to the boundary of the lot to Canning Highway, and the semi-circular driveway from the front entrance to the house to Osborne Road.

On 4 September 1951 Ann Rachel Locke died.⁹⁰ On 23 January 1952, Probate of her Will was granted to her son and daughter, and *Woodlawn* was transferred to the latter on 28 April 1952.⁹¹ Gladys Locke continued to reside at *Woodlawn* until April 1978.⁹²

Gladys Locke was 'very interested' in the garden, and 'loved' her fern house, night cactus, roses and frangipani; however, the tenants in the second flat in the early 1950s did little to maintain their share of the garden.⁹³ From 1956, the latter flat was let to Mr. Hall, 'a born gardener', who 'worked miracles with his delphiniums & strawberries', who assisted with the garden at *Woodlawn*, and remained a tenant until he moved to a nursing home at the age of 90 in 1976.⁹⁴

A portion of *Woodlawn* on the Canning Highway frontage was resumed for road purposes in 1974-76.⁹⁵

After Mr. Hall's move from *Woodlawn* in 1976, the second flat was re-let to 'new women tenants' without any garden responsibilities, and Gladys Locke

⁸³ Ibid.

⁸⁴ Ibid.

⁸⁵ Certificate of Title portion of each of Swan Locations 212 and 297, being Lots 31, 32 and part of Lot 35, Vol. 1074 Fol. 412, 16 April 1945.

⁸⁶ Rosemary Skoss, op cit.

⁸⁷ Gladys Locke, 1979, op cit.

⁸⁸ Ibid.

⁸⁹ In Heritage and Conservation Professionals 'Woodlawn 208/210 Canning Highway, East Fremantle Report Assessing the impact of proposed road widening and subdivision on the heritage significance of the place'. Prepared for the Town of East Fremantle, October 1997.

⁹⁰ Certificate of Title portion of each of Swan Locations 212 and 297, being Lots 31, 32 and part of Lot 35, Vol. 1074 Fol. 412, 23 April 1952.

⁹¹ Certificate of Title portion of each of Swan Locations 212 and 297, being Lots 31, 32 and part of Lot 35, Vol. 1074 Fol. 412, 23 and 28 April 1952.

⁹² Rosemary Skoss, op cit.

⁹³ Gladys Locke, 1979, op cit.

⁹⁴ Ibid.

⁹⁵ Certificate of Title portion of each of Swan Locations 212 and 297, being Lots 31, 32 and part of Lot 35, Vol. 1074 Fol. 412, 1974-76.

was assisted in the maintenance of the garden by two 'good gardeners', and had household help in her flat.⁹⁶ Water restrictions in 1977, and ill health affecting those assisting her, resulted in Gladys Locke finding the place 'too much' to manage, and she decided to sell *Woodlawn*.⁹⁷ The Town of East Fremantle inspected it with a view to acquisition; however, at a special meeting of the Council on 1 March 1978, they were advised that under the Local Government Act the Town was unable to bid for the place at auction.⁹⁸

On 11 April 1978, *Woodlawn*, less the portion resumed, was transferred to Anglew Pty. Ltd., which retained ownership of the place through to 1998.⁹⁹ Gordon Angus, the principal of Anglew Pty. Ltd., had grown up nearby, and Gladys Locke was delighted to sell the place to him.¹⁰⁰

A photograph of *Woodlawn* in 1978, taken at the time of the sale, shows the western entry to the house, with a decorative timber fly wire door, painted white, as is the other timber work, and with a stone edged garden bed to the left, and a timber edged bed to the right.¹⁰¹ A second photograph shows the interior of this entrance, the timber door with eight leadlight panels, and at each side, four matching leadlight panels.¹⁰² A third photograph shows the south side of the house, with a frangipani in the western garden bed, and a hedge in the eastern, with both beds planted with roses, and edged similarly to that at the right of the western entrance.¹⁰³ The shield is extant on the front gable, and the timber work of the gable has been painted white.¹⁰⁴ The corrugated iron roof is painted red, and the chimneys are painted white.¹⁰⁵ The fourth photograph shows the rear of the house, with the fern house at the left, paths from the rear verandah past the fern house, and along the side of the house on the right, with a path extending between them and the area between the paths and the house planted with lawn.¹⁰⁶

In May 1978, R. M. Davey & Associates prepared designs for proposed alterations to *Woodlawn* for Anglew Pty. Ltd.¹⁰⁷ A powder room was added at the south of the front entrance, the lounge room of Flat 1 was converted to a dining room, with the passage at the east of this room, part of the bedroom and bathroom, converted to entry foyer, and the new kitchen which also incorporated the earlier servery.¹⁰⁸ The kitchen and laundry of Flat 1 were converted to guest bathroom, laundry, pantry, and guest bedroom.¹⁰⁹ The two bedrooms of Flat 1 were converted to study and children's bath room, and the timber infill which had closed off the passage to Flat 2 was removed.¹¹⁰ The bathroom and kitchen of Flat 2 were converted to

96 Gladys Locke, 1979, op cit.

97 Ibid.

98 Special meeting of Council, Town of East Fremantle, op cit., 28 February 1978.

99 Certificates of Title portion of each of Swan Locations 212 and 297, being Lots 31, 32 and part of Lot 35, Vol. 1074 Fol. 412, 11 April 1978; and portion of each of Swan Locations 212 and 297, being Lot 102, Vol. 1648 Fol. 053, 29 July 1983.

100 Rosemary Skoss op cit.

101 Photograph, front entrance to Osborne Road, 1978, Rosemary Skoss collection.

102 Front door, from inside, ibid.

103 Photograph front of the house, ibid.

104 Ibid.

105 Ibid.

106 Back of house, fern house, ibid.

107 R. M. Davey & Associates Proposed Alterations to Woodlawn, 208 Canning Hwy., E. Frem. For Anglew Pty. Ltd. Town of East Fremantle op cit.

108 Ibid.

109 Ibid.

110 Ibid.

bedrooms, the latter in part making way for a verandah extension at the north-east corner of the house, and one of the existing bedrooms enlarged to become the main bedroom, with the second existing adjoining bedroom consequently reduced in size and converted to an en-suite bath room.¹¹¹ The extensive alterations, by builder B. Perica at a cost of \$8,500, returned the place to a single residence.¹¹²

On 4 June 1979, *Woodlawn*, including the house and gardens, was classified by the National Trust of Australia (W. A.).¹¹³

In September 1979, Anglew Pty. Ltd. made an application for a swimming pool to be built at *Woodlawn*, at the rear of the house, which was approved and duly implemented at a cost of \$6,000.¹¹⁴

On 6 April 1982, Anglew Pty. Ltd. purchased portion of Swan Location 297, being Lot 33 and part of Lot 35, at the east of *Woodlawn*, which had been sold by Herbert John Locke in 1925. In May 1982, Anglew Pty. Ltd. applied to the Town Planning Board of Western Australia to amalgamate Lots 31, 32, and 35 of Swan Locations 212 and 297, which was agreed by the Town of East Fremantle on 21 June 1982.¹¹⁵ The house at Lot 33 and part of Lot 35 shown on the aerial photograph (1947) was demolished and a tennis court established on its former site in 1987.

On 28 September 1982, the place was entered on the Register of the National Estate. Its 'setting within expansive grounds' was also identified as of heritage significance.

In July 1984, Summerhayes Way & Associates drew plans for the addition of a four car garage and workshop adjoining the north-west corner of *Woodlawn*, conversion of the guest bed room to a lobby area from the garage, and a spa at the north-east corner of the west wing of the house, and for conversion of the verandah north-eastern extension (1978) to a conservatory.¹¹⁶ The plans were duly approved and implemented by builder J. & I. Plucis of Mosman Park at a cost of \$104,000 in 1985.¹¹⁷

In August 1989, Gary R. McLachlan and Associates drew plans for the proposed restoration and addition to the outbuilding at the rear of *Woodlawn*, the original brick w.c.'s.¹¹⁸ The plans were implemented in late 1989, and also site works which included a tennis court and fencing to the east of the house, at Lots 33 and 35.¹¹⁹

In April 1995, Anglew Pty. Ltd. applied to the Town of East Fremantle for planning consent to erect 22 units on the lots at *Woodlawn*; however, the application was refused.¹²⁰ Another application for 19 units was also refused in August, following which Anglew lodged an appeal with the Minister for

¹¹¹ Ibid.

¹¹² Ibid, 16 June 1978.

¹¹³ National Trust of Australia (W. A.) File Town of East Fremantle, 4 June 1979.

¹¹⁴ Application and approval, Town of East Fremantle, op cit., 28 September 1979.

¹¹⁵ Town Planning Board to Town Clerk, Town of East Fremantle, and response, Town of East Fremantle, op cit., 13 May and 25 June 1982 respectively.

¹¹⁶ Summerhayes Way & Associates Angus Residence 208 Canning Highway East Fremantle, 23 July 1984, Town of East Fremantle, op cit.

¹¹⁷ Application, and approval, for alterations and additions to Town of East Fremantle, op cit., 28 February and 18 March 1985 respectively.

¹¹⁸ Gary R. McLachlan and Associates Proposed alterations & addition to outbuilding at cnr. Canning Hwy & Osborne Rd. East Fremantle for Mr. & Mrs. G. Angus, August 1989, *ibid*.

¹¹⁹ Memorandum Dirk Arkeveld, Town of East Fremantle, *ibid*, 3 November 1989.

¹²⁰ Application by Anglew Pty. Ltd., *ibid*, 14 January, 11 April, and 22 May 1995.

Planning.¹²¹ On 30 November, Mr. Angus offered to withdraw the appeal, complete a conservation plan, and place a restrictive covenant on the residence and surrounding garden, if the East Fremantle Council would consider allowing him to build '24 units (22 for aged people).¹²² In March 1996, Gordon Angus and the Town of East Fremantle were advised of the Minister's decision to uphold the Council's decision.¹²³

In November 1995, *Woodlawn* was included in the Municipal Inventory of the Town of East Fremantle, and it has been included in the East Fremantle Town Planning Scheme No. 2 (1982) Schedule of Heritage Places.

On 15 May 1997, Anglew Pty. Ltd. applied for approval to subdivide the site of *Woodlawn*, Lot 102 of Swan Locations 212 and 297 and Pt. Lots 33 and 35 of Swan Location 297, for residential lots and to enable acquisition of land along the frontage to Canning Highway for road widening.¹²⁴ On 3 September 1997, the Western Australian Planning Commission advised the Town of East Fremantle of its approval of the subdivision of *Woodlawn* into four residential lots.¹²⁵

In October 1997, Heritage and Conservation Professionals submitted a report prepared for the Town of East Fremantle to assess the impact on the heritage significance of *Woodlawn* of the proposed widening of Canning Highway and the proposal to subdivide Lots 31 and 32 and the more recently acquired Lot 33 into four separate titles. The report concluded:

The proposed separation of the area of garden between the house and Canning Highway onto a separate title would dramatically reduce the very significant garden setting of the place and consequently its heritage significance. Loss of the rear (northern) portion of the site would also remove landscape elements and relationships that contribute to the significance of the place...

Further, the Town of East Fremantle should negotiate with the owner, the Heritage Council of WA, the Main Roads Department and the WA Planning Commission to ensure that the proposed road widening does not significantly impact on this garden setting and that significant original trees are retained wherever possible.¹²⁶

In January 1998, Gordon Angus offered the town of East Fremantle the opportunity to purchase *Woodlawn*, on a lot 2,000 square metres in area, and 30 metres deep fronting Canning Highway, for the sum of \$470,000; however, the offer was declined, as 'the Council could not justify the purchase.¹²⁷

On 21 May 1998, subdivision of Lot 102 of Swan Locations 212 and 292 and Pt. Lots 33 and 35 of Swan Location 297, was approved by the Western Australian Planning Commission, with allowance made for the widening of Canning Highway at the south frontage.

On 30 June 1998, the Western Australian Planning Commission purchased the whole of Lot 303 on Diagram 95223, at the corner of Osborne Road and

¹²¹ Application, refusal, and appeal, *ibid*, 4 and 21 August, and 26 October 1995.

¹²² *Fremantle Herald* 23 December 1995.

¹²³ R. Lewis, Minister for Planning, to G. Angus, *ibid*, 28 March 1996.

¹²⁴ Application, Town of East Fremantle, *ibid*, 15 May 1997.

¹²⁵ Western Australian Planning Commission to Town of East Fremantle, *ibid*, 3 September 1999.

¹²⁶ Heritage and Conservation Professionals, *op cit*.

¹²⁷ Anglew Pty. Ltd. to Town Clerk, East Fremantle, and response, *ibid*, 20 January and 10 February 1998.

Canning Highway, which was the south-western lot created by the sub-division.¹²⁸

On 27 August 1998, *Woodlawn*, portion of Swan Locations 212 and 297, Lot 304 on Diagram 95223, 2055 square metres in area, was transferred to Belinda Robyn Gillespie of 106 Railway Street, Cottesloe, together with the right to enter upon the portion of the said diagram marked 'A' for the purpose of exercising certain water rights as per Easement G886767.¹²⁹ Lot 304 is the land upon which *Woodland* stands, facing onto Osborne Road, and excludes the frontage facing onto Canning Highway. The latter is now Lot 303 as noted previously. Belinda Gillespie and her family took up residence at the place, and this usage continues in 1999.

13.2 PHYSICAL EVIDENCE

Woodlawn is a single-storey residence, constructed of stone and iron, in the Federation Queen Anne style, in a generous garden setting, together with ancillary buildings.

Woodlawn is located on the corner of Canning Highway and Osborne Road, set well away from the road junction on Lot 304. Canning Highway is a two way pair highway and Osborne Road is a broad bitumenised road, with a narrow grassed verge and bitumen finished paths. The street trees are Peppermint trees (*Agonis flexuosa*). The Osborne Road street frontage of *Woodlawn* is enclosed with timber picket fences which are painted white, and the Canning Highway frontage with a low relatively modern brick construction fence. A bitumenised driveway leads from Osborne Road to the entry porch and garages on the Osborne Road or west side of the house.

Woodlawn is set well back from Canning Highway, some 50 metres, and 15 metres or so from Osborne Road. The perimeter planting in particular is a strong feature of the site. The planting is an eclectic collection of mature trees consisting of Carob Trees (*Certona silqua*), Benjamin's Fig (*Ficus benjamina*), Stone Pines (*Pinus pinea*), Monterey Pines (*Pinus radiata*), London Plane (*Platanus acerfolia*), Olive Trees (*Olio europaea*), Washington Palms (*Washingtonia filifera*), Canary Island Palms (*Phoenix canariensis*), Poplars (*Populus spp.*), Lilly Pilly (*Acmena smithii*) and other unidentified trees. There are also plantings of roses, citrus trees, and some annuals.

Beyond the dense perimeter plantings there are stretches of lawns and garden beds. There is a neglected tennis court to the east of the house which is fenced with black chainlink.

There is a swimming pool with pool fencing in the rear garden to the north of the house.

The buildings comprise the single storey Federation Queen Anne style house, *Woodlawn*, the later attached garage and conservatory, and the former 'shed' which was converted into a pool house.

Woodlawn has an irregular plan form that is characteristic of the Federation Queen Anne style.¹³⁰ The elevations are also treated in a manner that is characteristic of the style with a richly varied hipped and gabled roof, tall

¹²⁸ Western Australian Planning Commission, per T. Hillyard, Mgr. Properties and Parks Branch, to C. E. O., Town of East Fremantle, *ibid*, 5 August 1998.

¹²⁹ Certificate of Title Lot 304, Swan Locations 212 and 297, CT 2137 Fol. 569, 27 August 1998.

¹³⁰ 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. pp. 132-135.

chimneys, a variety of wall planes, verandahs and well detailed joinery that combine to produce an elegant asymmetrical composition of elements.

The external walls are made of pillow faced Cottesloe limestone laid in coursed rubble pattern, and the window openings are simply treated without quoining, but with rendered sills. The window format is single and en chain double hung casements, and most of these windows have single pane lower sashes and nine pane upper sashes. Many of the doors facing the streets are 4 pane double doors. The roof is painted corrugated galvanized iron. The gables are half timbered and roughcast rendered with heraldic shields on each gable. There are turned timber finials at the ends of several of the roof hips. Four of the five prominent original chimneys remain in place. The gutters are ogee profile, and there are hopper heads in several locations.

The verandah is separately pitched off the walls under the eaves of the main roof, and is supported on turned timber posts with a lattice pattern timber valance under the leading edge beam of the verandah roof. The timber balustrades have been removed, and the timber flooring to the verandah is replacement material.

The main entry is on the Osborne Road side of the house and has a circular drive approach. The entry is given prominence by stucco finished angled pilasters set above corbels either side of an entry arch which has a moulded architrave and keystone motif. This element is visually terminated by an entablature and cornice, all finished in painted stucco. A further feature of the entry is the bull nosed slate steps up to the porch level and tessellated tile porch floor. The front door is paneled with stained glass leadlights with stained glass leadlight sidelights and a hopper over the door.

The planning of the western most room gives rise to an interesting feature, with the fireplace and chimney providing the focus to the bay plan arrangement. It is more usual to locate chimneys on interior walls in a house of this type.

The original house and the 1902 addition are designed in the same manner, and the addition is visually seamless.

The garages that were part of the work by Summerhayes Way and Associates, located on the north west corner of the house, have been designed to blend in with the original house. The gable motif has been used, together with the characteristic limestone walling. The main device that differs is the low arched door openings and the timber panel tilting doors.

In the same campaign, the timber and glass conservatory was added to the north-east corner of the existing house. The roof of the conservatory is attached to the main walls of the house and takes the form of a valley leading off to the eaves of the new building. The building employs a traditional aesthetic in an attempt to blend with the main house.

A 'shed', which shows up on the 1905 field book, remains in place to the north of the house, at the southern edge of Lot 305. It is made of brick and timber framed construction on the eastern end of the building, and a 1989 addition to the western end of the shed is made of framed construction with timber cladding. A distinctive feature of the original building is the roof profile which features a raised ventilator with a hipped roof top to it. This was 'restored' in the campaign and a new room was added to the western end of the building doubling its plan area. The same roof motif was used for the extension and yet another addition was made to the place which is difficult to distinguish from the original and early fabric at first sight.

The interior layout has changed a number of times, but the general arrangement of circulation and room compartments has remained reasonably constant, with significant changes within and between room compartments. No interior inspection was made, but it is the plans of 1978 with the subsequent plans of 1984 which are believed to remain with little change. A composite drawing has been prepared to illustrate the present plan arrangement. It is not known whether any of Locke's especially manufactured pieces remain in place.

Parts of the garden are well maintained and others, such as the strip immediately adjacent to Canning Highway and the tennis court, are not well maintained. The exterior of the house appears to be in good condition.

13.3 COMPARATIVE INFORMATION

East Fremantle became a sought after location for Fremantle's well to do merchants from the 1890s, and there were many substantial houses constructed in the district overlooking the Swan River and some facing Canning Road. Other large residences in the area include *Aldgate* and *Knocknagow* located alongside one another in Preston Point Road, Woodside, located off Canning Highway in Allen Street, and *Penshurst*. *Aldgate* is the most closely related of these with its generous garden setting. However, *Aldgate* was designed to capture views of the Swan River. *Woodlawn* is set in richly landscaped grounds on an even larger site, but it is on a piece of land from which there are no views of note. Rather, *Woodlawn* creates its own inward looking environment. Moore's Woodside was conceived in a similar manner as a house overlooking its estate.

Woodlawn differs from the other properties in that it is a full flowering of the Federation Queen Anne style of architecture. It is arranged to take advantage of a generous setting and employs all the devices that are characteristic of the style.

13.4 REFERENCES

National Trust Assessment Exposition 4 June 1979

Australian Heritage Commission Data Sheet 28 September 1982

Heritage and Conservation Professionals 'Woodlawn 208/210 Canning Highway, East Fremantle Report Assessing the Impact of proposed road widening and subdivision on the heritage significance of the place', prepared for the Town of East Fremantle, October 1997.

Town of East Fremantle, 208 Canning Highway, File P/CAN/208.

13.5 FURTHER RESEARCH

Arboricultural research would be required to establish the extent of any remnant endemic trees and to identify early plantings.

An interior inspection was not carried out in the time available for the completion of the assessment. An interior inspection should be carried out to complete the documentation of the place.