



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

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 historic precinct.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.4.3 Mining
- 3.14.2 Using Australian materials in construction
- 3.23 Catering for tourists
- 5.1 Working in harsh conditions

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 110 Resource exploitation & depletion
- 303 Mining (incl. mineral processing)
- 306 Domestic activities

11.1 AESTHETIC VALUE*

The layout of the remaining original buildings at *Gwalia Townsite Precinct*, the relocated squatter buildings, and the spaces between the buildings give an indication of the development and later decline of the townsite. The style, form and construction materials of the buildings are specific to the West Australian goldfields and provide a strong sense of the past. (Criterion 1.1)

Gwalia State Hotel (fmr) is a fine example of a traditional Australian hotel in the Federation Filigree style, and is a dominant landmark location in the *Gwalia townsite*, informing of a more prosperous period of the town's history. (Criteria 1.1 & 1.3)

Gwalia Townsite Precinct comprises elements that individually and collectively inform of a way of life associated with gold mining activities in *Gwalia* since 1896 and form a significant cultural environment. (Criterion 1.4)

11.2 HISTORIC VALUE

Gwalia Townsite Precinct is a representative collection of miners' houses and associated places dating from the late 1890s to mid 20th century, and is indicative of the development of the Australian goldfields and the associated social conditions for miners. (Criterion 2.1)

* For consistency, all references to architectural style are taken from Apperly, R., Irving, R. and Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture: Styles and terms from 1788 to the present*, Angus & Robertson, North Ryde, 1989.

Gwalia Townsite Precinct is significant for its association with mining operations at Gwalia between 1898 and 1963, in particular with the Sons of Gwalia mine, one of the major underground gold mines of Australia. (Criterion 2.2)

Gwalia Townsite Precinct demonstrates the way of life of the gold miners, who worked for low wages in hazardous underground conditions and lived in primitive conditions, many of them Italian and Austrian immigrants who sought to make a new life for themselves in Western Australia at the beginning of the twentieth century, and Italian, Greek and Yugoslav immigrants who migrated to Australia in the Interwar years. (Criterion 2.3)

The various elements of *Gwalia Townsite Precinct* are an example of the architectural improvisation of structures built to accommodate miners in the late 19th and early to mid 20th centuries. (Criterion 2.4)

11.3 SCIENTIFIC VALUE

11.4 SOCIAL VALUE

Gwalia Townsite Precinct is valued by the local and wider community for its associations with the early gold mining history of the towns of Leonora and Gwalia and the ongoing value of the historic precinct as a tourist attraction for the area, evidenced by the efforts of the local community in restoration, preservation and presentation of the buildings. (Criterion 4.1)

Gwalia Townsite Precinct contributes to a sense of place for the local community and visitors, as a significant remnant of the early mining history of the region. (Criterion 4.2)

12 DEGREE OF SIGNIFICANCE

12.1 RARITY

Gwalia Townsite Precinct is a rare surviving example of a West Australian mining town and demonstrates a distinctive way of life for the people who lived there, who were associated with mining and prospecting. (Criterion 5.1)

Gwalia Townsite Precinct contains a rare, cohesive group of goldfields vernacular dwellings with no infill development of later periods, or of different form, structure or materials. (Criterion 5.1)

12.2 REPRESENTATIVENESS

Gwalia Townsite Precinct is an excellent representative example of a goldfields' miners' settlement. It is an intact cultural environment of miners' houses and associated places, informing of associations with mining since 1896. Together with the associated *Gwalia Museum Precinct*, comprising the Mine Manager's House, Mine Office and Assay Office, the historic precinct provides a contrast in living and working conditions between the mine staff and the miners, and together both provide a contrast to the continuing open pit mining operations on the south boundary of the town. (Criterion 6.1)

Both the relocated squatter shacks and the more regularly laid out in situ town dwellings represent the layout, function and features of an eastern goldfields gold mining town in Western Australia between 1896 and 1963. (Criterion 6.1)

12.3 CONDITION

Gwalia Townsite Precinct is generally in poor to fair condition. Maintenance takes place on an as-needed basis to the occupied places, but little maintenance or restoration work has taken place to the unoccupied places for many years. There are some places that require attention.

12.4 INTEGRITY

Although many of the buildings are vacant the original functions are clear, and the places that are occupied continue the original residential functions. *Gwalia Townsite Precinct* has retained a high degree of integrity.

12.5 AUTHENTICITY

Overall, much of the fabric of the unoccupied, reconstructed and relocated places evidence original material. The occupied places evidence greater change and replacement of original fabric. *Gwalia Townsite Precinct* demonstrates a moderate degree of authenticity.

13 SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment completed by Irene Sauman, Historian, and Laura Gray, Conservation Consultant, in September 2002, with amendments and/or additions by HCWA staff and the Register Committee.

For a map of precinct area, see HCWA Drawing No. 1459, Gwalia Townsite Precinct, dated 12 April 2005.

13.1 DOCUMENTARY EVIDENCE

Gwalia Townsite Precinct comprises a number of early 20th century corrugated iron, hessian and timber miner's shacks and camps in the town of Gwalia, occupied and unoccupied, and under various ownerships, including: Patroni's Guest House (Reserve 35047); Mazza's Store (Reserve 39909); a group of relocated squatter shacks (Reserve 25802) comprising Little Pink Camp, De Rubi Camp and Martinozolli's Camp, among others; various individual dwellings on their original sites in the town that are occupied, several that are unoccupied including Art's Place, Mick Omedei's Camp, Jack's Longa's Camp and Banjo's Place; and a number of 'interpreted' dwellings. Three residences are owned or leased by Sons of Gwalia Ltd and have been renovated with modern finishes, while others have been restored using largely original materials. The precinct also includes Gwalia State Hotel (fmr) and the remains of the Gwalia railway station platform to the west of the State Hotel.

Following the discovery of the rich goldfields at Coolgardie in 1892, and at Kalgoorlie in 1893, prospectors began to venture into the surrounding areas.¹ Gold was discovered in the Menzies area in 1894, and on 28 June 1895, the North Coolgardie goldfield, which included Menzies and areas north to Mount Leonora, was gazetted.² Gold was found near Mount Margaret in July 1895, which started a rush in the area, and the first tent store near Mount Leonora was established in November. In March 1896, prospectors A. Glendinning, Jack Carlson and Frank White discovered the reef, which was the beginning of the Sons of Gwalia mine. The group was financed by Thomas and Ernest Tobias, storekeepers of Coolgardie, and the Sons of Gwalia mining lease was registered in the name of Thomas Tobias.³ On 12 March 1897, the Mount Margaret goldfield was gazetted as a field in its own right, with the warden's office situated at Malcolm.⁴

In 1897, ownership of the Sons of Gwalia mine was transferred to W. G. Hall and Pritchard Morgan, and Sons of Gwalia Limited was created. There were 110 men working on the mine, which was operating a ten-stamp battery.⁵ Other mines were also operating in the area, among them the Trump, Forrest, Gold Blocks and Tower Hill. The township of Leonora was gazetted on 15 April 1898, situated between the Sons of Gwalia mine and other mining leases four miles to

1 Webb, Martyn & Audrey, *Golden Destiny: The centenary history of Kalgoorlie-Boulder and the Eastern Goldfields of Western Australia*, City of Kalgoorlie-Boulder, 1893, p. 178.

2 *West Australian Government Gazette*, 28 June 1895, p. 894.

3 Webb, Martyn & Audrey, op cit, p. 178; 'Chronological Table of Events, Leonora District', [1997], p. [1], Battye Library Q994.16/LEO.

4 *West Australian Government Gazette*, 12 March 1897, p. 452.

5 Erickson, R., Taylor, R., & Slavin Architects Pty Ltd., *Sons of Gwalia Mine Manager's House Conservation Plan*, 1998, historical chronology.

the north.⁶ As there was no transport available between Leonora and the mines at Gwalia, a distance of two miles, the miners preferred to live nearer their work. Their timber, hessian and corrugated iron dwellings were erected on the mining leases, the eastern ridge, and the Gwalia Block. A shopping centre developed at the Gwalia Block, comprising a general store, barber, confectionary store, tailor, drapery, butcher, café and bakery.⁷

Herbert Hoover, mine manager of Sons of Gwalia in 1898, developed the mine buildings and established the mine as a profitable and efficient operation. He employed migrant miners, specifically Italian and Austrian, because they worked hard and would accept a lower wage. During Hoover's time at Gwalia, the mine employed 500 men.⁸ In 1901, the town of Gwalia was surveyed. It was not gazetted a town, officially remaining part of Leonora township, but Leonora and Gwalia developed as separate entities with Leonora the British town and Gwalia the migrant's town. At Gwalia, single men generally tended to live in the makeshift camps on the leases while families established themselves in the Gwalia township.⁹

In 1902, the Eastern Goldfields line was completed to Leonora, with a station at Gwalia. As Gwalia took on a more substantial form, the Leonora Municipal Council established a tram service between the two towns, in an effort to attract custom to the commercial premises at Leonora, but separate services were still in demand at Gwalia. In 1903, in order to control the sly-grog trade, the Government established the Gwalia State Hotel. It was situated on the corner of Kane and Station streets, north of the Gwalia Block and on the southern edge of the townsite. The Hotel, an imposing two-storey brick and iron building, was opened on 3 June 1903.¹⁰ Around 1910, as the Sons of Gwalia mine continued to prosper and other mines in the area had closed, a more substantial general store building was moved from Laverton to the Gwalia Block. It was initially operated by J. A. Wilson and Co, and then for many years by Larry Crampton.¹¹

In 1921, a fire destroyed half the machinery at the Sons of Gwalia mine and 200 men were put off, while others continued to work re-treating the slime and sand residues. The rebuilt mine opened again in October 1923. The reopening appears to have brought an influx of new people to Gwalia, most of the earlier miners having left when laid off in 1921. Many of those working on the mines and the wood lines of the eastern goldfields in the 1920s and 1930s were Italian, Greek and Yugoslav immigrants, some single men, and others with families still in Europe.¹² Three boarding houses are listed in *Wise's Post Office Directory* in 1925, where for a number of years before there had only been one, run by Mrs E. Bullivant. The boarding houses provided rooms for single men and meals for many others, as most of the camps did not have kitchens. The boarding houses listed in 1925 were run by Mrs A. Ryan, Mrs T. Taylor and Mrs. B. Mazza.¹³

6 *West Australian Government Gazette*, 15 April 1898, p. 937.

7 King, Norma, *Ghost Towns of the North Country*, Norma King, 1974, pp. 14-15; Map of Gwalia c.1930, from C. W. F. Turnbull, *Gwalia-Leonora WA: Random Notes, 1895-1963*.

8 Erickson, R., Taylor, R., & Slavin Architects Pty Ltd., *Sons of Gwalia Mine Manager's House Conservation Plan*, 1998, pp. 33-34, from Sons of Gwalia records, Battye private archives MN270 1614A/1 Box 1.

9 *Back to Leonora-Gwalia: Souvenir Brochure, September 7th-14th, 1948*, [1948].

10 Gwalia State Hotel is entered on the State Register (1463).

11 *Wise's Post Office Directory*, 1922-1949.

12 Webb, Martyn & Audrey, op cit, pp. 661-662.

13 *Wise's Post Office Directory*, 1920-1925.

Elena Mazza was the wife of Bernardo (Barney) Mazza. While she ran the boarding house and raised six sons, her husband worked on the mines. Barney died in July 1932 and Elena continued to run the boarding house. She leased Lot 518, in Tower Street, where Mazza's Store was erected in the 1950s, but it is not known if Lot 518 was the site of her boarding house or if the place was situated elsewhere.¹⁴ Early photographs suggest that there may have been a boarding house at the Gwalia Block, with cabin-like rooms similar to those at Patroni's.¹⁵ Mazza's boarding house does not appear on the c.1930 mud map of Gwalia, drawn by C. W. F. Turnbull, while Patroni's is shown on its current site.¹⁶ Mrs Dina Patroni opened her boarding house on Lot 515 Tower Street in 1929. The place first appears in the Post Office Directory in 1930. In February 1939, a new sign in front of her guesthouse advertised board and residence at 35 shillings a week, and casual beds and meals at two shillings.¹⁷

Sons of Gwalia mine had struggled to make a profit followed its reopening in 1923. In 1928, a loan allowed the Company to expand production and renew machinery not replaced after the fire, giving the mine a new lease of life.¹⁸ It repaid its loans and operated at a profit, assisted by the gold bonus of £1 per ounce provided by the Federal Government during the Depression, and which re-invigorated the goldfields for a time.¹⁹ In the early 1930s, there were four boarding houses in Gwalia, run by Mrs Mazza, Mrs Patroni and Major and Miss A. Davis. They catered for the men coming to the goldfields to try their luck during the Depression.²⁰

Production at the Sons of Gwalia mine diminished during World War Two and only 100 men and 26 ponies were working on the mine by the end of the war. A continuing shortage of labour and the introduction of the 40-hour week made operations difficult after the war. Production was low and the mine was operating at a loss.²¹ Mazza's and Patroni's boarding houses were both still operating in 1949, but the 1950s saw their demise. Living standards had risen and miners were no longer prepared to live in dirt floored, corrugated iron rooms. In 1955, the Sons of Gwalia Company built rooms and a central bathroom to accommodate forty-two men, and a kitchen and dining hall, which could seat 100. The facilities were financed by a loan from the State Government.²²

Dina Patroni's husband, Bonaventura (Charlie) died in September 1948.²³

In 1949, Elena Mazza's son, Victor, had purchased the general store at the Gwalia Block. He had previously owned the L. & G.²⁴ Drapers in Leonora. The only other business still operating on the Block in 1949 was the barbershop. Victor ran the store with his wife Melda. In 1955, the lease to Lot 518 was

14 Lease 122/933, 1 July 1930; Turnbull, C. W. F., op cit, pp. 133-134.

15 *Back to Leonora-Gwalia: Souvenir Brochure, September 7th-14th, 1948*, [1948].

16 Map of Gwalia c.1930, op cit.

17 Lease 1394/1932, 1 July 1929; Turnbull, C. W. F., op cit, p. 159.

18 Erickson, R., Taylor, R., & Slavin Architects Pty Ltd., *Sons of Gwalia Mine Manager's House Conservation Plan*, 1998, pp. 43-48.

19 Erickson, R., Taylor, R., & Slavin Architects Pty Ltd., op cit, pp. 43-48.

20 *Wise's Post Office Directory*, 1930-1938.

21 Erickson, R., Taylor, R., & Slavin Architects Pty Ltd., op cit, pp. 48-53.

22 Turnbull, C. W. F., op cit, p. 170.

23 Lease 122/933, 1 July 1930; Turnbull, C. W. F., op cit, pp. 133-134, 184; *Wise's Post Office Directory*, 1933-1949.

24 May stand for 'Local and General'.

transferred to Victor and he had the store moved by jinker to the site in Tower Street.²⁵

The Sons of Gwalia mine limped along in the latter half of the 1950s, with constant rumours that it would close.

With no enthusiasm and lack of confidence in the mine's future, employees rapidly come and go. Many will be sorry to see the Mine finally close down, but most feel that its best days are in the past.²⁶

The Co-Op store, which had been relocated from Malcolm to Gwalia in 1918 and was situated just south of the State Hotel on the Gwalia Block Road, closed in 1957, leaving Mazza's Store as the only one remaining in Gwalia. The Gwalia picture theatre, on the Gwalia Block, closed in 1958.²⁷ Although improvements were made to mine operations in the 1950s, including the installation of a new Winder and rebuilding of the cyanide plant, the grade of ore was declining below a profitable level. Government loans for improvements proved impossible to repay as costs outstripped profits and a decision was taken to close the mine on 31 December 1963. An accident, which damaged the Headframe, resulted in the mine closing four days earlier, on 27 December.²⁸

Following the closure, most of the town's population left. Two trains from Perth soon after the mine's closure collected almost all of the town's 1700 residents and their possessions, creating a ghost town overnight. By 17 January 1964, only 40 people remained.²⁹

The Sons of Gwalia was one of the major underground gold mines of Australia, in terms of the length of operation time, output and scale. It operated for sixty-five years, from 1896 to 1965 with a break between 1921 and 1923. Its gold output of 2,580,411 ounces (73,219 kl) was the sixth largest in Australia, and it had 5,500 feet (1.67 kms) of incline and vertical shafts operating to a depth of nearly 4,000 feet (1.22 kms).³⁰

Western Mining Inc leased the mine buildings from the Department of Mines for a minerals exploration base. Mine equipment and transportable buildings were auctioned in October 1965. The Mess building, surgery building and timber-framed corrugated iron houses were sold and transported elsewhere. In 1974, the Leonora Tourist Committee was formed with the aim of preserving the town of Gwalia as a relic of the old gold-mining days.³¹

In 1980, the price of gold rose to US\$800 per ounce which, together with modern technology, made mining viable in previously unprofitable areas. An open cut mine operation began at Sons of Gwalia in 1984, operated by Sons of Gwalia N.L., under the direction of Peter Lalor. In order for the mine pit to grow, relocation of existing buildings and mine structures was necessary.³²

25 Turnbull, C. W. F., op cit, p. 194.

26 Turnbull, C. W. F., op cit, p. 193, quoting a newspaper source.

27 *Back to Leonora-Gwalia: Souvenir Brochure, September 7th-14th, 1948*, [1948]; Turnbull, C. W. F., op cit, pp. 151 & 179.

28 Erickson, R., Taylor, R., & Slavin Architects Pty Ltd, op cit, pp. 48-53.

29 Interpretative signage on site.

30 Bell, P., Connell, J., McCarthy, J., *Gwalia Conservation Study*, State Heritage Branch, Dept of Environment & Planning, Adelaide, July 1985, Section 2 [p. 1].

31 Erickson, R., Taylor, R., & Slavin Architects Pty Ltd, op cit, p. 53.

32 Erickson, R., Taylor, R., & Slavin Architects Pty Ltd, op cit, pp. 56-57.

In 1984 the townsite was entered into the Shire of Leonora's Town Planning Scheme, with stringent planning controls to maintain the historic character of the town.

Various miners' houses were relocated from the mining leases to the Gwalia townsite. These shacks were situated on an area of eight lots bounded by Kane St (south), Manning St (west) and Tower St (east). Part of the area had originally been the site of the police station and Anglican Church. In 1985, the Little Pink Camp, De Rubi Camp and Martinozoli's Camp were relocated to the site. In 1990, the area was gazetted Reserve 25802 for the purpose of the preservation of historic buildings.³³ Other shacks, and a lockup, have since been relocated to the Reserve.³⁴

In 1985-86, as part of the general program to conserve the remaining buildings in the townsite, the National Estate Grants Program financed \$51,000 worth of conservation works on various places, including Lot 1333 (Art's Place), Lot 514-515 (Patroni's Guest House) and Lots 566, 504 and 502.³⁵ In 1987, the Headframe and Winder were relocated to *Gwalia Museum Precinct*, and in 1989, *Gwalia Museum Precinct* was opened by State Premier Peter Dowding, who had worked at Sons of Gwalia mine in 1962 when he was a student.³⁶

In 1995, the Leonora Tourist Committee auctioned off the right to restore the miner's shacks. Prices ranged from \$20 to \$1,000, and purchasers were given titles authorising them to restore the camps under guidelines using as much of the original materials and colour schemes as possible at their own cost.³⁷ The project was a great success, with over 100 people becoming involved in the restoration work, restoring 27 buildings for the Leonora-Gwalia centenary celebrations held on 18-30 September 1996.³⁸

Gwalia Townsite Precinct was given a Level 1 management category in the Shire of Leonora Municipal Heritage Inventory, adopted on 17 February 1998.³⁹

In 2005, Sons of Gwalia Mining company went into liquidation and as a result the properties associated with Gwalia are now owned by St Barbara's Mining Co, although the latter have recently on-sold the houses in the precinct (on reserve land).

In 2005, *Gwalia Townsite Precinct* and the associated *Gwalia Museum Precinct* are managed as tourist attractions by the Leonora Gwalia Historical Museum Ltd.

13.2 PHYSICAL EVIDENCE

Gwalia Townsite Precinct comprises the remains of the Gwalia townsite, two kilometres south east of Leonora, in the eastern goldfields. *Gwalia Townsite Precinct* includes places remaining in Station, Otterburn, Manning, Tower and Gwalia streets, running parallel and north-south, and Johnston and Kane streets and the extension of Tower Street running east-west. The precinct area is

33 DOLA, Reserve Index Enquiry, Reserve 25802.

34 Sketch of Reserve 25802 showing relocated buildings.

35 *Final Report: Gwalia Conservation Works*, funded under the National Estate Grants Program 1985/86/1, Prepared by the Western Australian Heritage Committee, April 1988, HCWA File 1459.

36 Erickson, R., Taylor, R., & Slavin Architects Pty Ltd, op cit, pp. 56-57.

37 'Our Little Miners Cottages', information sheet provided to visitors by the Leonora Tourist Committee; *West Australian*, 1 October 1996, p. 7.

38 *West Australian*, 28 May 1996, p. 1.

39 Ball, Julia & Aris, Kelly, *Shire of Leonora Municipal Heritage Inventory*, 1996, Site G1.

relatively flat with formed bitumen roads for most of the streets, although sections of Station and Gwalia streets are gravel.

Places within the precinct include; Gwalia State Hotel (former), Patroni's Guest House, Mazza's Store, a group of relocated squatter shacks in a reserve bounded by Kane St (south), Manning St (west) and Tower St (east); various individual dwellings still remaining in the townsite that are occupied, and several that are unoccupied, including Art's Place, Mick Omedei's camp, and a number of 'interpreted' dwellings. The remains of the Gwalia railway station platform are to the west of hotel.

Outside the precinct are the more recent Sons of Gwalia Mine office in Kane St (east of hotel), and *Gwalia Museum Precinct* at the top of the hill at the east end of Tower St, as well as the swimming pool remains, former Engineer's House, open shelter shed for 'Ken' (woodline steam locomotive), and a large steel framed and clad exhibition building, which are situated along the Tower St rise to the Gwalia Museum Precinct.⁴⁰

Gwalia State Hotel

Gwalia State Hotel is located on the corner of Kane and Station Streets in the south west corner of what remains of the Gwalia townsite. The place is on the State Register of Heritage Places (1463) as a separate entity and is in good condition. It was most recently occupied as accommodation for Sons of Gwalia staff, but is now vacant.

Railway Platform

The Railway Platform remains insitu, opposite the State Hotel, on the west side of, and parallel to, the north south aligned railway line. The platform is approximately 50 metres in length with ramped ends. The stone upstands approximately 0.50 metres in height, are capped with rectangular blocks of concrete edging. The edging is partly displaced on the west side. The platform surface is remnant stone. A single rusted iron telegraph pole remains on the immediate west edge of the platform.

Patroni's Guest House

Patroni's Guest House is located on the east side of Tower St, on Lots 514 and 515, between Loring and Kane Sts, opposite the squatter settlement. The site slopes down to the road, and is entirely gravel with some Eucalyptus plantings at the front.

Patroni's Guest House is a purpose built goldfields vernacular structure with no characteristics of any architectural styles.

Patroni's Guest House is a single-storey timber framed and corrugated iron clad group of structures comprising the main building, with east wing (5 rooms), a separate row of 'huts' along the north boundary (from front to rear- 7 rooms), and another row of 'huts' (4 rooms) on the south boundary.

The main building presents a residential street face with a full width verandah, raised above ground level and detailed in lattice. The south section of the verandah shows evidence of having been enclosed at some time. The entry opens into the living room with a bedroom on the left (north). Both rooms have battened asbestos lined walls and pressed metal ceilings. The living room opens through to the kitchen that has pressed metal walls and hessian ceiling, and the

⁴⁰ Diagrams of townsite showing a) ownership of properties and b) relocated, occupied and unoccupied buildings.

small room on the left has flat tin lining on the walls. On the right side of the kitchen is a large dining room that has a ripple iron dado with battened asbestos lining above. The floors throughout are 5-inch (0.135 metre) tongue and groove timber in various states of disrepair. The kitchen has two stoves with iron chimneys on the verandah along the rear. The rear verandah connects to a verandah along the east wing, which accesses the row of separate rooms along its length.

An accessway opening to the south between the third and fourth rooms of the east wing gives access to a group of four rooms in an east-west line facing the rear of the east wing. Each of these four rooms has a separate gable roof clad with corrugated iron. They have coved hessian ceilings, dado pressed metal walls with hessian above, and the original 5-inch (0.135 metre) Oregon floorboards.

Along the north boundary of Patroni's site, there is a series of six detached rooms each with gable roofs, a window on the north side and a door on the south side. The rooms have various wall and ceiling linings including pressed metal, but are predominantly hessian, and most have timber floors.

Windows throughout the place are timber framed, but no glazing remains in place. Perspex has been fitted to some window openings.

Patroni's Guest House is in poor condition, but presents an appropriate interpretation of the place and its original function.

Mazza's Store

Mazza's Store is located on east side of Tower Street, Lot 518, between Loring and Kane Sts, 50 metres north of Patroni's Guest House. The site is flat, with a gravel surface and some Eucalyptus plantings at the front.

Mazza's Store is a purpose built goldfields vernacular retail structure with no characteristics of any architectural style.

Mazza's Store is a single-storey timber framed and corrugated iron clad building comprising two main shop frontages on Tower Street, a corner shop and another shop frontage on the south, with storage areas along the rear of the building.

The building has a raised verandah along the Tower Street frontage with a skillion roof that extends over the verandah and around along the south facing shop fronts, although the raised floor (level with shop fronts) does not continue around to the south elevation. The verandah floor varies along the length, being bitumen, earth or brick pavers at various sections. The main shop roof is a series of gables with a pavilion roof centre, along the frontage. The two main shop fronts have a central truncated double door entry flanked by multi-paned shop front glazing in timber frames. The corner shop and south side shop have single recessed entries truncated on the east side. The shop-fronts have flat metal dado and flat and corrugated iron cladding on the walls. Signage remains on some surfaces, and the c.1960s window displays are still in place, although the windows have been vandalised.

The shop at the northern end is an expansive space with round steel posts in place where the roof changes from coved to skillion along the rear. The north wall is clad with new hardiflex sheeting and the remainder is lined with ripple iron. The central shop area is smaller, with a wall separating the skillion area at the rear. There is a hole in the wall between the centre shop and the shops facing south. The central shop and the south facing shops are entirely lined with original ripple iron, including the coved ceilings. The floors throughout are the

original 5-inch (0.135 metre) Oregon boards except where replacements are evident. The area along the rear under the skillion roof comprises a series of inter connected rooms including a timber cool room behind the central shop.

Mazza's Store is in fair condition.

Squatter settlement Reserve 25802 (relocated shacks)

The squatter settlement of relocated shacks is located at the south end of the block between Manning and Tower Sts, bounded by Kane St in the south, in an area of approximately 1000 square metres. The shacks are haphazardly situated, although most have a sense of some yard belonging to their shack, especially at the front. The site is slightly sloping down from Tower St, but otherwise flat and entirely gravel with minimal plantings.

The squatter settlement comprises nine shacks and a recent addition of a lock-up. Each of the shacks is numbered, although the system is somewhat random. Places in the settlement are numbered 4-10, 12 and 19. Each place is a timber framed corrugated iron clad structure that evidences one or more additions as the requirements of the owner have changed. Squatter settlement is ad-hoc in nature, utilising recycled and readily available materials, and typical goldfields vernacular with no characteristics of any architectural style.

Without exception, the external walls are corrugated iron, mostly horizontal. Similarly, the roofs are clad with corrugated iron. Simple structures have skillion roofs or a single gable, while the more sophisticated of the rudimentary structures may have a series of gables. Most doors are ledge and brace, and although timber window framed openings are evident, there is no glazing. Interior wall linings range from no linings to pressed metal or ripple iron dadoes, and hessian lining. Similarly, most ceilings are lined with hessian or are unlined. The floors similarly range from earthen floors, brick paved, some concrete, but predominantly timber boards.

Every shack is furnished with simple fit-out to suit the life of a mid 20th century miner or prospector. The shacks have no modern facilities and are not habitable dwellings, and by contemporary standards they are in poor condition. However, as reconstructions for interpretative purposes they are maintained in a condition in accord with their original state, and as such are in good condition.

Individual dwellings

The individual dwellings are scattered throughout the townsite precinct in their original locations, with vacant land between. Most of the places have fences around their lot boundaries.

The form of the dwellings is similar throughout, being single storey, mostly two-room frontage, front verandah and gable roof with skillion at the rear, and skillion front verandahs. The individual dwellings are typical goldfields vernacular with no characteristics of any architectural styles.

There are two distinct types of dwellings, occupied and unoccupied. The occupied places include places at Lots 481, 588 (Aldoss), 494, 499, 541, 542, 544, 577, 866, 872, 936, 1267 and Camp 78. These places evidence considerable change to the fabric. Most have flat hardiflex wall linings, enclosed verandahs, aluminium framed windows, and concrete verandah floors and other floors. The occupied places also have lawns and gardens. Most occupied places were not accessible due to the itinerant nature of the owners and occupiers, however the places at Lots 481, 494, 541 and 936 were inspected.

Lots 481, 494 and 936 (Camp 80) are owned or leased by Sons of Gwalia Company. In these places, the interior walls and ceilings had been replaced with gyprock sheeting, some floors replaced with concrete, and modern fitouts installed in kitchens and bathrooms. Generally, the places have been upgraded for permanent accommodation. The residence at Lot 541 is in private ownership. It evidenced original fabric throughout. All rooms had pressed metal dado walls, with matchboard lining above the dado in the main room and ripple iron in the remaining interior rooms. Lot 541 has a bullnose verandah. It is one of two dwellings with a bullnose verandah, the other being Lot 872.

The unoccupied places, including lots 479, 487, 502, 505, 521 (Jack Longa's Place, no. 13), 520 (Mick Omedei's Camp, no. 14), 524 (Jim's House), 556, 856, 859, pt 1333 (Art's Place), and pt 1333 (Banjo's Place), are mostly interpreted places that are open to the public. They are more rustic in appearance with original fabric mostly in poor condition. The places are 'furnished', and other than relevant elements and surviving plants surrounding the dwellings, there are no gardens. There is only one exception to the corrugated iron cladding of all the buildings and that is the former headmaster's house on Lot 556, facing Johnston St on the corner of Otterburn St. This building is clad with weatherboards, but there is evidence of a fire within the building, and more recent damage, and it is in poor condition.

In general, the individual dwellings are in fair condition.

13.3 COMPARATIVE INFORMATION

Gwalia Townsite Precinct is the most comprehensive miners' settlement identified in the State to date. While a number of substantial gold mining towns have survived following the end of the gold boom, Gwalia is the only significant remaining example of early miner's camps.

On a national basis, there are other remnant mining towns in Australia, such as:

Beechworth, Victoria, a substantial 1850s and 1860s gold mining town that survives remarkably intact to the present, including a civic centre of predominantly 1850s granite public buildings, many commercial buildings, and a residential area of 1850s and 1860s cottages. These are more substantial than the shacks at Gwalia, primarily because they were constructed to withstand very cold winters in the area. The place is noted as the most intact gold-mining town in Victoria.

Hill End Historic Conservation Area, New South Wales, which comprises buildings of slab, wattle and daub, corrugated iron, weatherboard, stone and brick construction as well as evidence of mining activity, (1870s);

Sofala Settlement, New South Wales, comprising narrow streets of 1850s predominantly weatherboard houses, being the oldest former gold mining town in Australia;

Yerranderie Silver Mining Field, Oakdale, New South Wales, comprising shops, police station, courthouse, Church, post office and mine machinery, which are being developed by the current owner for education and tourism.

The landscapes of the New South Wales sites are hilly, with creeks, rivers and greenery, and the buildings are of a more substantial nature in general. Miners' settlements such as Gwalia did exist in eastern Australia, but are not extant.

13.4 REFERENCES

13.5 FURTHER RESEARCH
