



# 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)

- 3.21 Accommodating travellers
- 3.24 Treating what ails Australians

### HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 405 Sport, recreation & entertainment
- 404 Community services & utilities

#### 11.1 AESTHETIC VALUE\*

The place is a fine example of the Federation Queen Anne style. (Criterion 1.1)

*Success Hill Lodge* contributes to the streetscape and is a focus of the Success Hill area in Bassendean, being a two-storey commercial residential building in a predominantly single-storey residential and commercial area. (Criteria 1.3 & 1.4)

#### 11.2 HISTORIC VALUE

*Success Hill Lodge* was constructed in 1896, as the Lockeridge Hotel, in a suburb that was developing as a result of the rapid population growth caused by the gold boom. The site was chosen in an effort to take advantage of the holiday traffic on the Swan River and the Fremantle-Guildford railway line. (Criterion 2.1)

*Success Hill Lodge* was associated with the Salvation Army as part of their social welfare program, specifically the care of aged men and, to a lesser extent, women, from 1918 to 1947. (Criterion 2.3)

*Success Hill Lodge* has been associated with various branches of health care for much of its existence, having been a hospital in 1903, 1912-1914 and 1965-1973, aged men's home 1918-1947, and a psychiatric hostel since early 1980s. (Criterion 2.3)

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\* 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.

The original hotel building was designed by Clarence Wilkinson and E H Dean-Smith, who were in an architectural partnership from 1895 to 1900 and designed a number of residential and commercial premises in Perth and Fremantle during this time. (Criterion 2.3)

### **11. 3. SCIENTIFIC VALUE**

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### **11. 4. SOCIAL VALUE**

*Success Hill Lodge* is valued by the local and wider community for its ongoing associations with health care, and its earlier associations with aged care and education. (Criterion 4.1)

*Success Hill Lodge* contributes to the local community's sense of place by its landmark quality in a residential area, and for its early history as a hotel with a colourful reputation. (Criterion 4.2)

## **12. DEGREE OF SIGNIFICANCE**

### **12. 1. RARITY**

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### **12. 2 REPRESENTATIVENESS**

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### **12. 3 CONDITION**

*Success Hill Lodge* is in good condition.

### **12. 4 INTEGRITY**

*Success Hill Lodge* is a commercial building with a residential function. It has retained a high degree of integrity.

### **12. 5 AUTHENTICITY**

*Success Hill Lodge* has retained considerable original fabric. Although there have been several additions to the place, the original building has not had significant or structural alterations and the layout is mostly unchanged. The place has a moderate degree of authenticity.

## **13. SUPPORTING EVIDENCE**

The documentary evidence has been compiled by Irene Sauman, Historian. The physical evidence has been compiled by Laura Gray, Heritage Consultant.

### 13.1 DOCUMENTARY EVIDENCE

*Success Hill Lodge* comprises a single and double-storey brick and iron building constructed in 1896, and showing some characteristics of the Federation Queen Anne style, and two timber cottages (1896 and c. 1970s).<sup>1</sup> The place was built as the Lockeridge Hotel, to a design by architects Clarence Wilkinson and E. H. Dean-Smith.<sup>2</sup> It ceased to operate as a hotel in 1902 and has been, over the years, a hospital on three separate occasions, a girl's boarding school, Salvation Army men's home, a residence, and is currently a psychiatric hostel. *Success Hill Lodge* has been extended on at least two occasions, c.1970s and 1980s.

When the Swan River Colony was first established, the early land grants along the Swan River were laid out as ribbon grants, which allowed river access for the purpose of transport and water supply for all grant holders. The townsite of West Guildford (later Bassendean) was situated opposite the junction of the Helena and Swan rivers. Adjoining the townsite was J. Dodd's Location R. Dodd had built the Cleikum Inn on the Perth Road, which crossed through his land and led down to the ferry crossing on the Swan River. In 1836, the Inn and three scattered houses made up the whole of the West Guildford township.<sup>3</sup>

West Guildford did not develop until the goldboom era, when the huge increase in the State's population created demands for more and more residential development. Locations R, Q1 and Q2, surrounding the West Guildford townsite, were all subdivided during the 1890s. Lot 27, on which *Success Hill Lodge* is situated, was part of the subdivision of Location Q2. Location Q2 was a 40 acre villa lot granted to William Tanner in 1832. In 1852, Charles Pratt bought the land from Tanner's estate for £1 an acre.<sup>4</sup> Pratt left the land to his wife Anne, who in turn left it to her eldest grandson James Pratt Dempster.<sup>5</sup> He acquired the title in June 1887 and promptly sold it to Stephen Henry Parker and James Grave, who were already involved in other land investment in the area. Dempster provided Parker and Grave with a £700 mortgage on the land.<sup>6</sup>

Parker and Grave subdivided only a small portion of Location Q2, near the Swan River. In 1890, Grave bought out Parker's share and, in 1895, sold the property to Frank Wilson.<sup>7</sup> Wilson subdivided the land on Plan 1181, and called the subdivision 'Eden'.<sup>8</sup> Frank Wilson was a businessman, involved with the Canning Jarrah Timber Company, and Collie Coalfields Pty Company. He was a Perth City Councillor (1896-99), and was elected MLA

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<sup>1</sup> Apperly, R., Irving, R. and Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture: Styles and terms from 1788 to the present*, Angus & Robertson, Sydney, 1989, pp. 132-135.

<sup>2</sup> **Note:** The original spelling of the name 'Lockeridge' included an 'e', which was dropped when the name was given to a neighbouring suburb.

<sup>3</sup> Carter, Jennie, *Bassendean: A Social History, 1829-1979*, Town of Bassendean, 1986, pp. 31 & 42.

<sup>4</sup> Grant Enrolment 464; Deeds of Memorial Book 5 No. 74, 24 August 1852.

<sup>5</sup> Deeds of Memorial, Book 5 No. 293, Will and Testament of Charles Pratt, 28 December 1853; Book 7 No. 911, Will and Testament of Anne Pratt, 30 October 1866.

<sup>6</sup> Certificate of Title, Vol. 22 Fol. 207, 6 June 1887 & 19 October 1887; Carter, Jennie, op cit, pp.

<sup>7</sup> Certificate of Title, Vol. 22 Fol. 207, 7 January 1890 & 10 July 1895.

<sup>8</sup> DOLA Plan 1181, 30 September 1895; Carter, Jennie, op cit, pp.

for Canning (1897), for Perth (1901) and for Sussex (1904), and served two one-year terms (1910-11 and 1916-17) as Premier of Western Australia.<sup>9</sup>

Title for Lot 27 was first acquired by mining agent, Charles Henry Humphreys, on 1 May 1896.<sup>10</sup> Later that year, in October, the title of Lot 27 was transferred to Henry Ernest Parry, who added the adjoining Lot 26 to the parcel of land at the same time.<sup>11</sup> Transfer of ownership coincided with the opening of the newly constructed hotel.

On Thursday evening [1 October] a number of gentlemen assembled by invitation to celebrate the opening of the new hotel at Lockeridge, which is situated on the bank of the Swan at West Guildford. Mr H. E. Parry occupied the chair. Several toasts were proposed, including that of the proprietors, the landlord (Mr. C. Pressentin), the architects (Messrs Wilkinson & Smith) and the Press, all of which was duly responded to.<sup>12</sup>

Architects Clarence Wilkinson and E. H. Dean-Smith were in partnership together as Wilkinson and Smith from 1895 to 1900. The partnership was responsible for a number of buildings, among them: four houses and shops at the corner of Lake and Francis streets, two pairs of semi-detached houses in Francis Street and Delhi Square, five two-storey terrace houses in Adelaide Terrace, stabling and coach houses in Beaufort Street, and Philimore Chambers, the Hotel Fremantle, Literary Institute and Bank of Australia in Fremantle. Both architects were involved with the inaugurating committee of the West Australian Institute of Architects in 1896. Dean-Smith later went into partnership with Talbot Hobbs and W. J. Waldie Forbes, as Hobbs, Smith & Forbes.<sup>13</sup>

Lockeridge Hotel took its name from the nearby Hamersley property at Location P, which William Tanner had also owned and given the name 'Lockeridge'. The hotel was advertised in the *West Australian* in October 1896:

Lockeridge Hotel West Guildford. Situate [sic] on the banks of the Swan River, within a few minutes walk of the Guildford railway station. C. Pressentin, Proprietor (late of the Grand Hotel, Melbourne). This first-class Hotel is now open to the public, and is fitted with all the latest modern conveniences. Special inducements offered to boarders. Large airy Rooms. Magnificent views of the Darling Ranges and surrounding country. The finest & healthiest summer resort in Westralia. Horses & Buggies for hire. Boating, Fishing, Swimming. Picnic parties catered for. Cuisine Recherche. The best brands of Wines, Spirits, and Beer. Cab meets every train.<sup>14</sup>

Charles Pressentin took out a ten-year lease on the Lockeridge Hotel from 1 October 1896, at a yearly rental of £208 for the first two years, and £260 a year for the remaining eight, payable weekly.<sup>15</sup> He did not remain as long as that, however. In January 1898, ownership of Lockeridge Hotel was transferred to Kalgoorlie hotelkeeper Thomas Edward Thompson, and Pressentin had abandoned his lease by November.<sup>16</sup> A new one-year lease

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<sup>9</sup> *Australian Biographical Dictionary*, MUP, 1990, Vol. 12, pp. 520-521.

<sup>10</sup> Certificate of Title, Vol. 22 Fol. 207, 1 May 1896 & Vol. 83 Fol. 186, 1 May 1896.

<sup>11</sup> Certificate of Title, Vol. 83 Fol. 186 (Lot 27), 15 October 1896 & Vol. 98 Fol. 75 (Lot 26), 15 October, 1896.

<sup>12</sup> *West Australian*, Saturday 3 October 1896, p. 4.

<sup>13</sup> Morison, M. P. 'Immigrant Architects and Their Work, 1885-1905', Unpublished paper, p. 15.

<sup>14</sup> *West Australian*, 31 October 1896, p. 12.

<sup>15</sup> Certificate of Title, Vol. 83 Fol. 186 (Lot 27), & Vol. 98 Fol. 75 (Lot 26), 19 October 1896.

<sup>16</sup> Certificate of Title, Vol. 83 Fol. 186 (Lot 27), & Vol. 98 Fol. 75 (Lot 26), 5 January 1896 & 11 November 1896; *Wise's Post Office Directories*, 1897-1902.

was registered to Frederick Lawrence Webber, clerk of Fremantle, at a reduced rental of £156, payable monthly, but Webber did not last out the full year, surrendering his lease in August 1899.<sup>17</sup> The next lease was registered on 7 October 1901, to John Mitchell Young Stewart, for three years and one month. Yearly rental for the new lease was only £26.<sup>18</sup>

The substantial decreases in the rental amount, and the turnover of owners and lessees, indicate that the Lockeridge Hotel was not a prospering concern. The business was aimed at the picnic boating parties that were popular on the Swan River during the 1890s, and is claimed to have had 'a reputation among the locals as a favoured venue for honeymooners and "naughty weekends"'.<sup>19</sup> It has been suggested that James Grave was involved with the ownership of Lockeridge Hotel, and that it was a similar business to his Osborne Hotel in Claremont - a resort hotel ahead of its time. However, Grave's name does not appear on any title for Lot 27 after 1895, nor in any other connection with Lockeridge Hotel. The advertisements for both hotels do not bear any resemblance to one another or state any connection.<sup>20</sup> Whether Grave was a silent partner is not known. The Lockeridge Hotel did suffer the same fate as the *Osborne Hotel* - both failed as hotel businesses and became, for a time at least, girls' boarding schools.<sup>21</sup>

Lockeridge Hotel was purchased by John Tregarthen Short, on 15 October 1901. John Short lived on the other side of the Swan River at Guildford, and was Acting General Manager, later Commissioner, of Railways.<sup>22</sup> He followed up his purchase of Lots 26 and 27, with the later purchase of adjoining lots 19-25.<sup>23</sup> Shortly after his purchase of the Hotel he commissioned architect Austin Bastow to draw up plans for extensions which would enlarge the billiard room and saloon and add more bedrooms.<sup>24</sup> The work was not carried out, however, and by 1903, the place had ceased to function as a hotel. That year it is listed in *Wise's Post Office Directories* as 'Lockeridge (Govt) Hospital' with Mrs Blanche Ashton as matron.<sup>25</sup>

In 1904, the building was occupied as the Guildford Girls' High School under Miss Mary A. Bailey. The school catered for the daughters of farmers, pastoralists and the affluent middle class of Guildford. Its pupils included girls from the Lukin, Gull, Lefroy and Crossland families. The school catered for up to thirty boarders and an equal number of day students, and emphasised needlework, drawing, French, music and religious education. Enrolments declined with the establishment of Church of England girls' schools in the metropolitan area, and the school closed in 1910-11.<sup>26</sup>

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17 Certificate of Title, Vol. 83 Fol. 186 (Lot 27), & Vol. 98 Fol. 75 (Lot 26), 5 December 1896 & 29 August 1896.

18 Certificate of Title, Vol. 83 Fol. 186 (Lot 27), & Vol. 98 Fol. 75 (Lot 26), 7 October 1901.  
19 Battye Library MN1457.

20 Carter, Jennie, op cit, pp. 71; *West Australian*, 31 October 1896, p. 12.

21 Carter, Jennie, op cit, pp. 71. **Note:** The Osborne Hotel became the Loreto Convent school in 1901.

22 Certificate of Title, Vol. 83 Fol. 186 (Lot 27), & Vol. 98 Fol. 75 (Lot 26), 15 October 1901.

23 Certificate of Title, Vol. 499 Fol. 70, 23 September 1911.

24 'Plans for Proposed Alterations & Additions to Lockeridge Hotel Guildford for J. T. Short Esq', undated, Battye ACC 4614A.

25 *Wise's Post Office Directories*, 1900-1903; photographs, 1907, Battye 2276B & undated, supplied by Salvation Army Historical Society.

26 *Wise's Post Office Directories*, 1900-1912; Carter, Jennie, op cit, p. 212; Photograph, Battye 2276B.

Between 1912 and 1914, the place was occupied as the Lockridge Private Hospital, under Mrs L. Barker.<sup>27</sup> The place was then vacant for a few years during World War One until it was acquired by the Salvation Army for use as an Aged Men's Retreat.<sup>28</sup> This was the second Salvation Army men's home in the Guildford area, the first, 'Riversleigh' in Swan Street, Guildford, being opened in 1913. 'Riversleigh' had the distinction of being the first non-government home for aged men in Western Australia.<sup>29</sup> When the home opened in West Guildford it was run by Ethel Meerna Hasluck and his wife Patience, parents of later Governor General Sir Paul Hasluck. In his memoirs, Ethel Hasluck writes:

Our next appointment was to the Aged Mens Retreat. Here we spent over three years. The work was of a trying nature and took a lot out of us both. Some of the men arrived filthy covered with vermin ... I have had to give some a bath with disinfectant and a few a complete change of clothing... But work had compensation and a few conversions... The house itself had been a hotel a school a hospital [and] was empty for a long period and was very dirty and over run with vermin. I liked the work but saw many ways of improving the place for the betterment of the inmates. During the period I was there a new dining room was built some alterations to smoke room new lavatorys [sic] huge stumps removed.<sup>30</sup>

There is no evidence of these alterations in the existing fabric of the place, and the 1951 MWSSDD sewerage plan does not indicate any changes to the shape of the main building. The new lavatories would have been housed in a separate building at this time.<sup>31</sup>

Ethel Hasluck began his working life in the postal department at Coolgardie. He joined the Salvation Army late in the 1890s, and was involved in social welfare before serving as an officer at North Fremantle, York, Kalgoorlie, and as manager of the No. 2 Collie Boy's Home. After his three years at West Guildford, he worked in Perth and later returned to the Aged Men's Retreat twice as relieving officer for three weeks each time.<sup>32</sup>

The Salvation Army grew from the Christian Revival Association formed by Rev. William Booth in 1865. Originally formed to bring the Gospel to the people of London's depressed East End, it subsequently became involved in their social welfare at a time when improved social conditions were also being brought about by legislation. The name 'Salvation Army' was registered in 1880. The Salvation Army spread rapidly throughout the world, reaching Western Australia in 1891, with the influx of people to the goldfields. Its social work included men's homes, women's shelters, training farms, boys from courts, and youth hostels, etc.<sup>33</sup>

The philosophy of the Salvation Army was 'salvation of the soul is the key to salvation of the body', so the homes and hostels were also the venue for religious meetings. In 1923, a meeting held at Bassendean Aged Men's Retreat saw the swearing in of two young women as Salvationists. 'The

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27 *Wise's Post Office Directories*, 1910-1915. **Note:** The 'e' in 'Lockeridge' is also dropped at this time.

28 Certificate of Title, Vol. 699 Fol. 51, 31 October 1918, includes Lots 19-27.

29 *Swan Express*, 7 February 1913.

30 Hasluck Papers, Vol. 1, pp. 96-97, provided by Salvation Army Historical Society WA Chapter.

31 MWSSDD Sewerage Plan 3127, amended 7 May 1951; Photographs, 1907, Batty 2276B & undated, supplied by Salvation Army Historical Society.

32 Hasluck Papers, op cit, Vol. 1, p. 113b.

33 Sandall, R. & Wiggin, A. R. *The History of the Salvation Army*, 4 vols, Vol. 1 pp. 34-36, 228; Vol. 3. pp. 119, 285-6; Vol. 4. p. 94.

meeting was attended by nearly all the old gentlemen, who took a very keen interest in the proceedings'. On another occasion, the Commissioner presented a number of books towards a library for the Home.<sup>34</sup>

During at least part of the Salvation Army's ownership a small corner of the larger site, on Lot 19, was occupied by a Women's Eventide Home, as far removed from the Men's Retreat as physically possible. The building occupied by the Women's Home is shown on the 1951 sewerage plan as a small timber building. This land is not part of the current site.<sup>35</sup>

In 1947, the Salvation Army sold the property to Herbert Nathaniel Moore, and two years later it was purchased by Nicholas Glaris, a storekeeper in Carnarvon.<sup>36</sup> During Glaris' ownership, Lots 19-24 were sold off separately, leaving Lots 25-27, the current site for the place. The main building appears to have been occupied as a residence during this period. Ruby Glaris is listed on the electoral rolls as residing at River Street from at least 1950 to 1959, and the Bassendean Rate Books for 1952-53 list the place as a residence with Ruby Glaris as proprietor/occupier.<sup>37</sup>

In 1967, the property was purchased by Robert and Irene Matthews and the buildings were used as a private hospital, known as Amevo Hospital. The address for Amevo Hospital is given as 5 Eighth Ave in the Telephone Directory and 20 Anzac Terrace in the Rate Books.<sup>38</sup> The Matthews appear to have leased the building out, as the Rate Books also note: 'Rates to Rev. Firman, 5 8th Ave'. During the Matthews ownership, a single storey extension was added on the west (Eighth Ave) frontage, off the kitchen verandah, and a second timber cottage was built north of the 1896 cottage.<sup>39</sup> It is not clear when the extra bathroom facilities were fitted on the upper floor of the main building, but this could have been done at an early date, as the original building had only one small bathroom for 11 bedrooms. At the very latest, it would have been part of the c. 1970s upgrading to outfit the place with the facilities required for its hospital function at that time.<sup>40</sup>

In 1980, the property was purchased by Brian and Charalon Hooper. They first occupied the building themselves and then registered it as a psychiatric hostel called Riverside Lodge. In 1986, the Hooper's daughter, Susan, and her husband, Franco Di Paolo, purchased Riverside Lodge.<sup>41</sup> In the 1980s, another single storey extension was added on the west side, comprising a two bedroom apartment which has since been altered internally to provide more bedroom accommodation. This extension may have originally provided accommodation for some of the staff, who would have had their meals provided from the main kitchen, hence the lack of a kitchen in the extension. The building continued to be run as a psychiatric hostel, but the Di Paolo's changed the name to *Success Hill Lodge* to avoid confusion with another

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34 *The War Cry*, 15 September 1923, p. 11. **Note:** West Guildford was renamed Bassendean in 1922.

35 Town of Bassendean Rate Books, 1944-45; MWSSDD Sewerage Plan 3127, amended 7 May 1951.

36 Certificate of Title, Vol. 699 Fol. 51, 31 October 1947, 24 August 1949.

37 Town of Bassendean Rate Books, 1951-1953; Legislative Assembly Rolls, Guildford-Midland 1950-1961.

38 Certificate of Title Vol. 1295 Fol. 950, 27 April 1967; Town of Bassendean Rate Books, 1973; *West Australian Telephone Directories*, 1966-1973.

39 See development sequence in physical evidence.

40 Information provided by physical evidence.

41 Certificate of Title Vol. 1295 Fol. 950, 31 March 1980 & 29 December 1986; information provided by current owner Howard Bough.

establishment near Guildford Bridge, known as Riverside Home.<sup>42</sup> *Success Hill Lodge* changed hands again in 1993, when purchased by current owner, Robert Bough, through his business Visionline Enterprises Pty Ltd.<sup>43</sup>

*Success Hill Lodge* continues to be run as a psychiatric hostel and currently houses forty seven residents.

### 13. 2 PHYSICAL EVIDENCE

*Success Hill Lodge* is located on River Street with the main street fronts facing Anzac Terrace to the south and River Street to the east, with rear access and side view on Eighth Avenue to the west. The place comprises the original two storey building with attached single storey kitchen and verandah (1896), two periods of single storey extensions (c.1970s, 1980s) and two separate single storey timber framed and clad buildings (1896 and c.1970s) adjacent on the north side.

The original building addresses the south east corner of Anzac Terrace and River Street frontages and has a commanding presence over the single storey residences in the surrounding area. The land slopes several metres over the site from north to south. The street boundaries are delineated by fences: chain link rail fence along the Eighth Avenue frontage, white painted gothic picket fences along Anzac Terrace and the 'front' of River Street, closed timber picket fence for the remainder of the River Street boundary, and Hardiflex fencing along the north boundary. The rear of the site (north) is relatively level with some sparse grassed areas, but mostly gravel on the west side providing an informal parking area. There is a paved barbecue area behind the cottages, on the east side. Around the street frontages of the main building, the area is sloped and grassed. There are a number of mature plantings on the site. A row of Jacaranda trees follow the Eighth Avenue fence line, together with some Lilly Pillies. Various other plantings obstruct the street view of the place.

*Success Hill Lodge* displays characteristics of the Federation Queen Anne style.<sup>44</sup> The building is set back from the street frontages within a garden setting. The domestic style building is asymmetrical, but balanced about the two main street frontages. The roof is hipped with a gable feature on the south frontage, the corresponding north side, and a gablet on the truncated corner front. The chimneys are tall. The building is a traditional brick structure with timber floors and verandahs that wrap the corner at both levels.

The original brick structure has a rendered exterior that has been finished in an ashlar detail. The window sills and heads are half timbered with a rough cast render finish. The gables and gablet are finished with rough cast render and detailed with vertical spaced timbers. The original verandah balustrades and valance have been replaced by horizontal railings and flat battened sheets, although most of the turned timber posts are still in place, some have been replaced by 100mm square timber posts. The only obvious alteration is the enclosure of the ground floor Anzac Terrace portion of the front verandah and the installation of a staircase in that vicinity. The enclosure facilitated the kitchen functions, and storage areas have been enclosed under

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<sup>42</sup> Information provided by current owner Howard Bough. He may be referring to Two Rivers Lodge, formerly the Cleikum Inn, near Guildford Road Bridge.

<sup>43</sup> Certificate of Title Vol. 1295 Fol. 950, 12 March 1993.

<sup>44</sup> Apperly, R., Irving, R. and Reynolds, P. op cit



the timber staircase. The cellar door is located in that vicinity. The cellar was unavailable for inspection, but is still a functional storage space.

The c.1970s extension on the west of the original building, facing Anzac Terrace, is a brick building on a limestone foundation. The face brick is painted. The extension is rectangular in plan, adjoining the original building along the west side of the original kitchen verandah, with a 2 metre setback from the existing dining room. The gable roof is low pitched at about 5 degrees and clad with metal deck sheeting.

The 1980s extension adjoins the west side of the original building. Similarly it is a brick construction with a rectangular floor plan. The hipped roof is pitched at approximately 45 degrees and is clad in long sheets of Colorbond metal deck sheeting.

The cottages are timber framed, weatherboard clad and both have corrugated iron roofs, laid in short sheets and painted. Cottage 1 (1896) nearest the main building, has a gable roof and the original timber framed double hung sash windows, some with 12 pane glass. Cottage 2 (c. 1970s) has a hipped roof, aluminium framed sliding windows and extensions along the south side.

The entry of the main building is located on the River Street frontage. It is accessed by a concrete ramp which leads up to the timber verandah. Horizontal timber rails have replaced the original verandah balustrade, and the 75mm floor boards are not original. The timber framed glass panelled door is recent fabric, surrounded by sidelight panels and the original geometric design fanlight. The entry door opens into a wide hallway with rooms each side, the staircase ahead, and extensions beyond the original hallway. The ground floor of the original building has the main structure intact. With the exception of the entry, the ceilings have been replaced and there are no cornices. The walls are hard plaster and mostly intact. The floors throughout are the original tongue and groove pine boards. The main entry is delineated by the double cornice ceiling line and the decorative flat arch opening through to the staircase and remainder of the hall. The skirtings are timber to a height of approximately 45mm.

The first door to the north of the hall leads to the office. The fireplace is boarded over, the door has been replaced with half doors, and the remainder of the room is unchanged except for the ceiling. To the south of the hall is the kitchen. Similar to the office, the door has been replaced by half doors. A servery opening has been made in the wall between the kitchen and the dining room, and several modifications have been made on the south wall to accommodate the basic kitchen fit-out.

The next door on the southern side of the hall leads to the dining room. The fireplace and timber mantelpiece are still intact. The ceilings have been replaced with plasterboard sheets and battens over; otherwise the room is intact. Doors further along the northern side of the hall open into a series of bedrooms and a living room. The living room has a stud wall partition and the fireplace and mantelpiece are still intact. Others have been boarded over.

The original staircase is on the southern side of the hall, adjacent to the dining room wall. It is a decorative timber staircase with turned timber balusters. All the timber has been painted and the stairs are carpeted. A change from timber floor to concrete floor signals the beginning of the southern extension. The original pantry and kitchen to the north are now both bedrooms. The original kitchen fit-out has been completely removed although there is evidence on the floor (under the carpet) to indicate where the fireplace was

located. A timber framed window c.1970s has been installed into the wall where the chimney and fireplace were.

The c.1970s southern extension comprises a series of bathrooms, the laundry and one bedroom, with a central corridor off the main hallway. The rooms have 2.4 metre high ceilings finished in gyprock. The walls are hard plaster, the windows have sliding aluminium frames, and the floors are concrete. The next door on the left opens into a large courtyard surrounded by a 1.5 metre high brick wall. The courtyard is paved and provides a drying space.

On the northern side of the hallway, a corridor leads to an external door. The next door on the left enters the 1980s extension wing. It has a living space and three bedrooms to the north and one to the south, next to a bathroom. The ceilings are approximately 3.5 metres high. The floors are concrete, walls are hard plaster, and there are no decorative elements. Plans for this extension show that the area occupied by the first two bedrooms was originally part of a larger living/dining area, but there is no physical evidence to indicate this.

Upstairs the tongue and groove pine floor is in place throughout, except in the bathrooms. There are no original ceilings. The verandah ceiling is lined with the original match board that has been painted. One French door is still intact, another from the corner room has been removed and replaced with a window. The main corridor has a similar detail to the entry directly below, with the arched detail and entry door, except it doesn't have any ceiling detail and it has a different geometric stained glass window.

The first room on the north of the hall has been divided into two rooms with the installation of a stud wall and two flush panel doors. The remaining upstairs rooms are intact except for boarded fireplaces. The bathroom facilities along the west wall have been upgraded recently and a wall has been altered. The original floor plan shows that this bathroom area was originally part of two bedrooms, the corner bedroom having been reduced in size. There is nothing to indicate when the original alteration to these rooms was carried out. Above the main staircase is a smaller staircase accessing the attic which was unavailable for inspection.

The access on the north side at ground level, opens onto a covered patio area along the north wall of the place. The area is bounded by a retaining wall along the north side. Several steps lead up to another verandah area enclosed by timber lattice on the west side, fronting the two timber framed cottages on the east. Cottage 1 has a central door opening into a corridor with rooms off each side. A number of partition walls have been installed. The bathroom fit-out is recent. The ceilings are replacements, but the floors are the original tongue and groove pine, which matches the floors in the main building.

Cottage 2, setback one metre from cottage 1, has the entry on the south side and a corridor along that side to access two rooms with bathroom facilities at the rear. Along the south side, a steel framed extension provides two more bedroom accommodations.

The place is well maintained and has retained a high degree of integrity. The original building evidences a medium degree of authenticity.

### 13.3 COMPARATIVE INFORMATION

Federation Queen Anne was a popular architectural style in the 1890s and early 1900s, for domestic buildings constructed on large suburban lots, and buildings which had a residential function, such as hotels and institutions. Examples of single and double-storey residences in the style can be found in the middle-class suburbs which developed during this period such as Mt Lawley, and in country homesteads such as *Telyarup*, Gnowangerup, and *Lynwood Homestead*, Middle Swan.<sup>45</sup>

The brick and iron, two-storey residence known as *Earlsferry*, at 1 Earlsferry Court, Bassendean, is a local example of the style.<sup>46</sup> *Earlsferry* was built in 1902, for John Treggerthen Short who owned *Success Hill Lodge* at that time. Institutional buildings such as the former *Castledare Boys Home*, Wilson and *Catherine McAuley Centre*, Wembley, and hotels such as *Brighton Hotel* and *Peninsula Hotel*, Mandurah, were also constructed in Federation Queen Anne style.<sup>47</sup>

### 13.4 REFERENCES

No key references.

### 13.5 FURTHER RESEARCH

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<sup>45</sup> HCWA Files 03417 & 03542.

<sup>46</sup> HCWA File 00128.

<sup>47</sup> HCWA Files 04579, 08883, 01486 & 01487.