



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)

- 3.4.4 Making forests into a saleable resource
- 4.5 Making settlements to serve rural Australia
- 8.14 Living in Country and rural settlements

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 107 Settlements
- 304 Timber industry

11.1 AESTHETIC VALUE*

Pemberton Timber Mill Workers' Cottages Precinct is a large collection of simple, well proportioned workers cottages, dining room and boarding house, together with a mill manager's house and outbuildings in the Federation and Inter-War Bungalow styles, framed and clad in karri with iron roofs. The cottages have outbuildings constructed in the same materials giving the diverse style strong visual coherence. Though all of these buildings are simple, they are elegant and their collective visual impact is significant. (Criterion 1.1)

Pemberton Timber Mill Workers' Cottages Precinct includes a collection of standard pattern houses, competently designed and executed, and in general the group has been maintained in a consistent manner. The skill of execution of the original work to the cottages is of a high order and that of the outbuildings more suggestive of the do-it-yourself ethic to a consistent standard. Generally outbuildings were erected by occupants using a narrow range of designs and the same materials as the houses; these structures are a harmonious part of the historic precinct. (Criterion 1.2)

Pemberton Timber Mill Workers' Cottages Precinct is set on the side of a hill rising above the mill and has a re-growth timber backdrop. Viewed from the western approach to the town, the group contributes to a picturesque cultural environment. (Criterion 1.3)

Pemberton Timber Mill Workers' Cottages Precinct is a substantial collection of buildings representing a range of aspects of mill town life, built and maintained to a small number of consistent patterns, and these elements collectively form a significant intact timber townscape. The railway track and

* 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.

its organising influence, together with the intensely visually rich rear laneways contribute significantly to its overall townscape value. (Criterion 1.4)

11. 2. HISTORIC VALUE

Pemberton Timber Mill Workers' Cottages Precinct is significant as timber workers' accommodation built by State Saw Mills over a period of c. 40 years from 1913-14, which was modeled on the townsite development of timber towns as developed in the late nineteenth and twentieth centuries by private enterprise. (Criterion 2.1)

Pemberton Timber Mill Workers' Cottages Precinct is significant for its development as an integral part of the timber industry in the South-West of Western Australia, the initial period being directly related to State Saw Mills' contract to supply sleepers for the Transcontinental Railway. (Criterion 2.2)

Pemberton Timber Mill Workers' Cottages Precinct was developed as an integral part of State Saw Mills' development of its operations in the South-West from 1913-14 to 1961, and subsequently has continued as a mill workers' precinct under Hawker Siddeley and later Bunnings, now Sotico, throughout the remainder of the twentieth century and into 2002. W. Properjohn was involved in the selection of the site, supervision of initial stages of building, and as the initial Manager at Big Brook, was the first occupant of the Manager's House. (Criterion 2.2)

Pemberton Timber Mill Workers' Cottages Precinct was laid out to a similar plan to earlier mill precincts developed by private enterprise. The main distinction is the use of karri timber, the readily available local timber, whilst most mill buildings elsewhere make use of the most readily available timber in those localities, generally jarrah. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Pemberton Timber Mill Workers' Cottages Precinct is valued by the community of Pemberton, the Shire of Manjimup and the wider community of Western Australia for social and cultural reasons, as evidenced by its inclusion on the National Trusts of Australia's list of endangered places in August 2002. (Criterion 4.1)

Pemberton Timber Mill Workers' Cottages Precinct contributes to the community's sense of place as an integral part of the mill town around which the town of Pemberton has developed and in its contribution to the tourism value of the town, as evidenced by community concerns expressed in regard to its future, and by its inclusion in the Municipal Heritage Inventory. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Pemberton Timber Mill Workers' Cottages Precinct is a substantial and relatively intact group of mill workers cottages including related structures. Its comparative size and degree of intactness are rare. (Criterion 5.2)

Pemberton Timber Mill Workers' Cottages Precinct demonstrates workers' and management residential accommodations, its physical nature, its location in relation to the mill, and the social hierarchy amongst mill employees. As the timber industry restructures and mill cottages have been disengaged from their direct relationship to their mills, the way of life and uniform management regimes are becoming increasingly rare. (Criterion 5.2)

12.2 REPRESENTATIVENESS

Pemberton Timber Mill Workers' Cottages Precinct, together with the mill hall in Brockman Street just outside the study area, is a substantial collection of buildings representing a range of aspects of mill town family life, built and maintained to a small number of consistent patterns. The collection represents boarding house conditions, simple worker's family cottages and a mill manager's house. The only element of living in a timber town that is not represented in the group is the single men's camp, though a few of these survive outside the study area. The historic precinct is important for the range of accommodation that it represents, as well as the way in which it represents the lifeways of timber workers through time. (Criterion 6.2)

12.3 CONDITION

Pemberton Timber Mill Workers' Cottages Precinct have been maintained to consistent standards through time. Some programmes have resulted in timber joinery being replaced with aluminium joinery and there are some instances of weatherboards being painted. This work has ensured that the cottages have continued to remain in good condition. Most fabric is in generally in good condition.

12.4 INTEGRITY

Practices have changed through time, so that with the decline in the number of workers required at the mill, the number of mill workers occupying the cottages has diminished. The dining room of the historic precinct is used as a restaurant and the mill manager's house is used by Robert Mills, the mill manager as his residence. Almost all cottages are occupied and are used as residences. *Pemberton Timber Mill Workers' Cottages Precinct* retain a high degree of integrity.

12.5 AUTHENTICITY

Some programmes have resulted in some timber joinery being replaced with aluminium joinery and there are some instances of timber weatherboards being painted. Roofs have been replaced with zincalume custom orb and gutters replaced with Sheerline profiles. Fences have evolved through time and plantings have changed, with the disappearance of the pines in the streets and the loss of many of the fruit trees in gardens. Most places have skillion-roofed additions and there have been internal alterations to some places. Consistent maintenance has contributed to most of the authentic fabric being retained, so that most places in the group retain a high degree of authenticity.

The collection of buildings and elements as a whole including cadastral layout, rail tracks, laneways, and buildings remain largely intact as a precinct.

13. SUPPORTING EVIDENCE

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

A map of the recommended precinct is attached.

13.1 DOCUMENTARY EVIDENCE

Pemberton Mill Workers' Cottages Precinct is a complex of single storey timber weatherboard residences including related structures with corrugated iron roofs in the Federation Bungalow and Inter-War Bungalow style in Pemberton, in Broadway, Brockman, Dean Street, Pine, and Kelly Streets and, Karri Rise. The cottages were built by State Saw Mills from c. 1913-14-20, 1924-26, and c. 1951 to accommodate workers employed at the Big Brook (Pemberton) timber mill. The Pemberton Mill was erected in 1913 on Reserve 16354, held by the State Saw Mills on a 999 year lease. The group includes a mill manager's house, teacher's house, former dining room, former boarding house and church.

From the earliest period of European settlement at the Swan River Colony, timber was cut for building. In 1833, J. H. Monger opened a wood yard at Mount Eliza offering timber for sale. In 1836, samples of Swan River mahogany (jarrah) were sent to London, where they were received with enthusiasm, and export of timber from the Colony commenced in the same year. Jarrah was the predominant native timber utilised in the Western Australian timber industry through the nineteenth and twentieth centuries. The value of timber exports increased steadily through the nineteenth century, to eventually peak at more than 13,619,850 cubic ft. in 1912.¹

In 1854, H. Yelverton established a timber mill at Quindalup, near Busselton, the first steam timber mill of any size in the Colony.²

In the early 1860s, Edward Revely Brockman established a pastoral station on the Warren River, in the present day Pemberton district. Circa 1862, Pemberton Walcott (later Inspector of Pearl Fisheries and explorer of note) took up land in the district, on the northern outskirts of the later government townsite of Pemberton (1923), which was named after him. Within two years, he lost most of his cattle to Coast Disease, and departed the district.³

In the early 1890s, the Millar brothers recognised the potential of karri as a hardwood, which they cut at their two Torbay mills to supply timber for the new harbour works in Melbourne. Through their London representatives, they sought to interest English and European companies involved in railway, dock and harbour construction in the timber. In the mid 1890s, the Millars cut karri in the Denmark area.⁴

Through the late nineteenth century and into the early years of the twentieth century, there was little European settlement in the Pemberton district, which at that early period was known as Wandergarup, the Aboriginal name for the place meaning 'plenty of water'.⁵ This was the name given to their property by one of the first European families to take up land in the district in the first decade of the twentieth century, the Thomsons, after whom Thomson's Hill was named.⁶

¹ Evans, H. D. *Pioneering in the Karri Country* p. 8 and p. 14.

² Evans, H. D. op. cit., p. 8.

³ Evans, H. D. op. cit., pp. 1-5.

⁴ Thomas, W. C. 'Mills and Men' in *The Western Mail* 30 March 1939, p. 12; and 'Outlines of the Timber Industry in Western Australia' in *Early Days RWAHS* Vol. 1 Pt. V (1929) pp. 39-41.

⁵ Daubney, Alison (Ed.) *Pemberton: Family Stories* ...Introduction.

⁶ *ibid.*

In 1906, there was discussion regarding the possibility of the State Government entering into the lucrative timber industry. Further encouragement was given to this proposal when the New Zealand government opened a timber mill at Hakahi in 1908. Through 1910-11, under Premier Frank Wilson, a colleague of the saw millers, it appeared unlikely that the proposal would be implemented. However, in 1911, Labor won a landslide victory at the State elections under Jack Scaddan, who supported the idea, especially with a view to winning the contract to supply sleepers and timber for the Transcontinental railway. Previously a sawmill had been established at Banksiadale, near Dwellingup, to supply the Western Australian Government Railways with jarrah sleepers and timber.⁷

The State's private enterprise sawmillers bitterly opposed the proposed entry of the State into the timber industry, but to no avail. The Government claimed that the State's entry into the timber industry would prevent Millars' 'Combine' from developing a monopoly, enable a reduction in retail prices, and utilise otherwise 'wasted' timber. By August, Scaddan's Government, possibly aided by a sympathetic Federal Labor ministry, had secured the contract to the Commonwealth Government for the supply of 1.4 million karri sleepers for the Transcontinental railway. On 30 December 1912, the Government Trading Concerns Act was passed, under which various State operated businesses would be established, including sawmills, brickworks, a shipping line, hotels, butchers' shops and secondary schools, including Modern School (later Perth Modern School).⁸

Following the extension of the railway line to Manjimup (1910), there had been an influx of European settlers into the district, but the population remained sparse and scattered. To supplement their farming activities, most relied on work on road contracts and possum trapping.⁹

In 1913, State Saw Mills commenced in business with the purchase at a cost of £80,000 of South-West Timber Hewers' Co-operative, which had mills at Holyoake, having begun production at Lucknow, near Collie, in 1908.¹⁰

In 1913, work commenced on the construction of Deanmill (No. 1), named after the construction engineer, A. Dean, at Manjimup, and twin mills (No. 2 and No. 3) at Big Brook (Pemberton), at an estimated cost of £138,000. Heavy rains held up construction, the mills were not completed within the anticipated period, and the commencement of operations was delayed. Consequently, the initial deliveries of railway sleepers were late. There were also disputes over shipping facilities and sleeper prices with the Commonwealth Government, in particular after the election of a Federal Liberal government in 1913. The State Government sought to arrange shipping outside the Australian Shipping Conference, which had links with the 'Combine', for whom the cost of freight was lower than for State Saw Mills.¹¹

In March 1913, the first store at Big Brook was opened by Thomson Bros. and Spurber. This continued in operation until superseded by State Saw Mills' Mill Store.¹²

⁷ Mills, Jenny *The Timber People: A History of Bunnings Limited* (Bunnings Limited, Perth, 1986) p. 51.

⁸ *ibid*, pp. 51-52..

⁹ Evans, H. D. *op. cit.*, p. 7.

¹⁰ Southcombe, M. R. H. *Steam in the Forests* (Hesperian Press, Victoria Park, W. A.) pp. 89-90.

¹¹ Southcombe, M. R. H. *op. cit.*, p. 110; and Mills, Jenny *op. cit.*, p. 52;.

¹² Evans, H. D. *op. cit.*, p. 9. Note: Spurber changed his name to Thomson in order to enlist in

By June 1913, 19 and one half acres of land had been cleared towards the establishment of the mill and associated buildings. By July 1913, a spot mill was established, on a site selected by Messrs. Properjohn and Studdard, who followed Surveyor Merry in the site selection and timber assessment. William Joshua Properjohn (b. Capel, 1869) was an experienced timber man, having commenced work in the timber mills of the South-West aged 13. He continued with State Saw Mills to 1924.¹³

The mill site selected at Big Brook was in accord with well established practices in the Western Australian timber industry. Thus the timber mill and its associated buildings was located in a valley to ensure a regular supply of water and as logs could be more easily rolled down hill to the mill site. The sites for the buildings to accommodate employees were located on rising ground in proximity to the mill site.¹⁴

The spot mill supplied the bulk of the timber required to build the first mill. Initially, the timber workers were accommodated in bush camps and temporary accommodation. The first women associated with the timber mill also arrived at this period, and made their temporary homes in the bush. They were Mrs. Crosset, who established the first bush boarding house, Mrs. Guppy and Mrs. Pitcher, who were joined sometime later by Mesdames Robinson, Emery, Curo, Johnson and Baskerville. The first timber was felled by broad axes and cross cut saws from the area known as Thomson's Hill, from which 4,000 loads were taken at a payment to Bill Thomson of 1s. per load. The timber was brought down past the later recreation ground, over the river and onto the mill, where it was milled for the construction of the mill buildings and housing for the workers. The mill and all associated buildings, including housing were built on a portion of Nelson Location 7368 (leased for 999 years from 1 October 1915). State Saw Mills also purchased Nelson Location 972 from Bodo William Spurber in 1914 at a cost of £400.¹⁵

From 1913-14, the mill and associated buildings at Big Brook, and the timber town that was developed in association with them, were modeled on those already established by private companies, and similarly the buildings were built by the company's workforce. Thus the mill site included the mill, locomotive workshops and loco. sheds, stables &c. Accommodation was built, using the local timber, which was usually jarrah, but in this instance was karri. These buildings comprised single men's huts, a small number of three room dwellings for married couples, known as the honeymoon cottages, four room cottages for family accommodation, boarding houses, and, located nearby, on a slightly higher level of the hill above the workers' cottages, the manager's house for Mr. Properjohn, and a staff house to accommodate

World War One. In the Inter-War period, he worked for a period at the Mill Store at Pemberton, before opening his own business. (ibid.)

¹³ Erickson, Rica (Ed.) *The Bicentennial Dictionary of Western Australians pre-1829-1888* (University of Western Australia Press, Nedlands, 1988) p. 2541; Dave Thomson op. cit., p. 15; H. D. Evans in Daubney, Alison (Ed.) p. 9 and 'Pemberton' Battye Library PR 8679/PEM; and Kelly, Roy in ibid, p. 9;

¹⁴ Reg Eastcott in Fortune, G. 'Yarloop: A Town to Remember' ms. donated to Yarloop Workshop Preservation Group (1997) p. 719; and Roy Kelly, conversation with Robin Chinnery, 28 August 2002.

¹⁵ Crown Lease No. 247/1996. Correspondence between U/Sec. Lands and Gen. Mgr. State Saw Mills, in SROWA AN 172/1Acc. 1060 Item 979, 16 June 1948 and 20 October 1949; Evans, H. D. op. cit., p. 7 and p. 9; Dave Thomson op. cit., p. 15; H. D. Evans in Daubney, Alison (Ed.) p. 9. Note: a note from Mrs. Ford (1964) appended to H. D. Evans 'Pemberton' op. cit., states that a considerable amount of the timber for the first spot mill and early residences was carted to Big Brook from Boyup Brook.

visiting staff and/or guests. The accommodation buildings were timber framed, clad with karri timber weatherboards, the interior lined with timber wainscot and plasterboard above, with plasterboard ceilings, and iron roofs. There was a fireplace in the living room, and a wood stove fitted in the kitchen. All the houses had a front verandah. A wash house and a closet, also of timber and iron construction, were located in the rear yard. The first houses were built along the street nearest to the mill site, which is now named Broadway. An early photograph shows some of the first houses under construction.¹⁶ Another early, undated, photograph shows houses in present day Broadway viewed from the south, the railway line between those houses and the rear of houses in Pine Street.¹⁷

The boarding houses comprised barracks to accommodate single mill workers, foresters and the occasional traveling salesman. They provided cheap basic accommodation, cheap meals in the dining room, and were 'robust establishments'.¹⁸ For many years, Mrs. McCall ran one boarding house, and Mrs. Church the other, which was later run by Dolly Vivian.¹⁹

Two rows of single men's huts were built on sloping ground to the rear of the mill with an unmade roadway between the rows. They were small, single room huts, 10ft. x 9 ft., of timber construction with iron roofs, similar to those at other mill towns. Communal toilets and showers were located down near the mill's boiler room.²⁰ The separation of single men's quarters from married workers' accommodation was typical of such developments in timber towns of the South-west of Western Australia, as was the siting of these quarters in close proximity to the mill. Yarloop retains some of these quarters, currently known as 'Happy Valley'.

In early 1914, the railway line between the railhead at Jarnadup (later Jardee) and Big Brook was completed, where No. 2 mill, under the supervision of Mr. W. J. Properjohn, commenced operations.²¹

On 28 January 1914, the sleeper contract was canceled. In March, a conference was held between Premier Scaddan and Prime Minister, Joseph Cook. It was proposed that a Royal Commission be appointed to inquire into powellizing karri. Powellizing was a process of treating timber with an arsenic compound that was effective against termites. A new contract for 500,000 karri sleepers, one third of the original contract, was signed in March 1914. Problems with termites attacking the karri sleepers were overcome with the introduction of powellizing, and the establishment of a powellizing plant further increased the workforce at Big Brook.²²

By June 1914, 67 acres had been cleared, grubbed off, and burnt off for the establishment of the mill and associated buildings. A dam had been built in a gully about 30 chains from the mills, across Lefroy Brook, and water gravitated from there to the elevated service tanks at the mills. The whole of

¹⁶ Kelly, Roy in Daubney, Alison (Ed.) *ibid*, p. 9; *Tall Trees ... op. cit.*, p. 31, and photograph p. 9; Roy Kelly, conversation with Robin Chinnery, *op. cit.* Note; All the mill workers' houses were built by company employees, other than the last four rows of houses built in Swimming Pool Road which were built on contract at a later period. They differed from the earlier houses as they had metal chimneys, whereas all the earlier company built houses had brick chimneys. (Roy Kelly, *ibid*.)

¹⁷ Courtesy of Roy Kelly.

¹⁸ *Tall Trees ... op. cit.*, p. 47.

¹⁹ *ibid*.

²⁰ Kelly, Roy in Daubney, Alison (Ed.) *op. cit.*, p. 29; and *Tall Trees ... op. cit.*, p. 33.

²¹ Evans, H. D. *op. cit.*, p. 9.

²² Southcombe, M. R. H. *op. cit.*; and Mills, Jenny *op. cit.*

the mills, the powelliser, and the mill cottages were reticulated. The accommodation erected to this date comprised 26 ordinary cottages, 27 single men's huts, whilst two further cottages were partly completed.²³ State Saw Mills Accounts to 30 June 1914, include expenditure of £438 12s. 2d. for cottages and huts, and £1 15s. 7d. for fencing cottages.²⁴ These first 26 cottages form the first stage development of the area being assessed. Those extant in 2002 are located in Broadway, Pine and Kelly Streets. (See Physical Evidence.)

Future reports were less detailed and do not provide a precise breakdown of development at the place. However, State Saw Mills Annual Accounts (1914-15) include £231 2s. 10d. for building the superintendent's house (i.e. the manager's house), £785 3s. 10d. for cottages, and £137 5s. 6d. for building the No. 2 boarding house. Fifteen years was the estimated life of the buildings erected by 30 June 1915.²⁵

In 1914, an orchard and vegetable garden was established by State Saw Mills, with the intention of growing local produce for the community, and a small playing field was constructed.²⁶

In 1915, No. 3 Mill, also at Big Brook, commenced operation. At its peak, State Saw Mills' No. 3 Mill at Pemberton, produced 42,000 super feet of timber per day from 400 tons of logs, and was the biggest mill in Australia. Following the completion of the Transcontinental railway line, and through the remainder of the World War One period, there was a period of stagnation in the Western Australian timber industry.²⁷

Within State Saw Mills, as in other Western Australian timber companies of the twentieth century, many employees remained with the company throughout their working lives. Many of their sons followed them into the industry, with family members often working for generations in the town. Thus at Pemberton there are a number of families who have worked at the timber mill for generations, some since 1913-14, and who have lived much of their lives in the mill workers' cottages. The community that developed through the twentieth century is close knit, takes pride in their heritage, and is deeply concerned for the future of the mill workers' cottages.²⁸

In 1919, No. 2 Mill and Case Mill burnt down. They were re-built, and re-commenced operations 12 months later.²⁹

In 1920, the Rate Book records two 14 room boarding houses, 37 single-men's huts (an increase of 10 from June 1914), two two-room houses (no longer extant in 2002), 12 three room houses, 33 four room houses, and the manager's seven room house. Therefore, 20 of these houses were built after mid 1914.³⁰

²³ PWD Report 1914 in *Votes and Proceedings* 1915, pp. 22-23.

²⁴ Annual Accounts State Saw Mills SROWA AN 17/3 Acc. 1060 Item 6, 1913-14.

²⁵ *ibid*, Item 7, 1914-15.

²⁶ Evans, H. D. *op. cit.*, p. 16.

²⁷ Kelly, Roy *op. cit.*, p. 9.

²⁸ *Tall Trees ... op. cit.*, pp. 87-88; Roy Kelly, conversation with Robin Chinnery, 28 August 2002; J. Honniball and Fred Wellburn, telephone conversations with Robin Chinnery, 3 and 4 September 2002 respectively.

²⁹ Kelly, Roy *op. cit.*; and Evans, H. D. *op. cit.*, p. 9.

³⁰ Shire of Manjimup Rate Book Pemberton, 1920, pp. 60-64. Note: In 1922, the number of dwellings recorded remained much the same, other than that the number of four room houses recorded was 27 crossed out and 32 inserted, and for two room dwellings one crossed out and two inserted.

By the early 1920s, the mill town was well established. The main road extended out to Brockman's property, and thus had become known Brockman Street. A photograph (c. 1923) shows houses down Brockman Street. A mill hall was built in Brockman Street by the community and State Saw Mills, where the first school at Pemberton was accommodated in the supper rooms until the purpose built school was opened in 1922.³¹

The introduction of the Group Settlement Scheme brought more European settlers to the Pemberton district, although many of the properties were later abandoned in the Great Depression. Through the Agricultural Bank, the Mill Store supplied groceries etc. to the group settlers.³²

Circa 1922, a photograph shows mill houses along present day Pine Street, looking towards the manager's house. The ends of some front verandahs have been enclosed with lattice or vertical boards. There are open picket fences at the front boundaries. The road is unmade, with young pine saplings along each side of the road. As they are relatively small and staked, they were probably relatively recent plantings.³³

The mid 1920s, saw expansion in the workers' accommodation at State Saw Mills, Pemberton. By mid 1924, there were 54 four room houses, of which four were recorded as new entries in the Rate Book. As no three-room dwellings were recorded, it is probable that there had been additions to the 12 three room dwellings recorded in 1922, to increase their accommodation to four rooms. There were eight five-room houses, of which one was recorded as a new entry. In this year, the Manager's house was recorded as six rooms (previously seven), and the visitors' house also as six rooms. The number of single men's huts had increased to 41. The Post Office and Quarters, located in Brockman Street (removed post World War Two) was a five-room building.³⁴ An undated photograph, probably taken around this period, shows the manager's house and staff cottage in present day Karri Rise, with the water tanks at the top of the hill. There were no other buildings in Karri Rise at this period.³⁵

State Saw Mills' orchard and garden had not proven successful, and the orchard made way for the extension of the recreation ground and some of the above additional housing. Many of the fruit trees, such as apricots, peaches, nectarines, plums, almonds and apples, were transplanted into the gardens of the mill workers cottages, where they thrived in the inter-war period. Vestiges of these plantings remain in some of the gardens in 2002. The rich red loam and good rainfall facilitated the establishment of gardens, and exotics such as camellias, fuschias, gardenias, roses, dahlias, and holly, some of which are still found in a number of the gardens in 2002. Many householders grew their own vegetables. Lawns were usually of kikuyu, which has continued to predominate through into 2002. Most householders

³¹ Evans, H. D. op. cit., p. 17; photograph in Daubney, Alison (Ed.) op. cit., p. 58; and *Tall Trees ...* op. cit., p. 13 and p. 26.

³² Evans, H. D. op. cit., pp. 10-11; and Kelly, Roy in Daubney, Alison (Ed.) op. cit., p. 57.

³³ Photograph, courtesy of Roy Kelly; also reproduced in *Tall Trees ...* op. cit., p. 32.

³⁴ Shire of Manjimup Rate Book Pemberton No. 2 & 3 State Saw Mills, 1924, pp. 69-72. Note: PWD Annual Reports and Annual Reports for State Saw Mills do not give details of expenditure on accommodation at individual timber mills. Expenditure on Cottage Repairs and Renovations record a considerable increase in expenditure in the mid 1920s as follows: £2,836 9s. 2d. (1922-23), £4,119 12s. 3d (1923-24), £5,505 3s. 5d (1924-25), £5,086 6s. 6d. In the late 1920s, it decreased markedly, e.g. £2,158 13s. 2d. in 1926-27. (PWD and State Trading Concerns Annual Reports in *Votes and Proceedings* 1922-29.)

³⁵ Courtesy Roy Kelly.

took pride in their gardens.³⁶

In the 1920s, State Saw Mills at Pemberton hosted many distinguished visitors, including Field Marshall Lord Birdwood, and the Prince of Wales. The magnificent karri forest was recognised as a tourist attraction and the saw mill as a showpiece for State Saw Mills' activities.³⁷

The mid 1920s, and in particular, in 1924-25, was a period of continual arbitration for sawmillers in Australia, in which the continual question was raised as to the validity of State laws versus Federal awards. Concurrently, the Workers' Compensation Act was under discussion, which had considerable relevance for timber workers whose work was often hazardous, in an industry that rated second to mining for serious and fatal accidents. On 16 December 1926, the Timber Regulation Act was passed, which gave the Conservator of Forests legislative powers and responsibilities to record, investigate and secure safe working conditions in the timber industry.³⁸

In 1926 and 1927, the timber industry experienced a boom period, when exports again exceeded 12 million cubic ft. per year.³⁹ Timber mills worked at peak capacity, two or three shifts per 24 hours being the regular practice. Additional accommodation was built in most mill towns in this period, including at Pemberton, where a number of new houses were built on the site of State Saw Mills' orchard.⁴⁰ In 1926, the Rate Book recorded 72 four room houses at State Saw Mills No. 2 & 3, Pemberton, i.e. an increase of 18 since 1924; eight five room houses; 10 two room houses, probably all built since 1924; one two boarding houses; and 61 single men's huts.⁴¹

An undated plan shows the timber mill and buildings around this period. There are 52 single men's huts shown in proximity to the railway line. In present day Broadway, 1 chain wide at that period, on the side nearest to the mill, are shown the packing shed (removed by 2002) and four houses, of which two remain in 2002. Opposite are the buildings extant in 2002, being dining room, boarding house, and four houses. The WAGR railway line runs between these and the rear of the five houses that front present day Pine Street, of which three remain in 2002, whilst houses at all the street corners front Brockman Street. Buildings fronting Brockman Street between Dean Street and the WAGR railway line include four mill workers' houses, the Post Office and dwelling (removed, 1960s), and the Methodist Church and dwelling (at the corner of Dean Street); and there is one vacant lot at the eastern corner of Pine and Brockman Streets. All building lots in Kelly and Dean Streets bounded by present day Brockman Street and Karri Rise have houses shown. In present day Karri Rise, are shown the Manager's House, nearest to the mill, then the school teacher's cottage, and the Staff Cottage. Near the hill top, across the line of present day Karri Rise, are water tanks. There are a total of 42 houses shown in the assessment area, excluding the post office and church buildings. In addition, there a boarding house, and numerous mill workers' houses shown to the north of Brockman Street. The streets in the assessment area were not named per this plan other than

³⁶ Roy Kelly, conversation with Robin Chinnery op. cit.; *Tall Trees ...* op. cit., p. 34; site visit by Robin Chinnery and Philip Griffiths, 28 August 2002; and J. Honniball, telephone conversation with Robin Chinnery, 3 September 2002.

³⁷ Mills, Jenny op. cit., p. 221.

³⁸ Mills, Jenny op. cit., pp. 84-85.

³⁹ Evans, H. D. op. cit., p. 14.

⁴⁰ Kelly, Roy in Daubney, Alison (Ed.) op. cit.; and conversation with Robin Chinnery op. cit.

⁴¹ Shire of Manjimup op. cit., 1926, pp. 69-73.

Brockman Street.⁴²

Following the declaration of Pemberton as a townsite, a number of town lots were sold and development of the town apart from the mill area commenced. Increased competition from private business spurred State Saw Mills to build a new general State Store, which was completed in March 1927.⁴³

In 1927, the town's first hospital was built in the area behind the school. Previously, anyone who was ill or injured and required care had to be taken to Jardee.⁴⁴

In 1927, there was a downturn in domestic building in Western Australia and commercial construction, and in early 1928, timber exports declined. Through the late 1920s and into the early 1930s, the Western Australian timber industry was severely affected by the Great Depression. From late 1928, a number of mills were closed. Recovery from the Depression gathered pace in the mid 1930s, and was assisted by government rebates on freight.⁴⁵

In November 1928, a collection was made on the mill pay day to raise funds to build a dam to serve as a swimming pool. The first stage was completed in February 1929, and work progressed over the next four years. It was built through community effort and with support from State Saw Mills, which was generous in its supply of timber for the project. The road to the pool became known as Swimming Pool Road, along which a number of timber workers cottages were built at a later date.⁴⁶

On 30 October 1930, the town was officially named Pemberton.⁴⁷

In 1930, a small experimental trout hatchery was built at Pemberton. Trout were successfully released into local waters. A more substantial experimental hatchery was established on the banks of Big Brook in the mid 1930s. In the post World War Two period, the Pemberton Hatchery was to supply trout to many parts of Western Australia, and became a significant tourist attraction.⁴⁸

In 1932, Pemberton became the first and only town in Western Australia to be powered by hydro-electricity. This was replaced by the SEC grid in 1954.⁴⁹

In the inter-war period, some of the families that lived in the mill workers' cottages were large, including the Kelly family with 13 children, for whom Kelly Street was named, whilst the Brown family, with 27 children, achieved wider fame, when invited to Perth as special guests of the Royal Agricultural Show.⁵⁰ A number of other streets in the town have been named after local identities who had long term associations with the timber mill, including Guppy Street, after Jack Guppy, the 'gun' faller; and Jamieson Street after the manager of the Mill Store. Dean Street was named after the Dean family, A. Dean after whom Dean Mill was named, and his son, Alf Dean Jnr., who was manager of Pemberton Mill in the mid 1930s. When the road nearest to the mill was widened, straightened and bitumenised, someone put a sign up on a nearby tree with the name 'Broadway', the name by which the street has

⁴² State Saw Mills SROWA Acc. 1060 AN 172/1 Item 979 Vol. 1, filed with correspondence dated 1924-26.

⁴³ State Saw Mills Annual Reports op. cit., Item 4, 1927, p. 5.

⁴⁴ Thomson, Dave op. cit., p. 30; and *Tall Trees* ... op. cit., p. 43.

⁴⁵ Mills, Jenny op. cit., pp. 86-103.

⁴⁶ Evans, H. D. op. cit., p. 18; and Roy Kelly, conversation with Robin Chinnery, 28 August 2002.

⁴⁷ Daubney, Alison (Ed.) op. cit., Introduction.

⁴⁸ Evans, H. D. op. cit., pp. 18-19.

⁴⁹ *Tall Trees* ... op. cit., pp. 24-25.

⁵⁰ *Tall Trees* ... op. cit., p. 8.

been known thereafter.⁵¹

By the early 1930s, the pine trees planted along Brockman Street, and the adjoining streets had become a noted feature of the streetscape, which persisted through into the late twentieth century, when most were removed. Pine Street was named for the pines in the vicinity.⁵²

It has not been possible to establish the precise date at which the streets in the assessment area were first named. Roy Kelly (aged 89) was a member of the committee that named the streets, and recalls that it was probably in the inter-war period. Karri Rise was named for the karri trees that rise up the hill nearby, and Lefroy Street as per Lefroy Brook.⁵³ Maps and plans into the post World War Two period continued to show Kelly Street as Road 9504, Pine Street as Road 9505, and Karri Rise as Road 9503.⁵⁴

The mid to late 1930s, brought not only recovery but changes to logging and milling methods in the timber industry. Diesel crawlers with whims were introduced for log hauling, and the use of locomotives to transport the logs from bush landings to the mill came under review with the introduction of motor transport.⁵⁵

In 1937, the Rate Books recorded 44 four room houses, 26 five room houses, 18 six room houses, one seven room house (i.e. the Manager's house), whilst the number of single men's huts had decreased from 61 in 1926 to 33.⁵⁶

Through the inter-war, World War Two and post war periods, a team of three carpenters was usually employed to carry out all repairs, renovations, and maintenance required on the mill workers' cottages and other company buildings. They were also involved in building new buildings as required. Reg Church was one of the carpenters so employed for many years from the 1930s.⁵⁷ Some modifications and alterations were made to the houses and outbuildings by the individual occupants. For example, J. Honniball, who lived as a child (1936-49) at House no. 56 in Pine Street (no longer extant), and whose grandparents lived opposite, recalls his father converted the bathroom to a third bedroom and added a new bathroom to accommodate the family's needs, and some other occupants made similar alterations to their homes. In the inter-war period, and increasingly in the post World War Two period, garages were added, either at one side with entry from the street front, or at the rear with entry from the laneway. As these alterations and additions were invariably of simple utilitarian design, timber framed, clad with timber weatherboard, timber floored, and iron roofed, uniformity of construction materials was continued, and the coherence of the group maintained.⁵⁸

During World War Two, to meet the needs of the war effort, timber production was brought under the control of the Commonwealth. However, with shortages of labour and materials Western Australian timber production

⁵¹ *Tall Trees* ... op. cit., p. 13.

⁵² Roy Kelly, op. cit.; and Fred Wellburn, telephone conversation with Robin Chinnery, 4 September 2002.

⁵³ Roy Kelly, conversation with Robin Chinnery op. cit.

⁵⁴ Townsite of Pemberton Battye Library Map Collection 35/17/PEM (1950) and 33/9/PEM (1967).

⁵⁵ Mills, Jenny op. cit., pp. 103-104.

⁵⁶ Shire of Manjimup op. cit., 1937, pp. 90-99.

⁵⁷ Anne Kelly, conversation with Robin Chinnery, 28 August 2002; and Bill Church, brother of Reg Church, telephone conversation with Robin Chinnery, 4 September 2002.

⁵⁸ J. Honniball, telephone conversation with Robin Chinnery, 3 September 2002.

fell to its lowest level in 10 years in 1944-45. In 1945, it was recognised that it would be necessary to build additional mill workers' houses at Pemberton to accommodate those returning from service in the Armed Forces. In the immediate post-war period, war time regulations restricting materials, and prohibiting the export of timber continued in force, and thus the late 1940s did not bring the expected expansion of the industry. In 1947, housing was in short supply in Pemberton. In 1948, it was recognised that additional housing was required at Pemberton Mill. It was proposed to build 17 new houses along Pump Road, which were to be developed in association with the project to build a new case mill, and which would be divorced from the general housing programme already established for the company's other workers at Pemberton. Some of the houses built in this area were of a different design, in particular those for the staff members attached to the project.⁵⁹

In the late 1940s and early 1950s, a number of new timber workers' houses were built, including a number in Dean Street from the intersection with Karri Rise, following removal of the water tanks. In December 1950 and early 1951, heavily timbered land was cleared in the area above the staff cottages for building new housing. The design of the new houses differed somewhat from those built in the earlier period. (Refer to Physical Evidence for details.) However, the continued use of karri timber with iron roofs maintained the coherence of the complex. Whilst the Dean Street houses are extant in 2002, many of the other mill houses built in this period to the north of Brockman Street have been removed.⁶⁰

It was not until the early 1950s, when post-war building and immigration programmes were well established and restrictions on the export of hardwoods were lifted, that the Western Australian timber industry entered a period of expansion. The post-war era brought considerable change to the industry, in particular increased mechanisation which accelerated production. Power sawing replaced the laborious axe work, and trucks gradually superseded steam locomotives in transporting the logs from the bush to the mill. Pemberton continued to be the main centre for karri, whilst around 70% of the total sawn timber output in the State was jarrah. The timber industry was mainly controlled by three large businesses, Millars Timber and Trading Co., Bunning Bros., and State Saw Mills.⁶¹ At this period, Pemberton was the largest of State Saw Mills' operations, with 379 people employed there, 368 on wages and 11 staff, most of whom were accommodated in mill housing.⁶²

In February 1956, No. 2 mill (1921) was destroyed by fire.⁶³

In 1961, State Saw Mills was sold to Hawker Siddeley Building Supplies Pty. Ltd. At that period, the Pemberton Mill was employing 297 men, many of whom were single men, mostly accommodated in the single men's huts. However, with the change of owner, changes in technology etc. and a new mill, the number of employees was reduced to 60.⁶⁴

With a much reduced work force at the timber mill, a number of the mill workers' cottages were no longer required for accommodation. From the

⁵⁹ R. H. Bevan, Memo. 13 January 1948, in SROWA Acc. 1060 AN 172/1 Item 979.

⁶⁰ J. Honniball op. cit.; Fred Wellburn op. cit.; and correspondence in SROWA AN 172/1 Item 979 Vol. 1 op. cit., December 1950.

⁶¹ Crowley, F. K. *Australia's Western Third: A History of Western Australia from the first settlements to modern times* (Macmillan & Co. Ltd., London, 1960) pp. 302-303.

⁶² State Saw Mills Annual Reports op. cit., 1955, p. 7.

⁶³ *The West Australian* 13 February 1956.

⁶⁴ Thomson, Dave

1960s, some of the houses that were vacated were removed. These were the later cottages that were more distant from the mill site, and to the north of Brockman Street. A small number of the houses along Swimming Pool Road were re-located on lots in the assessment area where other houses had been removed, whilst others were sold to local people who re-located them to private lots. A small number were acquired by the Manjimup Tourist Bureau and removed to Manjimup.⁶⁵

In mid 1970, Hawker Siddeley Building Supplies Pty. Ltd. approached Bunnings Timber Holdings Ltd. with a merger proposal, as the British company had made the decision to retire from timber production in Western Australia. By October, the negotiations were completed and it was agreed that Hawker Siddeley's assets would be transferred to Bunnings, other than some property and the brickworks, at a cost of \$3million, to be paid by an issue of 605,452 Bunnings shares, which represented 25% of the issued capital of Bunnings Timber Holdings Ltd. at \$2.50 per share, and the balance to be paid in five equal installments plus interest. With the merger, Bunnings was doubled in size. The merger paved the way for an integrated logging and wood-chip operation in the South-West in the late twentieth century.⁶⁶

In 1991, house no. 12 Kelly Street was converted to a duplex dwelling to accommodate two single men.⁶⁷

In the early 1990s, a programme of upgrading the interior and exterior of the mill workers' houses was commenced, to be implemented as houses became vacant. A number were completed. On some of these, a timber stain was tried on the exterior; however, it peeled off, and subsequently several of the houses were painted on the front facade 'in heritage colours'.⁶⁸ After the budget for the upgrading was curtailed, future works have been limited to the interiors through into 2002.⁶⁹

By 1992, the mill cottages had passed through a period in which they were considered 'a little down-market' and had become recognised as an 'historic precinct', with mill houses that came on to the market being described as 'charming rural cottages'.⁷⁰

In May 1995, the historic precinct was included in the draft Municipal Heritage Inventory for the Shire of Manjimup, which was adopted by the Shire on 10 July 1997. It was recommended that the historic precinct be accorded the highest level of protection, and it was recommended for entry into the State Register of Heritage Places.⁷¹

In February 2000, the company name of Bunnings Forest Products was changed to Sotico Pty Ltd.⁷²

In 2001, the Shire of Manjimup set out the Shire's objectives for the precinct, as Precinct Pemberton 1. The Shire recognised 'the Precinct's historic and

⁶⁵ Anne Kelly, conversation with Robin Chinnery, 28 August 2002; J. Honniball and Fred Wellburn, telephone conversations with Robin Chinnery, 3 and 4 September 2002 respectively.

⁶⁶ Mills, Jenny op. cit., pp. 217-218.

⁶⁷ Steve Wellburn and Mike Arcaro, Housing Supervisor, Sotico, Manjimup, telephone conversations with Robin Chinnery, 4 September 2002.

⁶⁸ Mike Arcaro *ibid.*

⁶⁹ *ibid.*

⁷⁰ *Tall Trees ...* op. cit., pp. 6-7.

⁷¹ Municipal Inventory for Shire of Manjimup, prepared by Heritage & Conservation Professionals, p. 27.

⁷² Information sheet 'Sotico - Pemberton Mill'.

townscape significance and the recreational and tourist importance of the precinct to Pemberton', and developed a policy to ensure that the character of the precinct as a whole was retained and the buildings within it.⁷³ Under the policy, Council planning approval is required for any demolition or removal of buildings, works affecting the external appearance of the buildings, construction of additions, outbuildings and fences, and any development of new buildings.⁷⁴

In 2001, the State Government began consideration of purchase of the mill houses at Pemberton as a result of the restructuring of the timber industry. Thompson McRobert Edgeloe, Town Planning Management Engineering was commissioned to undertake a town planning analysis of Pemberton Mill Houses, to examine 'the opportunities and constraints for subdivision and to provide initial cost estimates for this.'⁷⁵ The subject land for the report included most of the area of the current heritage assessment, being the portion of Nelson Location 7368 located on the east side of Broadway, an area of 13.3 hectares, containing '56 dwellings'.⁷⁶ It was noted that the 'general area around the site is the subject of a Native Title claim and it any [sic] effect upon the undeveloped portion of the site.'⁷⁷ The current heritage assessment has also included the two dwellings at the west side of Broadway, which are part of the mill site.

In June 2002, the *Mandurah Bridgetown Times* reported that the National Trust of Australia (WA) had called on Sotico to donate the historic precinct to the Trust as a tax deductible gift to the Pemberton community, following reports of the sale of Sotico to Auswest in May, which left in question the future of the Crown Land on which the houses are located.⁷⁸

In August 2002, there are deep concerns within the Pemberton community for the future of the precinct and the possible impact of a risk zone around the mill, which would overlap a considerable portion of the town. This concern is shared by the wider community, as evidenced by the inclusion of the mill workers' cottages at Pemberton and Deanmill, 'examples of early 20th century workers' homes ... a last link to the timber industry of that time', on a list of 23 historic or culturally significant buildings and natural features that are considered to be endangered recently released by the Australian Council of National Trusts.⁷⁹ Almost all the cottages are occupied as residences and around half the residents work at the mill and the mill manager's house remains in use for its original purpose. The dining room is in use as a restaurant.

13.2 PHYSICAL EVIDENCE

Pemberton Timber Mill Workers' Cottages Precinct is a complex of single storey timber weatherboard clad residences with corrugated iron roofs in the Federation Bungalow style in Pemberton, in Broadway, Brockman, Dean, Pine, and Kelly Streets and, Karri Rise. The area also includes a former

⁷³ Shire of Manjimup Policy Precincts (Special Design) September 2001, pp. 29-30.

⁷⁴ *ibid.*

⁷⁵ Thompson McRobert Edgeloe Town Planning Management Engineering, 'Pemberton Mill Houses' Executive Summary, p. 1. Note: Aboriginal heritage issues and Native Title claims have not been addressed in the current heritage assessment as beyond the scope of the brief.

⁷⁶ *ibid.*

⁷⁷ *ibid.*, p. 2.

⁷⁸ News cutting, HCWA File Place No. 11381, 19 June 2002.

⁷⁹ *The West Australian* 23 August 2002, p. 8.

boarding house, dining room, former Methodist now Uniting church, school teacher's cottage, visitor's or staff cottage, and mill manager's house. The collection of places is distinguished by uniform streetscapes, rear lanes, a narrow range of building types and styles, uniformity of layout, limited range of fencing types, a range of outbuildings rendered in a limited range of styles, and a limited range of building materials for all of the built environment. The houses were built over a forty or so year period for the State Saw Mills, mostly built insitu, and others relocated from elsewhere in the mill town in the post World War Two period.

Pemberton Timber Mill Workers' Cottages Precinct is located immediately east and north-east of the Pemberton timber mill. Pemberton is laid out on a grid pattern, with the streets set 45 degrees off the cardinal points. The highest point of the town is in the east and the topography generally slopes away to the west and north towards Lefroy Creek.

Pemberton's main street is Brockman Street and the cottages are set on land that rises from Brockman Street to the highest level on Lefroy Street. The buildings are arranged on lots along streets that run off Brockman Street, rising to the south east. The streets have bitumenised roads between barrier kerbs, with narrow grass verges. Though the verges once had pine trees lining them, there is no trace of these trees in 2002. There are no regular plantings of street trees and the timber power poles and overhead power cables are prominent features of the streetscape. The lots are arranged along the streets with a predominantly north-east and south-west orientation, with most blocks distinguished by rear rights of way. However, a prominent feature of the rear lot separations is the curved twin track rail route between Broadway and Pine Streets.

The layout is organized so that workers' cottages on Pine Street have the manager's house on Karri Rise as the terminating focus, but otherwise the cottages simply relate to the street grid. The visual impact of the collection of cottages viewed from a distance, such as the south-western approach on the Vasse Highway, is one of aesthetic cohesion. A large collection of timber cottages with corrugated metal roofing and lush green planting, with the mill as a foreground and the Karri (*Eucalyptus diversicolor*) and under-storey re-growth around Karri and Lefroy Street provides a green backdrop to the collection.

The streetscapes are generally almost uniform, with grassed verges, a predominant post rail and chainlink fence to the front boundaries of each property, gabled roof garages near the boundary in many instances, neat front gardens and painted or oiled timber weatherboard cottages set well back from the front boundary. There are minor variations, with a small number of houses having picket fences and one or two without front fences. Side fences are commonly open sawn timber picket construction.

A strong characteristic of the rear view of properties is the gravelled rights of way, rear fences and collection of garages, former laundries, and sheds, all constructed in timber framing, with weatherboard clad walls, low pitched gable or skillion roofs and timber plank floors. Some properties have several outbuildings, chicken runs, and remnant plantings of fruit and nut trees. The views along right of ways are as rich as the streetscapes.

There are several cottage types in the precinct with some streets containing more concentrated collections of one of the types. The precinct contains 22 of the earlier cottages with gabled roofs, separately pitched roofed front verandahs, panelled front doors and single and two pane double hung sash windows. These are generally located closest to the mill. There are 29

cottages that were constructed at a later period with gabled roofs, skillion roofed front verandahs, panelled and glazed front doors and sets of three pane casement windows, then a further two cottages of this type with six pane casement sashes. All of these types are situated in Broadway, Pine, Kelly, Dean and Brockman streets, with the largest numbers group further away from the mill. There is a former dining room, now a restaurant, in Brockman Street and a boarding house in Broadway, both of which are stylistically related to the earlier cottages. Other cottages include the mill manager's house in Karri Rise, together with the school teacher's house, visitor's house, all built in the first stages of construction. There is a small group of timber construction houses from the post World War Two period in Karri Rise also.

Each of the cottages is set back from the front boundary and off the side boundaries sufficient for front garden and narrow side gardens. Back gardens are generous and contain outbuildings, clay paths, lawn, a variety of trees, and the ubiquitous rotary clothes hoist. The cottages have garages near the front boundary or associated with the right of way. The gardens contain a wide variety of plantings, but some species are fairly common to many gardens, including Agapanthus (*Agapanthus africanus*), Azalea (*Rhododendron spp.*), Begonia (*Begonia spp.*), Bottle Brush (*Callistemon spp.*), Broom, Camellia (*Camellia spp.*), Fishbone Fern (*Adiantum pedatum*), Gardenia (*Gardenia jasminoides*), Grevillea (*Grevillea spp.*), Hibiscus (*hibiscus spp.*), Ivy (*Hedera spp.*), Jasmine (*Jasminum spp.*), Moonah (*Meleleuca lanceolata*), Nasturtium (*Tropaeolum majus*), New Zealand Christmas Tree (*Metrosideros excelsus*), Lemon Trees (*Citrus limon*), Pelargonium (*Pelargonium spp.*), Peppermint or Lace Tree (*Agonis flexuosa*), Prunus (*Priunus spp.* including *P. persica*), Roses (*Rosea spp.*), Golden Trumpet Tree (*Tabebuia chrysotricha*) and Wattle (*Acacia spp.*

Some of the less commonly occurring plantings include Bears Breeches (*Acanthus*), Arum Lily (*Zantedeschia*), Baronnia (*Baronia megastigma*), Birch (*Betula pendula*), Cape Lilac (*Melia azedarach*), Daisy (*Olearia*), Eucalypts, Fushia (*Begonia fuchsiodes*), Jacaranda (*Jacaranda mimosifolia*), Norfolk Island Pine (*Araucaria heterophylla*), Queensland Box (*Lophostemon conferta*), Tea Trea (*Leptospermum laevigatu*), Tree Ferns (*Dicksonia spp.*), Weeping Willow (*Salix pentandra*), and various palm trees.

Early Cottages and buildings 1913 to World War One.

The early simple cottages are located in Brockman Street (3-house numbers 20, 28 and 30), Broadway (5-house numbers 2, 4, 5, 9, and 11), Pine Street (7-house numbers 3, 5, 7, 9, 10, 11 and 12) and Kelly Street (7-house numbers 3, 5, 7, 8, 10, 11, and 12 –later divided into a duplex).

A general description of this cottage type follows, together with a detailed description of 4 Broadway, which was made available for internal inspection.

The base cottage is a four-room cottage under a steeply pitched gabled roof, with a full width front verandah and further rooms ranged across the rear of the house under a skillion roof. Some of these cottages have further additions under a further skillion-roofed verandah at the rear.

The cottage type is timber framed, with Karri weatherboard wall cladding, and a corrugated metal roof, brick flue, and double hung sash windows in the Federation Bungalow style. Verandahs extend across the full width of the cottage fronts and are supported on sawn timber posts, set over timber framed and boarded floors. The ends of the skillion are enclosed and boarded with vertical boarding. There is a light timber construction

balustrade on verandahs to most of the cottages and the construction of these balustrades suggests that they are later additions. The front walls of the houses are symmetrically composed, with a centrally located four-panel door, flanked by either single or two-pane double hung sash windows. The front walls are clad with weatherboard with corner stops at each corner junction. The side walls are gabled with one or more skillions to the rear. The gables have metal vents into the ceiling cavity. Side windows are double hung casements with sunhoods, except on the weather side of cottages, where aluminium framed replacements have been used to replace some windows. Most cottages retain authentic timber windows.

A common feature of this cottage type is the metal construction case for the wood stove that is attached to the exterior of the side wall of each house. This is fabricated in plain galvanized iron, and a flue fabricated in the same material extends up past the barge line.

Generally these places are well maintained and in fair to good condition.

4 Broadway was inspected in detail. The exterior features included a garage off to the side of the house and timber framed and clad shed and lean-to on the rear of the lot. The steeply pitched roof has been replaced with zincalume custom orb sheeting, but timber barges and barge caps have been retained. The gutters have been replaced with Sheerline profile ones and rectangular gutters. The front wall is painted and remaining walls have an oiled finish.

The original sections of the house are planned symmetrically around the entrance corridor with a living room and bedroom at the front of the house, living room and second bedroom to the rear, a kitchen, vestibule and bathroom under a skillion roof beyond, and finally a rear verandah with a water closet and laundry facilities on it under a further skillion roof.

The front four rooms have 6" karri board floors, 6" square skirtings, 4" tongue and groove v jointed board wainscots and plasterboard clad upper walls, with cover battens to the plasterboard joints. The ceilings are clad in the same manner as the walls and the doors are ledge and boarded with 2.5" v jointed tongue and groove boards. There are brick construction fireplaces in Rooms 1 and 5, with a slow combustion heater built into the fireplace in Room 5. The windows to some rooms remain timber double hung casements, while those on the weather side are aluminium framed sliders. The wainscots to Rooms 4 and 5 are set at lower levels than those Rooms 1-3. Ceiling heights are a generous 11'0".

Rooms 6, 7 and 8 are built under a skillion roof and comprise a kitchen, vestibule and bath room. They have 4.5" timber boarded floors, a timber wainscot, and asbestos cement wall and ceiling linings. The bathroom contains modern fittings, while the kitchen retains a Metters No. 2 stove set in a metal hearth with a metal flue, outside the line of the room walls, and the hearth has a timber mantle and surround. There is a stainless steel sink and plywood construction cupboards under the sink.

Rooms 9 and 10 are under a further skillion roofed section, with an unlined soffit, louvred windows, shade cloth covering in sections of balustrade, and 3.5" timber floors.

The place retains much of its original fabric and is in good condition.

Dining Room

The dining room, now the 'Shamrock Restaurant', is a simple gabled roof building, with painted timber weatherboard walls, a zincalume custom orb roof, skillion roofed service rooms and kitchen, and an open verandah on

two sides. It has double hung sash windows and employs the same architectural language and detail as the early cottages.

From an external inspection, the place would appear to be in fair condition.

Boarding House

The boarding house differs from the other early buildings to the extent that it has a hipped roof, but otherwise fits the same pattern as the cottages in terms of architecture and detail. From an external inspection, the place would appear to be in fair condition.

Mill Manager's House (6 Karri Rise)

The Mill Manager's House is set on Karri Rise and terminates the vista along Pine Street. It is set on a rise and a much larger plot than the cottages. It is set well back from the street in a garden of lawns, has a painted picket fence and lych gate, with a modern rotunda in the garden. It is set against a dense tree canopy. The house itself has a gambrel pattern Colorbond custom orb roof, brick chimneys, and a bull nosed verandah with a St. Andrew's cross balustrade. In other respects it is styled in the same manner as the cottages and is simply a more elaborate version of them, with a larger number of core rooms.

From an external inspection, the place would appear to be in good condition.

Former Teacher's Cottage (8 Karri Rise)

This cottage differs from the cottages on the other streets to the extent that it has a gabled roof, with a gable presenting to the sides and to the front of the house, and the verandahs are only half width. Further, there are skillion additions to the side of the house as well as the rear. This cottage gives the appearance of being more generous in its appointment than the cottages on the other streets.

From an external inspection, the places would appear to be in fair condition.

Visitor's Cottage (10 Karri Rise)

The gambrel roofed cottage is very similar to the early workers cottages, with the principal difference being the roof form and a slightly more generous plan and imposing entry door which is set in an arrangement of side and awning lights. Like the manager's house, all of the woodwork is painted. This cottage is documented as having a larger number of core rooms and is similar in sized to the mill manager's house, as was the custom in other mill towns.

Inter-War Cottages

The inter-war cottages have a common plan and minor variations in detail. For example, the majority of these types have three pane casement windows, but two of this type of cottage have six pane casement sashes. These cottages are located in Brockman Street (3-house numbers 24, 26 and 32), Broadway (1-house number 7), Pine Street (1-house number 4), Dean Street (13- house numbers 2, 4, 6, 8, 10, 12, 18, 20, 22, 24, 26, 28 and 30), Kelly Street (10- house numbers 4, 6, 9, 15, 17, 19, 21, 23, 25, and 27) and Karri Rise (1 -house number 12).

A general description of this cottage type follows, together with a detailed description of 4 Dean Street, which was made available for internal inspection.

The Inter-War period cottages have a plan that is nearly identical to the Federation period cottages, and one of the key differences is a plate or ceiling

height some 1'0" lower. The effect of a lower ceiling was to allow the verandah and house wall to share a common wall plate.

The base cottage is a four-room cottage under a medium pitched gabled roof, with a full width front verandah and further rooms ranged across the rear of the house under a skillion roof. Some of these cottages have further additions under a further skillion-roofed verandah with some less well integrated additions.

The cottage type is timber framed, with Karri weatherboard wall cladding, and a corrugated metal roof, brick flue, and casement windows broken into either three or in the case of two cottages, six panes. The cottages are in the Inter-War Bungalow style. Verandahs extend across the full width of the cottage fronts and are supported on sawn timber posts, set over timber framed and boarded floors in the same manner as the earlier cottage type. The ends of the skillion are enclosed and boarded with vertical boarding. There is a light timber construction balustrade on verandahs to most of the cottages. The front walls of the houses are symmetrically composed, with a centrally located panel and glazed front door, flanked by either single or casement and fixed light windows. The front walls are clad with weatherboard with corner stops. The side walls are gabled with one or more skillions to the rear. The gables are not vented, but there are wall vents. Side windows match front windows, with sunhoods, except on the weather side of cottages where aluminium framed replacements have been used.

Generally these places are well maintained and in fair to good condition.

4 Dean Street was inspected in detail. The exterior features include a large garage off to the rear with access from the right of way, a former laundry and wood store, and timber framed and clad shed and a chicken run. The steeply pitched roof has been replaced with zincalume custom orb sheeting, but timber barges and barge caps have been retained. The gutters have been replaced with Sheerline profile ones and rectangular gutters. The front wall is painted and the remaining walls have an oiled finish.

The original sections of the house are planned symmetrically around the entrance corridor with a living room and bedroom at the front of the house, with the wall between the living room and corridor now removed. The second line of rooms under the main roof comprises a second bedroom and large kitchen. The rooms under the first skillion comprise further bedroom, vestibule and bathroom, and then a rear verandah with a water closet and laundry facilities on it under a further skillion roof.

There is an extension around the rear and the south side of the house that provides semi-outdoor living, which is a much later addition.

The front four rooms have 3.5" timber board floors, 3" tongue and groove v jointed board wainscots and plasterboard clad upper walls, with cover battens to the plasterboard joints. The ceilings are clad in the same manner as the walls and the doors are ledge and boarded with 2.5" v jointed tongue and groove boards. There are brick construction fireplaces in Rooms 1 and 5, with a slow combustion heater built into the fireplace in Room 5. The windows to some rooms remain timber double hung casements, while those on the weather side are aluminium framed sliders. There is a ply construction kitchen bench and stainless steel sink in Room 5, glass fronted overhead cupboards that appear to be original, and a free standing upright Westinghouse stove. Ceiling heights are 10'0".

Rooms 6, 7 and 8 are built under a skillion roof and comprise a bedroom,

vestibule and bath room. They have 3" timber boarded floors, a timber wainscot, and asbestos cement wall and ceiling linings. The bathroom contains modern fittings.

Rooms 9 and 10 are under a further skillion roofed section, with an asbestos cement sheet lined soffit, louvred windows, and 3.5" timber floors.

Room 11, a late addition is partly floored with 2.5" boards, with walls lined variously with shade cloth and 'Beautyboard'.

The sheds are framed up in timber studwork, with loose laid 6" timber plank floors, weatherboard lined walls and corrugated iron roofs.

The place retains much of its authentic fabric and is in good condition.

Post War Cottages

There are 4 cottages in Karri Rise (House numbers 14-20) that were built in c. 1951 and reflect post World War Two timber mill cottage design.

The cottages were only inspected from the street. The cottages are built to a common plan raised on stumps and set in generous plots. They have verandahs across two thirds of the width of the house with St. Andrew's cross balustrades, hipped roofs, three-pane casement windows and have more of a 'finished' or less rustic look than the earlier cottages. The earlier three pane casement windows persist; however, the arrangement of three sashes differs to the extent that the central fixed light is almost twice as wide as the casements, giving these cottages a strong horizontal visual emphasis. These homes give the impression of being more generously planned than the preceding cottages.

The cottages appear to be in fair to good condition.

13.3 COMPARATIVE INFORMATION

From 1913-14, State Saw Mills followed the accepted practices in the Western Australian timber industry of siting a timber mill in a valley with accommodation and other facilities located in close proximity to the mill, as the company developed operations at Big Brook (Pemberton) and Deanmill (near Manjimup), and elsewhere. Private companies active in Western Australia through the late nineteenth and early twentieth century had developed a pattern of settlement with their mill towns, located either on freehold land acquired close to their concession or lease or sometimes on the latter land, in close proximity to the mill, usually extending up the slope(s) from the mill. The timber companies such as M. C. Davies Karri & Jarrah Company, Limited, Millars, Jarrahdale and Rockingham Timber Company provided accommodation, facilities and services for their workers. There were separate areas for single men's huts and boarding houses with bathroom and dining room facilities to service these, houses for married workers and those with families, which were generally three to four rooms, a larger house for the manager and a similar house, maintained by a housekeeper, for visiting staff, and sometimes also houses for senior mill staff such as the engineer. The staff buildings were usually a short distance from the married residences, at a slightly higher level, which gave rise in some instances to the name *Nob's Hill* for this area, as at Yarloop.

The buildings, including accommodation, were constructed of the locally available timber and iron. As jarrah was the predominant timber cut and milled, most buildings were of jarrah, as at Jarrahdale and Yarloop. Thus the use of karri at Pemberton sets it apart from most other mill towns.

Mill workers' houses were of simple utilitarian design, usually with verandahs at front and rear, with wash house and closet in the rear yard. In the post World War Two period, laundry facilities were sometimes incorporated on the rear verandah. The basic plan form, with minor variations, was rooms opening from a central passage that lead through to the rear verandah, with a bathroom at one end. In the earlier houses, sash windows were the norm, and later, casement windows were generally adopted. Generally, the timber weatherboards were left unpainted, and maintained with regular oiling. Mill workers' houses at Pemberton conform to the general pattern, as do extant mill workers' houses elsewhere in the South-West of Western Australia, for example, at Yarloop, Jarrahdale, Donnelly River, and Deanmill.

Only a small number of timber mills have continued in operation from the late nineteenth and early twentieth century into the twenty-first century, among them being Pemberton, Deanmill and Yarloop, with mill workers' houses continuing to accommodate mill workers. Of these, Pemberton retains the greatest number of original mill workers' houses, and the precinct being assessed at Pemberton retains the greatest degree of integrity. In other precincts at Pemberton, in particular those to the north of Brockman Street, a greater number of mill workers' houses have been removed, so that for the most part the remaining houses are scattered examples. At other former mill towns, such as Jarrahdale, Quinninup and Donnelly River, there are extant mill workers' houses that have been put to other uses. However, in each of the latter, the number of houses remaining in the precinct is smaller than in the Pemberton precinct being assessed.

13.4 REFERENCES

13.5 FURTHER RESEARCH

Further work on the rate books may provide a better sense of the sequence of development of the cottages. The former Baptists Church was not researched and, though it dates from the first period of development, no site specific research was carried out. The motives for the construction of the Bunning's Community Park in Pine Street were not found in the current research.