



# 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.

### 11.1 AESTHETIC VALUE\*

*Monger's Trading Post (fmr)* demonstrates traditional building techniques in the design and construction of the remnant Wagon Yards and Horse Stalls and the 'old Bakery'. The remaining sections of the stone Store demonstrate the architectural elegance of the Store as it evolved over the period from 1850 to 1895. (Criteria 1.1 & 1.2)

When viewed from the north, the graphic quality of the extensive iron wall and roof cladding of the Wagon Yard and Horse Stalls directs the viewer's eye around the slight bend in Avon terrace and towards the centre of town. (Criterion 1.3)

*Monger's Trading Post (fmr)* has landmark value as an intriguing collection of substantial nineteenth century buildings. (Criteria 1.3 & 1.4)

### 11.2. HISTORIC VALUE

*Monger's Trading Post (fmr)* is closely associated with the development of the Avon Valley area and, in particular, with the settlement of the York district. (Criterion 2.1)

*Monger's Trading Post (fmr)* was the largest merchandising business located in York and, at the height of the sandalwood industry, was the largest trader in sandalwood in the York area. (Criterion 2.2)

*Monger's Trading Post (fmr)* was established by the Monger family. John Henry Monger Senior was one of the first settlers of the York area and was also the district's first merchant and publican. (Criterion 2.3)

*Monger's Trading Post (fmr)* also has significant associations with John Henry Monger Junior who, besides being a successful businessman and agriculturalist, was elected York's first representative to the original Legislative Council, a Chairman of the York Municipality and served as the President of the Agricultural Society. John Monger Jr played an integral role in the development of the York area; for example, he was one of several influential businessmen located in York who campaigned for the 1885 extension of the railway to the town. (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.

*Monger's Trading Post (fmr)* also has associations with Millars Timber and Trading Company, one of the most successful timber companies to operate in Western Australia during the twentieth century. Millars Timber and Trading Company were based at the Sandalwood Yard and the Wagon Yard and Horse Stalls from c. 1900 to c. 1970. (Criterion 2.3)

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

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

*Monger's Trading Post (fmr)* is valued by the York community for its associations with the Monger family, its role as an early merchandising business and its historic connection to the Avon Valley's sandalwood industry. (Criterion 4.1)

The Wagon Yard and Horse Stalls have particular social value to the York community as they were the subject of community action in 1980 when the York Society purchased Lot 4 to prevent their demolition. (Criterion 4.1)

## **12. DEGREE OF SIGNIFICANCE**

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

*Monger's Trading Post (fmr)* is the only known extant site in Western Australia associated with the sandalwood industry, which dates from the 1870s. (Criterion 5.2)

### **12. 2 REPRESENTATIVENESS**

*Monger's Trading Post (fmr)* represents a complex site, which functioned as a family owned place of trade, dating from the 1850s. (Criterion 6.2)

### **12. 3 CONDITION**

The Wagon Yard and Horse Stalls are in reasonable condition due to conservation programs; however, work remains to be done. The Sandalwood Yard retains no extant structures. The Store, 'old Bakery' and remnant stone walls are generally in a poor to fair condition and require extensive and in some instances urgent stabilisation and conservation work.

These works are urgent to retain the viability of the values identified as being significant.

### **12. 4 INTEGRITY**

The integrity of the Wagon Yard and Horse Stalls is low. What was originally horse stalls and a storage area is now a meeting room, store room, offices and workshop. The integrity of the Sandalwood Yard is low as what was once a Yard with some structures is now a vacant block. The integrity of the Store, remnant stone wall and 'old Bakery' is low as what was once a stores complex is now a vacant set of buildings.

The complex is capable of having its integrity enhanced by a conservation and interpretation program.

## 12.5 AUTHENTICITY

*Monger's Trading Post (fmr)* has a moderate degree of authenticity. The Wagon Yard and Horse Stalls have been adapted for new uses although much original fabric remains. The Sandalwood Yard appears to be a vacant site but archaeological investigation is required to identify if the turnstile is still in place. The Store retains some areas of early fabric with later extensions and alterations reducing the level of authenticity. The remnant stone boundary wall is largely early fabric and originally formed part of an external structure. The remains of the 'old Bakery' is largely early fabric.

## 13. SUPPORTING EVIDENCE

The documentary evidence and the physical evidence has been compiled by HCWA staff, Robyn Mullens and Kristy Bizzaca. Information compiled by Natasha Georgiou, History Researcher, and John Loreck, Architect, in March 1998, has been incorporated into the document.

### 13.1 DOCUMENTARY EVIDENCE

*Monger's Trading Post (fmr)*, located on Lots 2, 3 and 4 Avon Terrace, was the site of J. H. Monger's York merchant and produce business from 1850. The trading post comprises Monger's Store (c. 1850), the Sandalwood Yard (c. 1870) and the Wagon Yard and Horse Stalls (c. 1870).

The Avon River Valley was first explored by Ensign Robert Dale in July 1830. The district was declared open for settlement on 12 November 1830. Thirteen days later, notice was given that 'a town to be called York will be laid out in a situation near Mount Bakewell'.<sup>1</sup> York, on the Avon River, was the first inland town to be established in the Swan River Colony.<sup>2</sup>

There was an immediate rush to select land on either side of the Avon River.<sup>3</sup> The area was initially developed as an agricultural district and by 1836, the nucleus of the township was in place. The buildings included army barracks and a store with outbuildings, five houses and about 50 acres of cleared land.<sup>4</sup> York took the appearance of a long village on the banks of the Avon River, with the home and business of R. H. Bland ('Blandstown') established on the western side of the river and J. H. Monger's hotel and store further north.<sup>5</sup>

The Monger family is well known throughout the Avon Valley for having played an integral role in the area's development and, in particular, in the establishment of York and Newcastle.

John Henry Monger Senior arrived in the Swan River Colony with his wife on the *Lotus* on 6 October 1829. Monger initially took up a 200 acre grant on the southern side of the lake in Wembley which now bears his name. John Henry Monger was also involved in the hospitality industry, owning a

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<sup>1</sup> Survey Department Letter Books SI, pp. 93.

<sup>2</sup> Rankin, D., *The Avon Valley, The Story of York, 1829-1834*, Battye Library PR8679, undated.

<sup>3</sup> Deacon, J., *A Survey of the Historical Development of the Avon Valley with Particular Reference to York, Western Australia, during the years 1830-1850*, UWA, Nedlands, 1948, pp. 10-15.

<sup>4</sup> Bunbury, H.W., *Early Days in Western Australia*, Oxford University Press, London, 1930, pp. 28.

<sup>5</sup> Erickson, R., *Old Toodyay and Newcastle*, Toodyay Shire Council, Toodyay, 1974, pp. 78.

licensed inn in Fremantle, and was also a contractor of sawn timber.<sup>6</sup> Monger settled in York in 1836, where he established himself as a hotelier and merchant. He was the first merchant and publican in the York settlement.

Monger's Store, commonly referred to as "Monger's", was established in 1842.<sup>7</sup> It was the first general store established in York. Stocks such as hardware, drapery, groceries, wines and spirits, provisions and implements were sold there.<sup>8</sup>

In October 1844, Monger Sr sold his hotel so that he could concentrate on his merchandising business. This included expanding his interests and also establishing himself as a collecting agent for Western Australia's burgeoning sandalwood industry.<sup>9</sup>

In addition to his merchandising business, Monger Sr held extensive pastoral interests and, even at this time, was well known as a successful sheep farmer. A 1849 Map of York by P. L. S. Chauncy shows the extent of Monger Sr's holdings in the immediate vicinity of York. Monger owned 781/2 acres south of the main settlement and also owned land to the north, which included Avon Locations A1 and A2. Monger first established his homestead, hotel and merchandising business on Location A1. In 1849, Location A2, the land on which *Monger's Trading Post* was eventually located, was vacant.<sup>10</sup>

Monger's Store commenced trading on its present site c. 1850.<sup>11</sup> By this time, Monger had sold his hotel business and had begun the first stage of his family's York residence, *Faversham House*.<sup>12</sup>

Photographic evidence from the turn of the century and a lithograph from 1895 indicate that the Store was designed in the Victorian Free Classical Style. The building was constructed in a simplified classical design, with attached pilasters dividing the front facade into three bays and with dressed stone architraves around the windows and door. The building was two storeys high with a pediment parapet and a single storey verandah.<sup>13</sup>

This evidence indicates that at ground floor level there was a central double door opening and a large double hung window symmetrically placed on either side. A string course ran across the facade beneath the windows. There were three groups of paired windows at the upper level. The upper windows appear to have been barred. The windows at both the upper and lower level had dressed stone architraves.

The single storey verandah, shown in the lithograph, is unusually detailed with paired timber or cast iron posts with what appear to be decorative cast

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6 Heritage and Conservation Professionals, *Town of Cambridge Municipal Inventory and Townscape Precinct Study*, Prepared for the Town of Cambridge, June 1997, Part 1, pp. 21, 23

7 Stowe, W.E.(introduced by), *The Avon Valley: embracing Newcastle, Northam, York, Beverley*, 1905, p. 58.

8 *ibid*

9 Deacon, J., *op. cit.*, pp. 117-118.

10 Map of York, by PLS Chauncy, 1849, Battye Library.

11 Deacon, J., *op. cit.*, pp. 117-118; Further research would be required to determine the exact dates and stages of construction.

12 HCWA Assessment for *Faversham House* P2876

13 Monger's Store, C. 1895 ( from a post card), Battye Pictorial Collection ( 5188P), Battye Library, Perth; Photograph of Monger's Horse Stall's/Sandalwood Yards and Store c. 1900, Stowe, W.E., *op. cit* pp. 58; (Copies held on HCWA file P2871); Apperly, R., Irving, R., Reynolds, P., *A Pictorial Guide to Identifying Australian Architecture, Styles and Terms from 1788 to the Present*, Angus and Robertson, Harpers Collins Publishers, Australia, p. 56.

iron panels between the posts and cast iron brackets. There is no frieze. A substantial advertising board runs around the upper level of the verandah concealing the roof from the street.

The c. 1895 post card also indicates that there was a single storey wing at the rear of the east and west sides of the building.

Several covered sheds were also built on the site and were used for storage. When the Wagon Yard and Horse Stalls were built in the 1870s, products such as chaff and wheat were then stored in the larger sheds.

A long narrow shed was also constructed to the rear of Monger's Store (still extant). In a letter to the York Society, Peter Monger, Monger Jr's grandson, drew a map which established that the rear shed was used as a bakery.<sup>14</sup> Locally, the building is known as the 'Old Bakery'.<sup>15</sup>

The early settlers of the York, Toodyay, Bunbury and Murray districts were among the first to recognise that an opportunity existed to establish a sandalwood trade in Western Australia. At first, much of the activity was centred in the Avon Valley. Trees were simply felled with an axe, stacked and sent by dray to Guildford where it was held until it could be taken to Fremantle harbour.<sup>16</sup> It was later discovered that the butt of the root was just as valuable for oil and incense. Trees were then 'pulled' rather than felled, before they were trimmed of the bark, cut into lengths and stacked.<sup>17</sup>

York, Northam and Toodyay all became major collecting points for the precious wood, en route to Guildford and Fremantle. In these towns, there were a number of collecting agents for the sandalwood, of which the Monger, Marwick and McLoud families were collectors in the York district. The agents were responsible for paying the sandalwood 'puller' per ton of 'cleaned' wood which was brought to the depot, and then for getting the produce to the port ready for shipping.<sup>18</sup>

York farmers also brought their sandalwood to Monger's and, in exchange, would receive goods and articles from the Store.<sup>19</sup> In addition to dealing in sandalwood, Monger was heavily involved in buying, selling, storing and carting wool.

J. H. Monger Sr died in November 1867. He bequeathed Avon Location A2, where the family business and home were located, to his son, John Henry Monger Junior. Monger Jr also took over the Monger family merchandising interests in York, Fremantle and Perth. Shortly after 23 May 1870, when York became one of the ten electoral districts in Western Australia, J. H. Monger Jr was elected the first York representative to the new Legislative Council.<sup>20</sup>

By the late 1860s and early 1870s, Western Australia's sandalwood industry was gradually re-establishing itself after the collapse of trade in the 1850s, due in part to competition from India and the Pacific Islands and harsh taxes.<sup>21</sup>

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14 Letter from Peter Monger to the York Society, 1 May 1983, The York Society Archives.

15 There is also an 'Old Bakery' in Blandstown.

16 Statham, P., 'The Sandalwood Industry in Australia: A History', in *Proceedings of the Symposium on Sandalwood in the Pacific*, Honolulu, Hawaii, April 1990, p. 28.

17 *ibid.*

18 Pirce, S., *An Aromatic Tale: The Sandalwood Industry of WA*, WACAE, Claremont, 1982, p. 9.

19 Deacon, J., *op. cit.*, pp. 117-118.

20 Schokman, H., 'The History of the Development of York from 1880 - 1900', Student Thesis, Teacher's Higher Certificate, c. 1970.

21 Statham, *op. cit.*, pp. 10-11.

Although the Monger family's interest in the sandalwood industry had been initiated by Monger Sr in the 1840s, it was Monger Jr who strengthened their business concerns in this area and, under his direction, Monger's became the largest trader in Sandalwood in the York area.<sup>22</sup>

The life of Monger Jr is best described in a letter written by one of his descendants, Helena Hope:

When his father died John Henry succeeded to the modest paternal estate, which under his masterful hands was greatly enlarged so that when he died it embraced an area of 30,000 acres of freehold and conditional purchase land [comprising large suburban and town lots in York, Williams, Perth, Guildford, Roebourne, Cossack, the Kimberley district, and interests in mining properties in the Victoria, Kimberley and Yilgarn districts<sup>23</sup>]. Both as a farmer and pastoralist John Henry Monger set high standards for his district. He abandoned the traditional practice of having his sheep shepherded...He helped the fencing revolution by importing large quantities of fencing wire and supplying it to pastoralists. He established mercantile business with branches in Perth, York and elsewhere being partners at one time or another with John Bateman, George Shenton, and W. D. Moore...He proceeded to exploit the sandalwood market. For a long time he was the colony's leading exporter of the aromatic wood. Its value for a time ranked second amongst the Colony's exports, while it provided employment directly and indirectly for an army of workers who would otherwise have been idle...He owned two ships with George Shenton called the Helena Mena and the Charlotte Padbury, which were used for his mercantile exports and imports. He was a member of the Old Legislative Council for York in 1871.<sup>24</sup>

The Sandalwood Yard and Wagon Yard and Horse Stalls were built during the 1870s. To move his exports, Monger Jr kept about several wagons on the road.<sup>25</sup> The Wagon Yard and Horse Stalls were built on what is now Lot 4, Avon Location A2. The structure consisted of open sided horse stalls and sheds, constructed in a U-shape, with the base of the building aligned to the boundary between Lots 3 and 4. A free standing shed was located between the ends of the U-shaped shed, parallel to Ford Street.<sup>26</sup>

Wagon loads were weighed and off loaded in the centre yard of the Wagon Yard and Horse Stalls. The wagons were turned on the weigh bridge/turnstile (still extant) and the horses were led into the stalls or back out through the gate on Ford Street.<sup>27</sup>

Monger Jr was one of several prominent York pastoralists and businessmen who campaigned for York's progress and played a significant part in ensuring the extension of the railway into the Avon Valley.<sup>28</sup> The railway line between Chidlow's Well and York was completed in June 1885, connecting York by rail to Perth and the port at Fremantle. The railway line passed almost diagonally across the Monger family's Location A2, separating *Faversham House* from the family business. A spur line, from the York-Perth main line, ran into the

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<sup>22</sup> Schokman, op. cit., p. 17.

<sup>23</sup> Memorial 11/569, Deeds Register, BL.

<sup>24</sup> *West Australian* 17 July 1937, p.31.

<sup>25</sup> Shirley Lutz, York Society member, conversation with Natasha Georgiou, 22 February 1998.

<sup>26</sup> Photograph of Wagon Yard and Horse Stalls, with Sandalwood Yard and Monger's Store in the background, Ford Street, York, c.1900.

<sup>27</sup> There is debate as to whether the structure as a turnstile or weighbridge. Archaeological investigation may provide more definite evidence.

<sup>28</sup> Schokman, op. cit., pp. 27 & 50.

Wagon Yard and Horse Stalls. The spur line crossed the north western corner of the Sandalwood Yard, running behind the rear shed.<sup>29</sup>

The sandalwood which came to the Monger's collection area was dumped by wagons, and later trucks, on the land known as the Sandalwood Yard. The wood was manually stacked into piles, and then sorted according to the size of the timber. The timber stacks also kept the wood from buckling and warping.<sup>30</sup>

In the early days of the gold boom, Monger Jr began to expand his business to the Goldfields. As York was en route to the Goldfields, Monger began to carry mining supplies and goods for those travelling to the fields.<sup>31</sup> Monger eventually established places of businesses in various towns in this area, including Monger's in Coolgardie.

J. H. Monger Jr died in 1892 at *Faversham House*. During his life, Monger Jr had acted as a Justice of the Peace, the Chairman of the York Municipality and had served as the President of the Agricultural Society. Besides his extensive business interests, Monger Jr was also an agriculturalist and successful breeder of stock. Monger Jr has been attributed as one of the first persons in the Colony to introduce ring-barking, thus influencing the development of the agriculture industry in the York area.<sup>32</sup>

Monger Jr's property was transferred to the executors of his will, his son Alexander Joseph Monger and Edward Timothy.<sup>33</sup> The yard was taken over by Millars Timber and Trading Company and used to store jarrah and other building materials. A c. 1900 photograph of *Monger's Trading Post* shows a three gable structure on the south eastern corner of the Sandalwood Yard. This was built by Millars Timber and Trading Company. The structures included a lime shed and three large sheds used for storage.<sup>34</sup>

Millars Timber and Trading Company dates back to the mid-1880s when Charles and Edwin Millar established business interests in Western Australia, constructing the railway from Beverley to Albany.<sup>35</sup> The company had a number of timber mills and towns throughout Western Australia, including Denmark and Yarloop. During the peak of its business, Millars was the largest timber company in the State and owned the largest private railway network in the world.<sup>36</sup> Monger's, York, was just one of the company's many depots throughout the State.

After Monger Jr's death in 1892, *Monger's Trading Post* operated under the title of 'The Successors to the late J. H. Monger', with W. J. Cooper, E. T. Hick and G. E. L. Wrench taking over the business in 1903.<sup>37</sup> The store continued

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<sup>29</sup> Meeting between Kris Bizzaca, York Society members and Fred Bond, who worked at Millar's Timber and Trading Co., 15 June 1998.

<sup>30</sup> *ibid.*

<sup>31</sup> Schokman, *op. cit.*, pp. 64.

<sup>32</sup> *The West Australian*, 24 February 1892, p. 5.

<sup>33</sup> Certificate of Title Vol. 2 Fol. 245. This property was worth £78, 320.10.9.

<sup>34</sup> Photograph of Wagon Yard and Horse Stalls, with Sandalwood Yard and Monger's Store in the background, Ford Street, York, c. 1900; Shirley Lutz, York Society member, conversation with Natasha Georgiou, 22 February 1998.

<sup>35</sup> Millars Karri and Jarrah Co. is the result of the amalgamation of Millars and seven other timber companies on 12 August 1892.

<sup>36</sup> Considine and Griffiths with Robin Chinnery, Historian, 'Yarloop Draft Conservation Plan' prepared for Yarloop Workshops Inc., 1998.

<sup>37</sup> W E Stowe (introduced by), *The Avon Valley: Embracing Newcastle, Northam, York & Beverley*, .1905, p. 58.

to hold similar stock carried by the Monger family and also acted as agents for Northern Fire Insurance Co., Millars Karri and Jarrah Co., and Jas. Martin & Co.'s, Gawler South Australia. The successors were also 'direct importers of Messrs. John Hopkins & Co's (London) Whiskies, Wines, Brandies, Etc., Etc.'<sup>38</sup>

The Wagon Yard and Horse Stalls were used by both Millars Timber and Trading Company and the operators of Monger's Store to store chaff, wood and other produce.<sup>39</sup> In 1905, inspectors of *Monger's Trading Post* counted 21,000 bags of chaff stored under just one of the sheds, and noted 5,000 bags of wheat and 300 tons of compressed hay.<sup>40</sup>

In 1908, Alexander Monger became the sole owner of the business portion of Avon Locations Lot A2.<sup>41</sup> However, drought, depression and mechanisation induced him to wind up his enterprise in York. In 1918, *York Trading Post* was bought by the newly formed York District Farmers Co-operative Company Limited (later the York and District Co-Op. Ltd.), who also operated a general store from the building, specialising in goods for farming families.<sup>42</sup> Later, the old flourmill was used for storing chaff and the buildings on former *Monger's Trading Post* fell into disrepair.

The spur line was removed from Lots 3 and 4 Avon Terrace in the early 1970s. It is not known when the Millars buildings were demolished; however, an aerial photograph of the area shows the building still extant in 1974.<sup>43</sup> There is nothing now in the Sandalwood Yard to indicate its previous function.<sup>44</sup>

The Wagon Yard and Horse Stalls is the only major site in Western Australia that can be clearly linked back to the early sandalwood industry. There is another sandalwood yard in Williams, but there is much dispute regarding its actual location.<sup>45</sup>

In 1957, The York and District Co-operative subdivided the part location of A2, retaining Lots 2 and 4 in their ownership.<sup>46</sup> Lot 3 was sold to Millars Timber and Trading Company in the same year<sup>47</sup>, and the company continued to operate out of the Sandalwood Yard and the Wagon Yard and Horse Stalls for several years. The Sandalwood Yard passed through several owners, including the Ashworth family who rented Monger's Store and the local Boy's Scouts Association. In 1989, the lot was sold to Rodney Charles Anderson who is the current owner of the property.<sup>48</sup>

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38      *ibid.*

39      *ibid*; Meeting between Kris Bizzaca, the York Society and Fred Bond, who worked at Millar's Timber and Trading Co., 15 June 1998.

40      Stowe, *op. cit.*, pp. 58.

41      Certificate of Title Vol. 434, Fol. 39.

42      Certificate of Title Vol. 489, Fol. 163.

43      Aerial Photograph of York, by the York Shire Council, 1974, The York Society Archives.

44      From 1957, the Sandalwood Yard has been owned by Millars, Charles Ashworth, the Boy's Scouts Association, York Heritage Pty Ltd and Rodney Charles Anderson. It is likely that the building was demolished during Mr Anderson's ownership because the others owners would have required facilities for their operations.

45      Pamela Statham, conversation with Natasha Georgiou, 28 April 1998.

46      Certificate of Title Vol. 1202, Fol. 397.

47      Certificate of Title Vol. 1201, Fol. 396

48      *ibid.*



In 1963, Lot 4, the Wagon Yard and Horse Stalls, was sold to the Davies family.<sup>49</sup> The sheds were used for storage of farm machinery and produce up until 1978. The rear shed was demolished c. 1980 after loose iron had come off the structure during Cyclone Alby in 1978. The Davies family also demolished other badly damaged storage sheds and were about to pull down the stalls when The York Society intervened, purchasing the property in February 1980.<sup>50</sup>

The York Society determined to renovate the existing horse stalls with a view to establishing rooms for The Society and renting out the remaining rooms. In 1982, The York Society began work on renovation of the horse stalls, partially funded by the National Estate Grants Program.<sup>51</sup> The York Society repaired the roof of the building, put timber walls up around the entire structure, except the side that had the original stone wall, and built a separate toilet block in the yard of the lot.

In the 1990s, considerable improvements were made to the internal structure, which included new wall linings and modern lighting fixtures. The Wagon Yard and Horse Stalls is now used by The York Society as a meeting room, storeroom, and occasional art gallery. (The building is called 'the Sandalwood Yards' by The York Society.) Part of the building is also used as an office by the York Conservation and Resource Centre and as a workshop by Squirrel Furniture.

In 1991, the old Tipperary School was relocated to the Wagon Yard and Horse Stalls yard.

In 1963, The York and District Co-operative rented Monger's Store to Charles and Evelyn Ashworth. The Ashworths operated an engineering business from the building and used the sheds for storage. It is most likely that during this period the corrugated iron additions were made to the east and west of the original stone building and that the existing glazed shop front facing onto Avon Terrace was installed. No documentary evidence has been found at this time to identify or fully explain when the alterations were made to the facade and upper level of the stone store.

In 1994, the lot was bought by R J Baker Nominees Pty Ltd.

In January 1999, Monger's Store is vacant. In June 1998, the York Shire Council expressed some concern about the iron sheeting which was in danger of coming off the main structure. The building has fallen into a state of disrepair. There has been much community concern about the place because of its disuse, leaving it vulnerable to vandals and squatters.

## 13. 2 PHYSICAL EVIDENCE

### Monger's Store

Monger's Store occupies the south-west corner of the intersection of Avon Terrace and Poole Street. It is located to the western end of York's current commercial area. Directly opposite are the Church of Christ, the Returned Services League and residences. To the west of the store is the Sandalwood Yard and Wagon Yard and Horse Stalls. The block immediately to the south of the site is vacant. Beyond that is the York - Perth railway line which runs

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<sup>49</sup> Certificate of Title Vol. 1272, Fol. 646.

<sup>50</sup> *ibid*; Pamela Statham, conversation with Natasha Georgiou, 28 April 1998

<sup>51</sup> The York Society Minutes, 14 August 1981.

behind the Monger complex. To the south up the hill is *Faversham House*, the former Monger residence.

The Store building is located approximately 30 m west of the corner. The Store comprises a large structure facing onto Avon Terrace. Once an elegantly detailed stone structure it shows evidence of adaptation and extension over time. The addition of large corrugated iron sheds on the east and west of the earlier stone building and the installation of a more recent shop front hide what remains of the old structure when viewed along Avon Terrace.

The existing shop front appears to date from the 1960's. It has a tiled stall board approximately 600 mm high and an outward angled glass and metal shop window above (once quite common). There is an advertising hoarding above the glazing. The shop doors bear some indication they may have been modified from old doors as the lower details match the extant rear door.

The place is entered by a recessed entry and it is at this point that the earlier origins of the structure become apparent. The recessed entry leads into a spacious interior set some 500 mm above Avon Terrace'. The space is the entire width of the stone building (approximately 18m) and has a high corrugated iron ceiling. The wide-span is supported by two rows of free-standing timber columns. Three columns on the east side, two on the west. There is evidence one column has been removed from the western row. The columns are finely detailed with squared bases and arched corners. The floor is timber boards in some parts and concrete in other sections. The walls are rendered and painted white.

There is an opening on the west stone wall into the adjacent metal shed. There are three small windows set high in this wall. The south wall has two door openings and a recessed counter which lead into suite of rooms across the rear of the building. Moulded timber architraves remain. The east wall has a wide opening of several metres and a smaller opening leading into the adjacent covered area

The rear suite of rooms have been vandalised in parts but retain a number of original elements including moulded doors and window architraves, fire places (no chimneys overhead) and the remnants of timber shelving. The windows were inward opening casements of which some remain extant. The windows are barred.

The area above the ceiling has not been inspected.

The gambrel roof over the older portions of the building has a louvred metal vents.

The stone has been laid in a random course pattern and portions of the wall are tuck-pointed. Window openings are created by square cut timber lintels and sills which are flush with the stone work.

Externally the south wall contains a double door with barred and glazed fanlight. An opening above accesses a loft area. Two windows on either side, provide light to the suite of rear rooms. These are barred with casement windows opening inwards.

Part of the eastern exterior wall is painted and has been repaired/replaced in brick. The wall is in good condition where it is protected from weather by the covered area.

The rear suite of rooms protrudes several metres from the east wall to create a small wing. The roof of this section has been replaced with a flat section

supported externally on two scaffolding poles. The eastern wall of this wing contains a barred window (approximately 0.6m x 0.3 m) set about 3 metres above the ground. The window has a dressed stone lintel and a dressed stone windowsill. The tops of the walls have two dressed bands. The dressed bands are consistent with that shown on the 1895 lithograph of the building.

There are signs of long-standing problems with the walls of the building which have at various times been addressed by the construction of buttresses along the south wall, timber bracing of the south wall and the installation of metal ties. In some instances the lime mortar has been replaced with cement. In more recent time the south-west corner has been repaired with cement and a flat tin roof has been placed over this section of the building.

The roof has been modified at the rear of the building (chimneys have been removed) and it is possible that the overall height of the building has been reduced. The original stone facade has been removed.

### **Old Bakery**

The 'old bakery' consists of a single storey stone and brick structure with a pitched roof located on the south-east corner of the site and a remnant stone wall approximately two metres high is located on the perimeter of the western and southern boundaries.

Photographic evidence indicates that the 'old bakery' once ran the entire length of the southern wall. The portion remaining today runs for two thirds of the southern boundary and one quarter of the eastern boundary.

The 'old bakery' consists of rubble stone walls about 500 mm high (up to 1.5m in some places) with brick walls above. Similar walls can be seen in other buildings in York. The bricks are laid in English Garden Wall bond. This consists of three rows of stretchers followed by a row of headers. The wall is double skin. There is a single skin brick pier approximately every 3 metres.

The southern wall of the building contains a door into the vacant southern allotment and another opening leads to a small toilet block.

The eastern wall has indications of an arched door opening which has now been filled in.

The 'old bakery' presents an open interior to the Monger's Store courtyard. The roof rests on timber poles and timber poles are also used as roof ties. However, these are not tied to roof rafters to create trusses. Generally ceiling beams rest on poles. The space contains a number of upright posts about 250 mm in diameter which may have formed bays for storage purposes. Poles have notches and sections cut out showing signs of adaptation over time. The floor is concrete in the south - east corner of the building.

The entire structure evidences failure and neglect and requires urgent attention such as repairs of stone and brickwork to avoid further damage. The wall is also bowing outwards.

### **Sandalwood Yard**

The Sandalwood Yard was located on Lot 3 Avon Terrace. It is currently vacant land.

The land is covered by tall wild oats and has native trees scattered on southern side of the lot, concentrated on the boundary and south eastern and south western corners.

The Shire of York has made a fire break around the perimeter of the vacant land, in accordance with the Shire's by-laws. This has probably destroyed all evidence of the spur line which did cut across the corner of the lot, continuing into a shed which was constructed at the rear of Lot 4, Wagon Yard and Horse Stalls. Evidence has probably also been lost of the plan (footings) of Millars Timber and Trading Company buildings, which was located on the front corner of the block, closest to Monger's Store.

A pathway cuts diagonally across the lot, running from the north-west corner to the south-east. In this pathway, there is some evidence of building rubble and stones. These stones are similar in type to those in the extant fence, between Monger's Store and the Sandalwood Yard.

A heritage trail sign is situated on the centre of the block, on Avon Terrace. 'Sandalwood Yard' appears on the wooden sign. A rock plinth is also situated on Avon Terrace, close to the south eastern corner of the block.

### **Wagon Yard and Horse Stalls<sup>52</sup>**

Wagon Yard and Horse Stalls on Lot 4 comprises a storage area or yard and a single-storey structure originally built as open-sided horse stalls. It is currently occupied by The York Society, the York Conservation Resource Centre and Squirrel Furniture.

Wagon Yard and Horse Stalls is located on the south-west corner of Avon Terrace and Ford Street. The Horse Stalls building is aligned north-south so that it is parallel to Avon Terrace. Opposite Ford Street, to the north, is the Police Station. Opposite Avon Terrace, to the east, are houses. The land south of Wagon Yard and Horse Stalls is vacant.

To the west of Wagon Yard and Horse Stalls is a gravel area that serves as a carpark. Further west is a grassed area with medium density native trees and shrubs, beyond which is the railway line which runs north-south. In the yard, to the south is the relocated and rebuilt brick and corrugated zincalume Tipperary School (relocated 1991) and on the northern boundary is a small toilet block with vertical timber wall cladding and a corrugated zincalume roof.

In plan, Wagon Yard and Horse Stalls is a broad shallow 'U' shape, with the short arms of the 'U' running east-west, at right angles to Avon Terrace. The original construction consisted of a dirt floor, timber posts and roof framing, a corrugated iron roof, and a stone wall to part of the perimeter. The stone wall extends along the south side, and turns the corner to address Avon Terrace for about twenty metres. Later, a stud wall clad in corrugated iron was added, adjacent to and in the same plane as the stone wall, and extending along both the Avon Terrace and Ford Street frontages, and also to the west ends of both arms of the 'U'. In the 1980s, a two metre wide verandah was created by the addition of a wall parallel to the eaves line, under the existing roof structure along the inside of the 'U'. At the same time, a concrete slab and cross walls were added, forming the current layout of five rooms. These walls only extend up to plate height so the original roof timbers can, in places, be clearly seen from the verandah.. All five rooms are entered from the verandah, and are, from north to south, a large meeting and display room for The York Society, a small store room also used by The York Society, two small rooms used by the York Conservation Resource

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<sup>52</sup> The physical evidence of the Wagon Yard and Horse Stalls was compiled by John Loreck, Architect, 1997. Additional information has been provided by HCWA staff.

Centre, and a large workshop occupied by Squirrel Furniture. The meeting room and workshop are about the same size and are both 'L' shaped in plan.

Wagon Yard and Horse Stalls is approached across a gravel carpark to the west and enters the verandah. The posts supporting the roof are about 300 mm in diameter and spaced about three metres apart. A beam, about 200 mm wide and 120 mm deep, supports the 100 mm by 50 mm rafters, which are located at about 900 mm centres. Battens, about 75 mm by 25 mm at about 900 mm centres support the corrugated metal roof, which is partially corrugated iron and partially zincalume.

Under the crest of the roof is a ridge beam about 200 mm by 50 mm in section. An iron diameter king bolt runs vertically between the ridge to the half way point of a timber tie beam at plate level. The tie beam is about 200 mm by 75 mm in section and spans across the building, presumably connecting the 200 mm by 120 mm beam previously mentioned to another beam, which is of similar dimensions but is totally obscured by the perimeter wall.

The obscured beam is supported by 300 mm diameter posts but these cannot be seen from the outside as they are covered by the perimeter wall. They are, however, half visible from the inside of the building.

The tie beam previously mentioned is generally located over a half visible perimeter wall post, and one would expect the location of the 300 mm verandah posts to be directly opposite. This is not always the case, however, and the tie beams 'miss' the verandah posts by up to 900 mm.

The meeting and display room of The York Society consists of a painted concrete floor, fibrous cement walls without a skirting, and a cornice consisting of a metal ridge capping, normally used in roofing. The ceiling is corrugated iron, painted white, and raked equally to each side of the long axis of the room, so that the half of the ceiling nearest to the Avon Terrace and Ford Street sides is parallel to the roof, whereas the other half of the ceiling is not. The sliding sash windows in the walls facing the verandah are typical of the place and have two panes per sash, without sills.

The York Conservation and Resource Centre consists of two rooms. The northern room is an office and the southern room adjacent has a sink and bench, and appears to be used as a small laboratory. Both rooms have walls consisting of 200 mm by 20 mm timber boards, similar to the external cladding addressing the verandah. The ceiling is corrugated iron, painted, at a height of about 2.4m.

The area occupied by Squirrel Furniture has no ceiling and no applied wall finishes.

### **13.3 KEY REFERENCES**

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### **13.4 FURTHER RESEARCH**

A turnstile/weighbridge located at the Wagon Yard and Horse Stalls is still extant. However, the structure was buried c. 1981 after it had been determined that it was a danger to the public. This requires further research, including an archaeological investigation, to determine the location and

nature of the structure. A local resident remembers that the structure was a square pit retained with timber planks at the time it was filled in.<sup>53</sup>

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<sup>53</sup> As stated in correspondence to HCWA from the York Society, dated 16 April 1999, HCWA file 3980.