



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 2.4.2 Migrating to seek opportunity
- 4 Building (rural) Settlements

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land Allocation and Subdivision
- 310 Manufacturing and Processing

11.1 AESTHETIC VALUE*

Old East End has aesthetic value as a group of simple stone buildings in the Victorian Georgian style with a pleasing scale and proportion surrounded by mature trees, fence defined domestic spaces, gardens and animal yards, and a large stone lined rendered underground rain-water tank. The qualities of the group are enhanced by original furniture, utensils, bric-a-brac and photographs associated with the owners and occupiers of the buildings, which also assist with interpretation of the site. (Criterion 1.1)

The Blacksmith's Shop, with its twin forge, separate bellows room and symmetrical side skillions, shows innovation in design is well proportioned. (Criterion 1.2)

The Store building, with its French front doors topped by an arched fan-light and flanked by large arched fixed windows, demonstrates an aesthetic detail unusual in this rural setting. (Criterion 1.2)

Old East End is a well-known entry statement defining the eastern limit of the eastern approach to the historic town of Dongara. (Criterion 1.3)

Old East End contributes to the aesthetic qualities of the landscape as it collectively forms a significant streetscape in a rural setting while remaining outside the boundaries of a town site. (Criterion 1.4)

* 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.

11. 2. HISTORIC VALUE

Old East End comprises the first European buildings constructed on Location 914, which was first granted in 1878, but had been occupied by William Osborn since c. 1868. (Criterion 2.1)

Old East End was the home of William Osborn, the inaugural private contractor for the delivery of mail overland between Perth and Northampton from 1869 to 1871. While first the Cottage and later the Farmhouse provided the residence for Osborn and his family, the Blacksmith's Shop was his place of work. (Criterion 2.2)

Old East End has had a close and ongoing connection with the Osborn, Pell and Rowland families, all early settlers in the Irwin District, through occupation, construction and ownership of the site, or parts thereof, dating from c. 1868. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

The design of the Blacksmith's Shop, with twin forges and separate housing of the bellows, demonstrates a creative technical innovation. (Criterion 3.3)

11. 4. SOCIAL VALUE

Old East End is highly valued by the local community and the greater community of the MidWest Region and State, as demonstrated by its inclusion in several heritage lists, both local and state-wide, as well as being the recipient of the inaugural Saint Georges' Heritage Award in 1996 by MidWest Heritage Incorporated, and the Western Australian Civic Design Award in the Heritage Category in 1996. (Criterion 4.1)

Old East End contributes to the local community's sense of place as it forms the eastern most visual entry into Dongara, marking the commencement of the townsite's surrounding built environment. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Situated outside a townsite on a public road but with the buildings positioned in an adjacent linear manner, *Old East End* demonstrates an uncommon built rural landscape in this area. (Criterion 5.1)

The place is a rare example of a group of modest vernacular buildings containing many articles of original furniture, utensils, bric-a-brac and photographs associated with the original owners and occupiers. (Criterion 5.2)

12. 2. REPRESENTATIVENESS

The individual buildings which make up *Old East End* are fine and characteristic examples of the built environment of the locale in terms of their style, scale and materials. (Criterion 6.1)

Old East End is representative of pioneer trades/working class families endeavouring to establish a commercial business and domestic housing in a newly released rural location, external to a town site. (Criterion 6.2)

12.3 CONDITION

Old East End is in very good condition following the careful restoration, and where necessary reconstruction, carried out over the period 1987 through to 1993.

12.4 INTEGRITY

Old East End has high integrity in all its component buildings and associated site. The Blacksmith Shop is operative with one forge capable of being fired and used. Both the domestic Farmhouse and Cottage are habitable, with the former being used as a residence by the owners, the latter as self contained bed and breakfast accommodation. The Store is displayed as a local rural grocery shop of the period 1900 to 1950. It is also used to store items of furniture and as an office.

12.5 AUTHENTICITY

Old East End has moderate to high authenticity. In the restoration of the buildings, all useable original fabric was retained or reinstated. Where reconstruction of the Cottage was carried out, all the original stone was reused, as was original timber and joinery which had been salvaged and stored, such as rafters, wall plates, doors, windows and general items of hardware such as door locks, bolts and hinges. Where introduced fabric was used, such as galvanised corrugated iron for roofs or cladding, short lengths matching the originals were used as were galvanised roof nail fixings. Other introduced fabric, such as floorboards and pressed metal lining which fire had destroyed in the Store building in the early 1960s, was obtained as salvage materials from demolitions in the region.

The introduction of amenities such as electricity, plumbing, toilet and bathroom facilities have been carried out in such a manner so as to ensure that they are neither intrusive nor damaging to the fabric of the place.

The adaptation of areas, such as verandahs on the Farmhouse, for use as living space by introducing sliding glass panels behind reconstructed trellis enclosures, is unobtrusive and reversible.

13. SUPPORTING EVIDENCE

The documentary and physical evidence has been compiled by John Rowland, with some editorial assistance from Tanya Henkel, Historian. The site plan and floor plans of the four buildings were prepared by Don Newman, Architect.

13.1 DOCUMENTARY EVIDENCE

Old East End comprises four main buildings: a single-storey stone cottage constructed for William Osborn (c. 1868, extended c. 1890); a single-storey stone commercial blacksmith shop constructed for William Osborn (c. 1870), with an adjacent large underground rain water tank; a single-storey stone farmhouse constructed for William Osborn (c.1872); and, a single-storey stone commercial shop/residence constructed for Mary Ridley (c. 1891).

Prior to the first known Europeans traversing the area in 1839, namely Lieutenant George Grey and his shipwrecked party¹, there had been no recorded European contact with the indigenous inhabitants of this part of the Western Australian Colony. These local indigenous people were called the Wattandi. They called the seasonal river passing through the area Yarranoo Murraja, and the estuary at its mouth Thungarra/Dhungarra.² It is thought that the anglicising of the latter is how Dongara derived its name. Lieutenant Grey renamed the watercourse the Irwin River, which in turn gave its name to the local government area, the Irwin Roads Board, now Shire of Irwin.³

In 1849, expressions of interest were made by graziers to take up leases in this new area, and this was followed by the first permanent European habitation of the Irwin District in 1851 on a pastoral lease held by The Cattle Company.⁴ Prior to this, in 1848, plans had been formulated by interested parties in the Colony and London to set up a scheme to hasten migration and bring about closer settlement in Western Australia. The Colonization Assurance Corporation, a Life Insurance land settlement scheme, was set up with Articles of the Corporation dated 22 March 1850. Aspects of these Articles were later confirmed by an Act of the British Parliament. The Corporation set about surveying locations in the Irwin District; one of these being Victoria Location 914, now the site of *Old East End*. The survey was mostly completed by 1852, and the Corporation was about to make allocations to immigrants when a dispute with Governor Fitzgerald over the minimum size of the acreages delayed the taking up of this tillage land until 1859.⁵

Working families, like William and Sarah Osborn and John and Esther Pell, came to the area as employees of either The Cattle Company or one of the principals of that Company, namely Lockier Burges or Samuel Pole Phillips. Richard and Elizabeth Rowland joined their adult sons who had taken up tillage land in the district opposite what is now *Old East End*. All three families, Osborn, Pell and Rowland, have a close association with *Old East End*.

Old East End had its genesis in the aspirations of William Osborn, blacksmith, his wife Sarah, seamstress, midwife and nurse, and their children. Osborn is recorded as having arrived in the Swan River Colony with his wife and four children on board the *Emma Eugenia* in 1858, following which he worked for a time as an assistant convict warden at Guildford.⁶

In 1862, while Osborn was in the employ of Lockier Burges at Toodyay, the birth of his son, Charles, was recorded. By 1866, William and Sarah Osborn were still employed by Lockier Burges, but were resident on The Cattle

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- ¹ Grey, G., Journals of two expeditions of discovery in North-west and Western Australia, during the years 1837, 38 and 39, Vols I & II, Hesperian Press, Victoria Park, WA, 1983.
 - ² White, I. (ed), Daisy Bates: The Native Tribes of Western Australia, National Library of Australia, Canberra, 1985, p.58; Bain, M.A., Ancient Landmarks: A social and economic history of the Victoria District of Western Australia 1839-1894, UWA Press, Nedlands, 1975, pp.15 & 172.
 - ³ Grey, op. cit., pp.38-9; Bain, op. cit., p.342.
 - ⁴ Bain, op. cit., pp.143-4.
 - ⁵ Ibid., pp.104-07, 110-11 & 172.
 - ⁶ Passenger List for *Emma Eugenia*, Public Records Office Acc 115, pp.42-44, Item 1040 & Osborn, Eliza (nee Pell), b.1865, d.1959, personal memories as related verbally to John V. Rowland. However, *Ancient Landmarks* author M.A. Bain places Osborn in the Greenough area as early as 1853, possibly indicating an earlier visit to the Colony. Bain claims that while Osborn was in the employ of Major Logue, it was recorded he drew stores on 25 August 1853 at Logue's property Ellendale, situated to the north of Irwin in Greenough. See Bain, op. cit. p.192. This requires confirmation from primary sources.

Company lease at Irwin House, in the Irwin, where the birth of their son Sidney was recorded on 26 March 1866. The dissolution of The Cattle Company occurred in December 1867.⁷

In 1868, William Osborn was responsible for drawing a detailed map of the Lower Irwin District on which all landowners were identified. The map shows Victoria Location 914, located approximately two miles east of the Dongara townsite, as an area of almost 10 acres fronting a public road.⁸ Osborne and his family occupied the land and set about building a two room cottage of local limestone using river mud as mortar. Osborn intended to establish a blacksmithing business on the property, purchasing the land when funds became available.⁹ In August 1868, it was recorded by Police Constable Stack that Osborn was fined for illegally removing timber.¹⁰

In December 1868, Osborn was the successful tenderer for a three year contract, at £280 per annum, for the inaugural private overland delivery of mail from Perth to Northampton and return.¹¹ With the help of his sons, William Jnr., Edward and Henry, Osborn operated the mail run together with establishing a substantial blacksmith shop.¹²

Construction of the main four room domestic farmhouse is believed to have been carried out c. 1872.¹³ Despite having built three buildings on the land William Osborn had not yet assumed legal tenure of Location 914, and on 26 March 1878, the Crown Grant of 9 3/4 acres was made to Charles Vinier '...in consideration of the sum of Five pounds twelve shillings and six pence sterling'. The Osborn family secured legal tenure of their buildings in June 1881, when Vinier made his first subdivision of Location 914. The area was almost 4 acres and contained all the Osborn improvements. In the years that followed, Vinier continued to subdivide the balance of the Location with the sale of 1/8th of an acre to Mary Ridley in December 1890, then a strip of land to the Midland Railway Company in November 1892, and another 1/8th of an acre was sold to Henry Looke in January 1893. The remnant 5 1/4 acres was mortgaged to Francis Pearse, merchant, in June 1900, to secure a debt of £596/14/0, and was forfeited by Charles Vinier when the Sheriff of Western Australia transferred it to Pearse under writ of Fievi Facias (Fi Fa).¹⁴

⁷ Ibid., p.296 ; Erickson, R., The Bicentennial Dictionary of Western Australians, pre 1829-1888, Vol III K-Q, UWA Press, Nedlands, 1988, pp.2388-9.

⁸ Osborne, William, Map of Lower Irwin District, 1868, donated by the Osborne Family to the Irwin District Historical Society and on display in the Irwin Shire Office. The map does not indicate a landowner.

⁹ Osborn, Eliza (nee Pell), b.1865, d.1959, personal memories as related verbally to John V. Rowland, 1959.

¹⁰ Dongara Police Occurrence Book, 1868-1871, Public Records Office Acc 417, AN 5/Dongara, Item 1.

¹¹ Bain, op. cit., p.359.

¹² Operation of the business was recorded by Police Constable Stack when William Osborn shod the police horse, Highflyer, in 1870, and other horses in 1871. A further entry in the Dongara Police Occurrence Book, dated 31 August 1870, reveals that Police Constable Stack cautioned William Osborn for being drunk. See Dongara Police Occurrence Book, 1868-71, Public Records Office Acc 417, AN 5/Dongara, Item 1.

¹³ Osborn, Eliza (nee Pell), b.1865, d.1959, personal memories as related verbally to John V. Rowland, 1959.

¹⁴ Certificate of Title, Vol. 3, Folio 362, Crown Grant 4484.

Building Particulars

Three of the buildings comprising *Old East End*, namely the two-room cottage, the blacksmith shop, and the domestic farmhouse, were constructed for William Osborn. The two-room cottage was built to provide a temporary domestic dwelling for the Osborn family. The blacksmith shop was constructed as a commercial business, and the adjacent domestic farmhouse became the permanent and more substantial dwelling for the Osborn family. The fourth building, the store, was built for Mary Ridley as a shop with a living area in a rear skillion annex.

All the stone walls of the buildings were constructed from local limestone. Jarrah plank floor boards and structural timbers were jarrah and transported to Dongara from the environs of the Perth settlement. Most of the sub-floor bearers and joists were local bush timber or salvaged shipwreck material. The roof on the store was galvanised corrugated iron and this material was also used to clad the skillion annex. The latter was lined with decorative pressed metal sheets. Compacted earth floors were evident in the central room of the blacksmith shop and the kitchens in both the cottage, and the domestic farmhouse.¹⁵ The cottage and farmhouse had timber roofing, which Gertie Rowland recalled leaked badly.

The buildings which form *Old East End* have a mixture of domestic and commercial functions.

The Cottage

The original two-roomed cottage was enlarged to a four-roomed stone walled residence by William Osborn's son, Charles, in the early 1890s. This work, which also included fitting timber plank floors in all rooms except for the kitchen, is reputed to be the first independent building work undertaken by Charles Osborn.¹⁶ William Osborn Snr. died in 1894 and Charles married Eliza Pell in 1895. Charles and Eliza took up residence in the main domestic farmhouse. Gertrude Pell, born in 1892 and a niece to Eliza, was fostered by Charles and his new wife. This was as a result of the death of her father in 1894 and her mother's subsequent departure to Perth. At this time a further addition to the cottage was made when Charles added a fifth room with walls of timber framing and corrugated iron cladding. This was done so that Frances Cousins (nee Pell), sister to Eliza and aunt to Gertrude, could live in the cottage with her seven children after the departure of Frances's husband also to Perth.¹⁷

In August 1910, Charles Osborn sold all the land and associated buildings to Silas Rowland.¹⁸ Rowland married Charles' niece, Gertrude, in February 1912. Gertrude was widowed in 1917, and the land containing the cottage was subdivided and sold to Annie Mason in 1919. In 1925, Gertrude married Arthur Rowland.

Annie sold the property to Gertrude's brother Charles Pell in 1951. It subsequently passed to John Rowland, Gertrude's grandson aged 11 at the

¹⁵ Rowland, John, V., b.1941, personal memories & observations at time of restoration, 1987-1992 & Rowland, Gertrude (nee Pell), b.1892, d.1991, personal memories as related verbally to John V. Rowland.

¹⁶ Osborn, Eliza (nee Pell), b.1865, d.1959, personal memories as related verbally to John V. Rowland, 1959.

¹⁷ Rowland, Gertrude (nee Pell), b.1892, d.1991, personal memories as related verbally to John V. Rowland, 1990.

¹⁸ Certificate of Title, Vol. 7, Folio 377.

time, when Charles Pell died in 1952.¹⁹ At this time the cottage ceased to be used as a dwelling, but was still used as sleeping quarters by Octavius (Tim) Rowland, Arthur's brother who had come to live with him following the death of their mother in 1932. Prior to sleeping in the cottage Tim Rowland had slept in the blacksmith building, however this was becoming increasingly derelict. Because of Tim's learning disability Gertrude, his sister in law ultimately became his legal guardian.²⁰ After Tim died in 1957, the cottage was used as a storage area for farm implements and a shelter for farm animals. The physical condition and fabric of the building deteriorated, resulting in the collapse of rear and internal walls as well as sections of the roof. Salvage of all fabric materials was undertaken by John Rowland and Graham Grundy in 1984.²¹

The Blacksmith Shop

Following the death of William Osborn in 1894, the blacksmith shop continued to be operated commercially by his son Charles. However, Charles increasingly devoted more time to his building profession which he preferred. The blacksmith shop eventually ceased as a commercial operation in 1910, when the property was sold by Charles to Silas Rowland.²² Silas Rowland was a farm-worker on the Rowland family farm, situated opposite *Old East End*. He used the blacksmith shop as a workshop, storage area and ultimately as a garage for Gertrude's sulky. Following Silas' death during World War I (in 1917), Gertrude was widowed with two small sons. In 1925 she married Arthur Rowland, a cousin by marriage. The front of the forge was removed in order to garage a Pontiac car purchased by the couple in 1927. With the outbreak of World War II and subsequent rationing of petrol, the car was placed in the building and moth-balled for the duration. The car was never used by the family again.²³

Following his arrival in 1932, Tim Rowland used the east skillion room of the blacksmith shop as a bedroom, which Gertrude also used as her laundry. The west skillion room was used to garage a Fordson tractor, and the bellows room was used to store firewood and coal, which was collected from along the Midland Railway line.²⁴ Maintenance work on the building was limited to 'make-do' repairs; for example fixing of corrugated iron sheets to replace termite damaged timber cladding. The roof was kept in place by wiring down the corrugated iron, or by placing heavy cast iron, timber or stone objects on top of the roof.

Gertrude Rowland was widowed for the second time when Arthur Rowland died in 1943. In 1945, her grandson John Rowland came to live with her. By this time the stone walls of the bellows room were partially collapsed and there were no intact windows or doors. All window openings had been covered by metal sheeting. Timber floors had been destroyed by termites and/or decay, and drifting top soil from the surrounding farmland had been deposited around and through the building up to a depth of 600mm.²⁵ The

¹⁹ Certificate of Title, Vol. 722, Folio 109.

²⁰ Rowland, John, V., b.1941, personal memories.

²¹ Rowland, John, V., b.1941, personal memories.

²² Rowland, Gertrude (nee Pell), b.1892, d.1991, personal memories as related verbally to John V. Rowland.

²³ Rowland, John, V., b.1941, personal memories.

²⁴ Rowland, John, V., b.1941, personal memories.

²⁵ Rowland, Gertrude (nee Pell), b.1892, d.1991, personal memories as related verbally to John V. Rowland.

building continued to deteriorate with the further collapse of skillion roofs and sections of walls under the weight of overgrowing tree branches and leaf litter, until restoration commenced in 1987.

The Farmhouse

Since its construction c. 1872, the farmhouse has always been used as a dwelling. During the period that the house was lived in by William Osborn's family, and later his son Charles' family, the house consisted of four rooms, a central passage and a front verandah. The building had no ceilings. The two front rooms had large free-standing fireplaces and the kitchen had an earth floor. The roof was a stepped skillion over the verandah with a hipped gable design over the front rooms, changing to a skillion style over the rear rooms.²⁶

When Gertrude and Silas Rowland became the owners of the Farmhouse they commenced a number of alterations and additions in the period 1912-1915. These included alterations to the roof style and the installation of ceilings. The fireplaces were rebuilt, side windows were enlarged, and side and back verandahs with trellis screens were added. The kitchen was converted to a lounge room with the addition of a timber floor. A part of the back verandah was enclosed with corrugated iron and extended to the east with a separate room beyond the wall line of the main house. This became the dining and kitchen area with the small separate room housing a Metters wood stove. The front stone wall was rendered and marked with an ashlar finish. Quoining details were painted around fenestrations and at the end of walls.²⁷

Following these changes maintenance of the farmhouse was minimal and over time the building deteriorated as termites and decay attacked the timber fabric.²⁸ Services installed over the years include a telephone pre World War II, an outside water tap from scheme supply in 1965, and mains electricity in 1970.²⁹ The building ceased to be occupied in 1984, and further deterioration and damage resulted when trees fell onto the side verandah. The nearby bucket toilet, clad in corrugated iron with a gable roof remained relatively intact, but the lime washed interior with inscribed family names, birth and death dates, had substantially flaked away. Restoration of the farmhouse and outbuilding commenced in 1987.³⁰

The Store

The store building was built for, and subsequently used by, Mary Ridley as a shop c. 1891.³¹ Business was conducted from the large front room, which formed the total of the stone walled portion of the building. Entry to the shop was from the front verandah which had no setback from the road reserve. A step was necessary to accommodate the height difference

²⁶ Rowland, Gertrude (nee Pell), b.1892, d.1991, personal memories as related verbally to John V. Rowland.

²⁷ Rowland, Gertrude (nee Pell), b.1892, d.1991, personal memories as related verbally to John V. Rowland.

²⁸ Rowland, John, V., b.1941, personal memories.

²⁹ Rowland, Gertrude (nee Pell), b.1892, d.1991, personal memories as related verbally to John V. Rowland.

³⁰ Rowland, John, V., b.1941, personal memories.

³¹ Rowland, Gertrude (nee Pell), b.1892, d.1991, personal memories as related verbally to John V. Rowland.

between the road reserve and the verandah floorboards. The timber framed, corrugated iron clad skillion annex at the rear served as a living space.³²

In October 1891, a writ of Fi Fa was served on the premises, and the property was transferred to Thomas Frances McCoo, a storekeeper of Dongarra [sic], on 5 September 1892. On that same date, the property was mortgaged to Edward Horne Wittenoom, of Geraldton. Some ten years later, in 1902, the property was transferred to Wittenoom, who was then known as the Hon. Sir Edward Horne Wittenoom KCMG, of Perth. In 1914, he sold the property to Samuel Joseph Fortescue Moore, gentleman of Claremont and formerly a merchant/storekeeper of Dongarra [sic].³³

Following the death of Samuel Moore in 1921, the property was sold by his estate and transferred in 1924 to Charles Sloper, Contractor of Dongarra.³⁴ Charles Sloper partitioned the large room, formerly used as the shop, into three rooms with a central passage for use as a residence.³⁵ The partitions were constructed using timber framing fixed directly to the plank timber floor below and to the pine tongue and groove timber ceiling above. Wall cladding in the passage was sheets of decorative pressed metal, while the reverse side was mini-orn iron to a height of three feet and then whitewashed hessian.³⁶ The property was transferred in November 1935 to Rur Singh, a storekeeper of Dongarra,³⁷ who sold medicinal herbs from the premises.³⁸ Following the death of Mr Singh in 1949, the property transferred to Mr. Frederick William Windsor, a returned service man, and his wife Nellie May Windsor as joint tenants in November 1950.³⁹ They, together with their two small sons, used the place as a residence.⁴⁰ The Windsor's sold the property to Mrs Dorothy Fabling in 1953,⁴¹ who replaced the timber verandah floor with concrete. In the early 1960s a fire caused considerable damage to the Store building, which included the total destruction of the rear timber frame section and substantial damage to the timber floors and pine ceiling.⁴² Mrs Fabling sold the property to the present owners, Messrs Rowland and Grundy, in 1990.⁴³

Between 1987 and 1993 the buildings comprising *Old East End* underwent extensive restoration, rebuilding and adaptation by the current owners, John V. Rowland and Graham W. Grundy. Past management was deleterious through the neglect of maintenance of the buildings and associated site. This was particularly the case for the Cottage and Store where fire, termite damage and access by farm animals had resulted in loss of some original

32 Rowland, John, V., b.1941, personal memories.

33 Certificate of Title, Vol. 34, Folio 322.

34 Certificate of Title, Vol. 587, Folio 49.

35 Glenys Criddle (nee Wass), b.1938, grand daughter of Charles Sloper, personal memories as related verbally to John V. Rowland.

36 Rowland, Gertrude (nee Pell), b.1892, d.1991, personal memories as related verbally to John V. Rowland.

37 Certificate of Title, Vol. 587, Folio 49.

38 Rowland, Alice, b.1917, mother to John V. Rowland, personal memories as related verbally to John V. Rowland.

39 Certificate of Title, Vol. 587, Folio 49.

40 Rowland, John, V., b.1941, personal memories.

41 Certificate of Title, Vol. 1132, Folio 225.

42 Rowland, John, V., b.1941, personal memories.

43 Certificate of Title, Vol. 1154, Folio 157.

fabric and collapse of walls. Fortunately the place, except for the Store, had remained in the long term ownership of Gertrude Rowland, a female relative of the original builders. Under her tenure, apart from alterations to the domestic Farmhouse, in the period World War I through the Depression, the place had minimal accretions to the buildings or site. The restoration, ownership and present management of the place resides with Gertrude Rowland's grandson, John Rowland, who had been raised by her at the place.

The sequence of work commenced with the restoration and part reconstruction of the blacksmith shop to its original use. Then work commenced on the farmhouse which was restored, rebuilt and adapted for use as a tearooms/restaurant. It has since reverted to use a residence. The third stage of the restoration project resulted in the store building being restored, rebuilt and adapted to facilitate it being used for its original purpose. Finally, the cottage was rebuilt, restored and adapted to the 1890's five room domestic use.⁴⁴

In addition to these works, the gardens were restored and fences, animal yards and three small outbuildings were rebuilt. Brick paving, pathways, public toilets and parking were also introduced at this time. The complex was named 'Old East End', in recognition of how the locale has been historically referred to by Dongara residents, and opened to the public as a tourist attraction in August 1993. It subsequently closed as such in October 1994. The owners' currently live in the farmhouse and use the cottage as commercial bed and breakfast accommodation.⁴⁵

Over recent years *Old East End* has received acknowledgment as a place of heritage value. On 2 April 1984, the grouping of buildings was classified by the National Trust of Australia (W.A.) in recognition of its cultural heritage significance. The precinct was included in the Schedule of Historic Buildings in the Shire of Irwin Town Planning Scheme which was gazetted on 4 February 1992. *Old East End Precinct* was included in the Shire of Irwin Municipal Inventory of Heritage Places which was completed in 1998. Adopted by the Irwin Shire Council on 10 March 1998, the report recommends that the grouping be considered for inclusion on the State Register of Heritage Places. Further recognition of the place and the work carried out by the present owners was made in 1996, when *Old East End Precinct* was presented with the inaugural Saint Georges' Heritage Award by MidWest Heritage Incorporated, and the Western Australian Civic Design Award in the Heritage Category.⁴⁶

13. 2 PHYSICAL EVIDENCE

Old East End Precinct comprises four buildings and a large underground rainwater tank set in re-established gardens on a gentle down hill slope on the north side of Brand Highway, three kilometres east of the town of Dongara. The buildings were constructed over the period c. 1868 to 1891.

Siting

Entry to the site is via a carpark to the extreme east of the buildings. Landscaping and tree planting provide a screen to the complex, and access must be completed on foot by way of a number of brick/gravel pathways to the rear of the buildings. This provides a sense of intimacy to the complex of buildings rather than 'a stranger knocking on the front door'. Although

⁴⁴ Rowland, John, V., b.1941, personal memories.

⁴⁵ Rowland, John, V., b.1941, personal memories.

⁴⁶ National Trust Assessment Exposition, 2/4/1984; *Shire of Irwin Town Planning Scheme*, 1992 & Suba, T. & Grundy, G., *Shire of Irwin Municipal Inventory of Heritage Places*, 1997-8, Place No. 109.

located next to each other, the mature trees and gardens obscure views of the four buildings together requiring one to view each building individually.

Relationship of buildings on site

The buildings are situated adjacent to each other on an east/west axis along the site frontage to Brand Highway. From the eastern carpark point of entry the order of the buildings is as follows: the first building is the store which was built in 1891; the second building is the c. 1868 cottage; the third building is the c. 1872 domestic farmhouse; and, the fourth building is the c. 1870 blacksmith shop with adjacent underground rain water tank. However, for the purpose of this physical description the buildings are described in the order in which they were built.

Building 1 - Cottage - Stage I c. 1868 and Stage II c. 1890

The external style of the cottage, incorporating the two stages of construction, is Victorian Georgian, dominated by the simple symmetrical facade. The walls are coursed random rubble limestone, with the front (south) wall being whitewashed. There is a simple stone chimney to the west facade. The two front rooms are covered by a medium pitched hipped corrugated iron roof, and the two rear rooms beneath a broken backed skillion roof. There is a timber frame extension to the west of the rear rooms which is clad in horizontally fixed corrugated iron. The roof of the front verandah is a broken backed extension of the main roof and is supported by slender square, tapered chamfered timber posts. Half round gutters are evident all round.

All windows have timber lintels. The front elevation features a pair of unweighted large pane sash windows, either side of the vertically planked ledge and brace front door. The upper sashes of these windows are fixed, with the lower sash openable and able to be held open by small pieces of timber dowel. There is a pair of casement windows in the east wall with small panes which are symmetrical but unequal in size. The rear (north) wall of the cottage has a pair of square awning windows, each with four panes together with two weathered plank ledge and brace back doors. Previously painted, the paint on the doors has flaked off to leave a remnant red coloured undercoat. There are stone stoops to both rear doors. The rear timber frame extension has a small paned casement window in the west wall. The c. 1868 stone work has a mud mortar, whilst the later c. 1890 work utilises a sand and lime mortar, as does all the reconstructed stone work.

Facing north, one enters directly into the main front room via the front door. The internal walls are rendered to a relatively smooth finish and are whitewashed. A single sash window is situated centrally in the front (south) wall. A large centrally located free-standing fireplace, with stone hearth, dominates the left (west) wall. It has a decorative square unpainted timber surround and mantle. It is flanked on each side by unpainted timber cupboards built between the fireplace. The cupboards have paired doors with decorative shield design panels. The floorboards are five-inch wide tongue and groove jarrah, and the unpainted jarrah skirting boards are six inches high with a simple rolled edge. This room has no ceiling and the hipped gable rafters with overlapping jarrah boards are exposed. Fixed to the wall plates, a single five by three inch collar tie beam spans the room from front to rear. In the rear (north) wall, directly in line with the front door, is a doorway which leads into the kitchen. The door has been removed and while there is a timber doorframe still in place, there is no architrave. To the right (east), the

wall rises to fill the gable space, and a low door in the north east corner opens into the main bedroom.

On entry into the main bedroom from the front room one faces east. The low ledge and brace door is constructed from three wide timber planks. The front wall (south) has a sash window identical to the one in the front room. The east wall has a multi-pane casement window in the north east corner, directly opposite the bedroom door. The walls, floor, skirting, ceiling and collar tie match those in the front room.

Passing from the front room to the kitchen one is facing north. There is a small step down from the front room to the kitchen floor which is constructed of four inch wide jarrah tongue and groove boards with no skirting. The walls are whitewashed, unrendered rough stone. In the rear (north) wall directly in line with the front door is one of two back doors. It is possible to look directly through the cottage when the front and back doors are open. To the left (west) is the second back door constructed from three large wide boards. Between the two rear doors is a four pane square awning window. Fixed to the south wall is a pine benchtop fitted with an enamel sink. There is a single timber shelf above, and twin cupboards below. Adjacent to this cupboard and fixed to the west wall is a Metters No. 1 stove with shelving over, suspended from the rafters. In the north west corner of the west wall, between the stove and the second back door, a narrow plank ledge and brace door gives access to the timber framed, corrugated iron clad room, now a bathroom and toilet. There is no ceiling and the skillion roof rafters with overlapping jarrah boards are exposed.

To the right (east) of the kitchen, a centrally located door provides access to the second bedroom. Entering this bedroom one faces east. There is a small step up from the kitchen level, as the floor level of the bedroom is at the same level as the two main front rooms. The floors are constructed of five inch wide jarrah tongue and groove boards with no skirting. The walls are whitewashed unrendered rough stone. Directly opposite the door in the east wall is a small casement window and centrally located in the rear (north) wall is a square four-pane awning window similar to the rear kitchen window. There is no ceiling and the roof treatment is the same as the kitchen.

Moving from the kitchen into the bathroom/toilet, one is facing west. The walls are lined with gyprock and are either painted white or fixed with small ivory coloured rectangular tiles. There is a shower recess and toilet recess along the left (south) wall. The west wall has a casement window, and the concrete floor is finished with small diamond pattern tiles. Throughout the building there are no architraves or linings to any of the doors or windows, however there are exposed timber lintels and sills to all the windows. To exit from the back doors of the cottage it is necessary to step up to wide timber stoops, out onto stone stoops and then down to brick paved paths.

Building 2 - Blacksmith Shop and Underground Tank - c. 1870

This building is constructed in the Victorian Georgian style with a symmetrical facade. The walls are predominantly coursed random rubble limestone with some timber framed sections clad with vertically fixed timber boards. There is a simple random rubble stone chimney to the north facade. The roof is a corrugated iron medium pitched gable with symmetrical east and west broken backed skillions. At the rear (north) is a separate skillion roof over a centrally located bellows room. The gutters to the building are half round. All windows have timber lintels. All doors are plank ledge and brace and the

windows are square awning with four panes, except for one rectangular window with six small panes located in the front gable end.

The front (south) of the building has two sets of large double doors, a single square window between them and the six paned window in the closure of the gable. The east skillion has a pair of adjacent square windows and a double door in the side wall, and a single door and square window in the rear (north) wall. The rear (north) bellows room has a split (stable) door in its east wall, and a pair of adjacent square windows in the rear (north) wall. The north and west walls of the west skillion have paired adjacent square windows. Within 500mm of the north west corner of the building is the circular underground rainwater tank with a 900mm above ground stone wall, topped by a low pitched "candle snuffer" corrugated iron roof.

Entering the building via the large double front doors, one is facing north, and has entered the large central forge room of the building. There is no ceiling and the underside of the corrugated iron gable roof is exposed. There is a centrally positioned single collar tie attached to the wall plates, running in an east-west direction across the room. The walls are exposed stone, and the floor is basket weave pattern brick paving. Along the right (west) and left (east) walls are freestanding timber work benches and shelves which display many original tools and artefacts relevant to blacksmithing. To the right of the front door in the front (south) wall is a square four-pane window, and directly above the door in the gable enclosure is a rectangular window with six small panes. The west wall has a doorway in the north west corner, with a half height stable door, giving access to the west room. The east wall has a doorway in the south east corner, with a full height plank ledge and brace door, which provides access to the east room.

There are twin stone forges built along the north wall, directly in front of the main double doors. A short tree stump supports a large anvil directly in front of, and central to, the forges. The forges are serviced by twin flues which are built into the north wall. There is a shaped awning style sheet metal hood suspended over the entire forge area, and the flues combine into a single stone chimney built central to the gable. Situated each side of the forges are 2 small, narrow slot-style openings which commence at a height of 16 inches above floor level. Long bush pole lever handles pass through these openings from the bellows room, and it is by means of these levers that the bellows can be operated from the forge room. These slot openings provide access to the bellows room. It is a small cramped room beneath a corrugated iron skillion roof, with a brick floor similar to the forge room. The rear (north) wall has 2 adjacent square four paned windows, and the right (east) wall has a split stable door. The walls are a combination of stone and timber clad studwork framing. The pair of large bellows are supported and hinged in timber cradles with their nozzles passing through to the forges via holes built into the wall.

Returning to the central forge room, and passing through the half stable door in the west wall, one accesses the west room. The stone walls are the same construction as the forge room, as is the skillion roof. The floor is constructed of six-inch wide jarrah planks. Both the north and west walls have adjacent paired square four paned windows. Directly outside the north window is the "candle snuffer" roof of the underground rain water tank. The front (south) wall has double doors which are slightly smaller than the main front doors. The east room is also accessed from the central forge room via a full door in the east wall. The roof and plank floor are the same as the west room, and the walls are a combination of timber clad studwork framing, and stone,

similar to the bellows room. There are 2 adjacent square four pane windows in the south east corner of the framed east wall, and a double door which opens to the exterior in its north east corner. The north wall has a single door which also passes to the exterior, and a single square four paned window.

From the exterior, the underground rainwater tank rises above the ground level some 900mm, and is a circular stone construction. The interior of the tank is cement rendered and is accessible through an opening in the 'candle snuffer' roof. The opening is fitted with a hinged pair of plank shutters.

Building 3 - Farmhouse - c. 1872

A Victorian Georgian style building with a symmetrical facade, and three simple stone chimneys. The walls are coursed random rubble limestone with a combination of finishes - whitewashed, rendered and whitewashed, or in the case of the front (south) wall, ashlar lined render with painted quoining around the windows and wall junctions. The farmhouse is covered by a corrugated iron medium pitch gable roof, with finials, which extends to the rear (north) as a broken backed skillion covering the two rear rooms and the back verandah. The front and side verandah roofs are broken backed extensions of the main roof. All the verandah posts are slender, square tapered, chamfered timber posts. Ogee gutters are evident all round. All fenestrations have timber lintels. The front facade has a pair of double hung sash windows with large panes, and there is a similar window in the east wall. The rear (north) has a pair of square four paned windows, which swivel open on vertical timber pieces of dowel. Both the front and back doors are four panel timber doors. The rear (north) verandah is enclosed with a combination of a simple timber rail balustrade with square vertical slats, and diamond trellis panels. The west verandah is fully enclosed with matching lattice panels. Directly behind these enclosures are fixed or sliding glass panels.

Entering the front door, one accesses a passage which divides the two rooms situated beneath the gable roof. The interior walls are finished with a fine float plaster, and painted white. The floor is constructed of seven inch wide jarrah boards, with a seven inch high jarrah skirting all round, with a simple rolled edge. The ceiling is decorative pressed metal and there is a decorative ceiling rose with a large metal hook. Immediately inside the front door on the right (east) wall is a doorway with a four panel door opening into the main bedroom. The walls, floor, ceiling and ceiling rose match those in the passage, with the addition of an embellished timber picture rail all round the room, approximately twelve inches below the ceiling. In the (east) wall opposite the doorway is a large pane, double hung, sash window, and a matching window in the front (south) wall. An arched fireplace is located diagonally in the north east corner of the room, with a tall decorative jarrah mantle and surround, fitted with a bevelled mirror.

Returning to the passage, there is a second door at the far end of the left (west) wall. This is also a four panel door which gives access to the front room. The walls, floor, ceiling, ceiling rose and picture rail match those in the bedroom. There is a fireplace in the south west corner, with timber surround and mirror similar to that in the bedroom. The mantle is lower than that in the bedroom. The window in the front (south) wall matches the previously mentioned windows, and there is a small paned pair of French doors in the west wall opening to the enclosed side verandah. All the window and door openings in this part of the house have timber framing and lining with a simple rolled edged architrave. Around the doorways, the architraves are supported on foot high chamfered timber blocks.

Passing directly through the passage one enters the kitchen. The door has been removed from the opening between the passage and the kitchen. The pin hinges are still evident, fixed into the door frame. Directly in line with the passage and in the north west corner of the rear (north) wall is the back door. This door gives access to the back verandah. As noted on the passage doorway, there are also pin hinges evident in the door frame indicating that a previous door has been removed. To the right of the back door is a square, four pane pivot window. In the right (east) wall is a four panel door opening to the enclosed east verandah containing a laundry, bathroom and toilet. In the south east corner of the kitchen is a large open diagonally orientated fireplace. The stone walls are unrendered and painted white, with some sections obscured by a tiled, timber frame studwork inner wall. The ceiling is pressed metal fixed directly to the underside of the rafters of the skillion roof. The floor is constructed of three inch wide jarrah tongue and groove boards evident in the passage, although masonite and lino tiles have been fixed over the floorboards in the balance of the area.

A doorway, with no door, in the north west corner of the west wall, provides access to a small dining room which was originally used as the second bedroom. In the right (north) wall is a square four pane pivot window which matches the rear kitchen window. The walls and floor are similar to the kitchen. The ceiling features regency profile pine boards fixed directly to the underside of the rafters of the skillion roof. A four panel door in the north west corner of the west wall provides access to the west verandah, which is enclosed with trellis and glazing as a sleep-out. The back verandah, also enclosed with trellis, balustrade and a combination of fixed and sliding glass panels, has a pair of toilets located within its enclosed east end. These toilets have timber framed walls clad with a combination of horizontally fixed mini-orb and corrugated iron.

Building 4 - The Store - c. 1891

The Store is a large volume building of symmetrical Victorian Georgian form. The walls are coursed random rubble limestone. The front (south) wall is ashlar lined render with painted quoining around the windows and wall junctions. There is a corrugated iron medium pitched hipped roof, and a single large simple stone chimney which services two back to back fireplaces. The front (south) verandah is under a corrugated iron stepped hipped roof with slender square chamfered timber posts. There is a nil setback from the road reserve and the front picket fence also serves as a balustrade to the verandah. The rear (north) of the building has an annex of timber frame construction, clad in horizontally fixed corrugated iron, with a roof of similar material that is stepped and hipped in style. All the gutters to the building are ogee in profile. The front has a pair of french doors with solid lower panels and glazed upper panels surmounted by an arched fanlight. Either side of the front door are two large fixed arched windows, each with four large panes. The west wall has two awning windows, one is square with four panes the other small and rectangular with a single pane. There is a single square four paned awning window in the east wall, and a timber framed ledge and brace vertically planked door. The rear annex has five square four paned awning windows, two in the east wall one in the west wall, and two in the rear (north) wall either side of the centrally located ledge and brace back door.

Facing south, and on passing through the front door, one enters the single large room of the stone portion of the building. The interior walls are rendered and whitewashed, the floors have five inch wide jarrah tongue and groove boards, and the ceiling consists of regency profile pine boards. There

are no skirting boards. There is a painted timber picture rail around the room. Situated on each side of the front door are the large arched front windows, while to the left in the west wall are the square four paned and small single paned windows. To the right, in the east wall, is a matching four paned window and the frame ledge and brace door. In line with the front door and central in the north wall of the room is a doorway, without a door, giving access to the rear section. To the right of this doorway is a large free standing stone fireplace with a plain, but substantial unpainted, jarrah surround and mantle.

Moving through to the rear part of the building, the framed walls and ceiling are clad with decorative pressed metal, while the stone wall is whitewashed, but not rendered. The floor consists of four-inch wide jarrah tongue and groove boards with no skirting. To the right is a free standing stone fireplace built back to back to the fireplace in the front room of the building. There is a square four paned window in the west (left) wall, and two similar windows in the north wall each side of the centrally located back door. With the front and back doors open it is possible to look through the building from front to back. The east end of the room has a small section partitioned off as a laundry/toilet/bathroom by means of a timber frame stud wall lined with gyprock.

Associated Structures

Apart from the main four buildings described above, *Old East End Precinct* also comprises re-established gardens, three reconstructed bush pole outbuildings and many styles of reconstructed/restored fencing. These include spear top picket, stick picket, woven brush, post rail and rabbit wire, and original slip rail fencing. Where possible the original materials were used, including No.9 fence wire.

Condition

The condition of *Old East End Precinct* is generally excellent. Restoration works were undertaken between 1987 and 1993, and since then, the four main buildings, together with the associated structures and grounds have been the subject of regular and ongoing maintenance.

13.3 COMPARATIVE INFORMATION

The buildings as a linear group in a rural setting: The four buildings at *Old East End Precinct*, comprising a mix of commercial and residential use, represent the only such remaining rural group within the Shire of Irwin. Approximately midway between Old East End and the Dongara Townsite, a group of buildings used to be sited on the south side of the Brand Highway. This group comprised four residential dwellings, a shop, and a large billeting building. Only two of these structures, both residences, remain today. (See Shire of Irwin Municipal Inventory Place Nos. 105 & 106)

The building style and their original use: Both the Cottage and Farmhouse are representative of several other houses in the vicinity. However, the Blacksmith Shop is the only survivor of five commercial blacksmithing operations in the district, apart from the ruin of the Tyford Blacksmith Shop (See Shire of Irwin Municipal Inventory Place No. 102)

The buildings and their materials: All the buildings comprising the *Old East End Precinct* are highly representative in their use of local limestone as a construction material, with numerous buildings in the town and surrounding Shire built from local random coursed limestone.

13. 4 REFERENCES

National Trust Assessment Exposition, 2/4/1984.

13. 5 FURTHER RESEARCH
