



ARCHITECTURE INTERIORS CONSERVATION URBAN DESIGN MASTER PLANNING

CHESTERFIELD HOUSE

CHESTERFIELD ROAD, EAST ROCKINGHAM W.A.



CONSERVATION PLAN

for

City of Rockingham

November 1999

KPA5002/98.29/CHESTERFIELD

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PREPARED BY:

Palassis Architects

FOR:

City of Rockingham

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1.0 EXECUTIVE SUMMARY

This report was commissioned and funded by the City of Rockingham with the aim of providing positive direction for the conservation of the place known as the *Chesterfield House*, which is located on Chesterfield Road, west of Mandurah Road in East Rockingham.

Chesterfield House is a domestic building, constructed of limestone and brick masonry with a corrugated iron roof and mostly wooden floors. The house is partly gutted by fire, the north-western quarter having sustained the greatest damage. The front of the house has a verandah flanked by two projecting bays with half timbered gables and mullioned windows, the style of which is known as "Queen Anne Revival" or, more commonly, "Federation". The core of the house, consisting of four rooms with a central passage, has characteristics that are consistent with the local colonial vernacular manner of building. The dairy associated with the place is located a distance of approximately 300 metres to the north of the house, and is of similar construction as the house, but with concrete floors.

The history of *Chesterfield House* has been traced back to 1855 when James Herbert commenced trading from premises known as the "Bush Inn", but it is not known whether this inn was located on the present site of *Chesterfield House* or elsewhere, perhaps property owned by William Hymus who had established an inn in the area two years previously. When the present site, Cockburn Sound Location 71, was surveyed in August 1857 it was noted that a building already stood on the property. Records indicate that for all but a couple of years, the inn traded continuously until 1912 when the license was transferred to the newly established Naval Base Hotel. A fire caused considerable damage to the place circa 1910 and the place was rebuilt, incorporating the original masonry walls but also with additions onto the north side of the building and with a different roof shape. The original building had a steeply pitched roof with a loft, but it was rebuilt with two lower hipped roofs side by side. After 1912 the principal use of the place was as a farmhouse. The Ward family acquired the place in 1932 and established it as a dairy farm. A new dairy was constructed circa 1950, north of the house, and this building is one of the elements discussed in this report. The Wards sold the place in 1967 and in the 1970s the government resumed the property as part of its strategic planning for the area. *Chesterfield House* was vacant for some time, but then it was tenanted out to an organisation which used the house as a youth refuge. In 1992 a fire damaged one of the bedrooms of the place, and the tenants were evicted. No repairs were undertaken, and while the place remained vacant it became subject to acts of vandalism. Another fire, in circa 1994, caused extensive damage to the roof and remaining internal timberwork. Because the fire was concentrated in the roof, the masonry of the building is still in sound condition.

The conservation plan for *Chesterfield House* comprises two sections, the assessment of the place's significance, and policies which form a conservation strategy for the place. The assessment of significance is based on research into the history of the place and an investigation of the extant fabric, which are evaluated to produce a succinct statement of the place's significance that conforms with certain assessment standards adopted by the Heritage Council of Western Australia. It was found that the place has cultural heritage significance for the following reasons:

the place is among the earliest land grants in the Rockingham region, and the house is one of the region's oldest built structures;

the house is the oldest commercial building in the municipality, and one of the few remaining examples of a wayside inn established during the mid 19th century;

the place has social value for its association with a number of the district's pioneering families and other individuals who were prominent in the early history of the district;

the place is among a number of sites in East Rockingham which provide tangible evidence of the district's early history;

the architectural composition of the facade of *Chesterfield House* is considered to have aesthetic merit;

the dairy is representative of a class of outbuildings commonly constructed in the East Rockingham area in the mid 20th century using stone that was locally available. The layout of the dairy is able to demonstrate aspects of the process of milking as this was carried out in the 1950s through to the 1960s; and,

the stonework and other fabric of the dairy has acquired a patina from many years of exposure to the elements, and in the context of a fallow field has aesthetic value for its compositional and textural qualities.

Policies for the conservation of *Chesterfield House* are based on an understanding of the place's significance as outlined above, and also the various constraints and opportunities that are recognised as arising from the circumstances of its ownership, planning issues, the condition of the building, and heritage considerations. Some of the issues addressed in the policy section are:

whether or not it would be acceptable to relocate the house and dairy, given that (1) the place's history is closely interconnected with its context and that the presence of these buildings assists in our understanding of the development of the area, (2) that the house is a landmark in the area, and (3) that the nature of the house and dairy's construction is fragile and these structures cannot be moved in their complete form;

what curtilage would be appropriate for the place, given the intended future development of the surrounding land and the limited significance of the dairy;

what uses the house (and possibly the dairy) could be put to in order to make its conservation financially viable;

what approach that should be taken to conserving the house and the dairy respectively, given that much of the house's fabric is not original but illustrates the history of occupation, and that the intrinsic significance of the dairy is limited;

what actions are required to maintain the existing fabric in a stable condition until such time as a full program of conservation works are undertaken; and,

once the place is conserved, what maintenance should be undertaken in order to minimise the deterioration of significant building fabric.

The thrust of the policies is to ensure that: the house (and if feasible also the dairy) is to be retained on the present site while the surrounding land is developed for industry; the house is provided with a suitable curtilage, ditto for the dairy in view of its possible conservation; the house be conserved in a manner appropriate to the significance of its various parts; and that the place be adapted sympathetically to allow its eventual re-use as an office for industry that will eventually be established on the site.

This conservation plan is intended to be the principal guiding document for determining how the place is to be conserved. For a satisfactory outcome to be achieved, the Local Government and Landcorp will need to endorse this conservation plan and cooperate with one another to ensure that the interests of both landowner and community are fairly addressed.

2.0 INTRODUCTION

2.1 BACKGROUND

This conservation plan is an initiative of the City of Rockingham, funded by the same as part of its commitment to ensuring the conservation of heritage places in the East Rockingham area. In outline, the objectives of this conservation plan are to:

- assess the cultural heritage significance of *Chesterfield House*;
- determine the extent of that heritage significance;
- determine an appropriate curtilage for the place (ie: the conservation area);
- determine the nature and extent of any intrusive features within the conservation area;
- establish an appropriate conservation policy for the place, taking into account the specific requirements of the owner for the future use of the site and other developments that will affect its context, as well as the object to maintain and enhance the place's cultural value; and,
- provide practical recommendations for the future management and maintenance of the place.

2.2 STUDY AREA

This report deals with the place known as *Chesterfield House* (also referred to as the "Chesterfield Inn"), located on Lot 2 Chesterfield Road (off Mandurah Road), East Rockingham. The place comprises a substantial single storey building, built of rubble limestone and brick masonry walls with a corrugated iron roof and mostly wooden floors. A substantial part of the building has been fire damaged. A former dairy building, located on Lot 1 Chesterfield Road, is also the subject of this report.

2.3 STRUCTURE OF THE REPORT

This report is based on the Heritage Council of Western Australia's standard consultant's brief for the preparation of conservation plans. This standard has been devised in conjunction with the Department of Contract and Management Services (CAMS), and is based on the methodology set out in James Semple Kerr's *The Conservation Plan* (National Trust of Australia NSW 1990, revised 1996). The conservation philosophy adopted for this report is based on the principles set out in the *Australia ICOMOS Guidelines to the Burra Charter: Conservation Policy* (1985, revised 1988). The Heritage Council of Western Australia's criteria for entry into the Register of Heritage Places has been used to assess the cultural significance of the place.

2.4 SOURCES OF STUDY INFORMATION

On-site investigation	Department of Land Administration (DOLA)
Community consultation	United Photo & Graphic Services
City of Rockingham	The Australian Heritage Commission
Rockingham Historical Society	The Heritage Council of Western Australia
Battye Library of Western Australian History	The National Trust of Australia (W.A.)

2.5 PROJECT TEAM

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2.6 ACKNOWLEDGMENTS

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..... Poppy Meyers
..... Ross Shardlow



Figure 2.1 Map of South-Western Australia showing the location of Rockingham.

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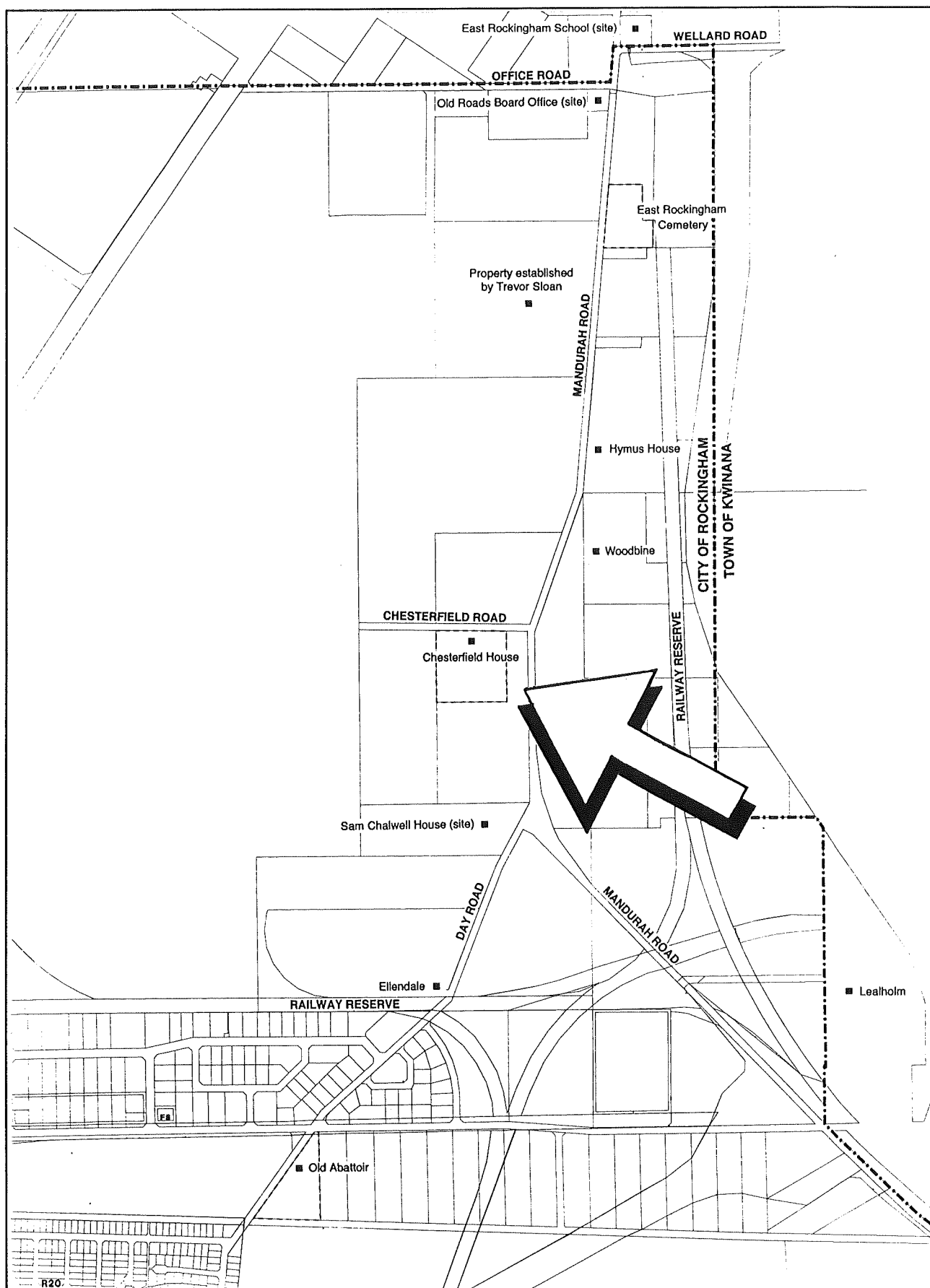


Figure 2.2 Map of the locality, showing the site which is the subject of this report.

City of Rockingham / Palassis Architects

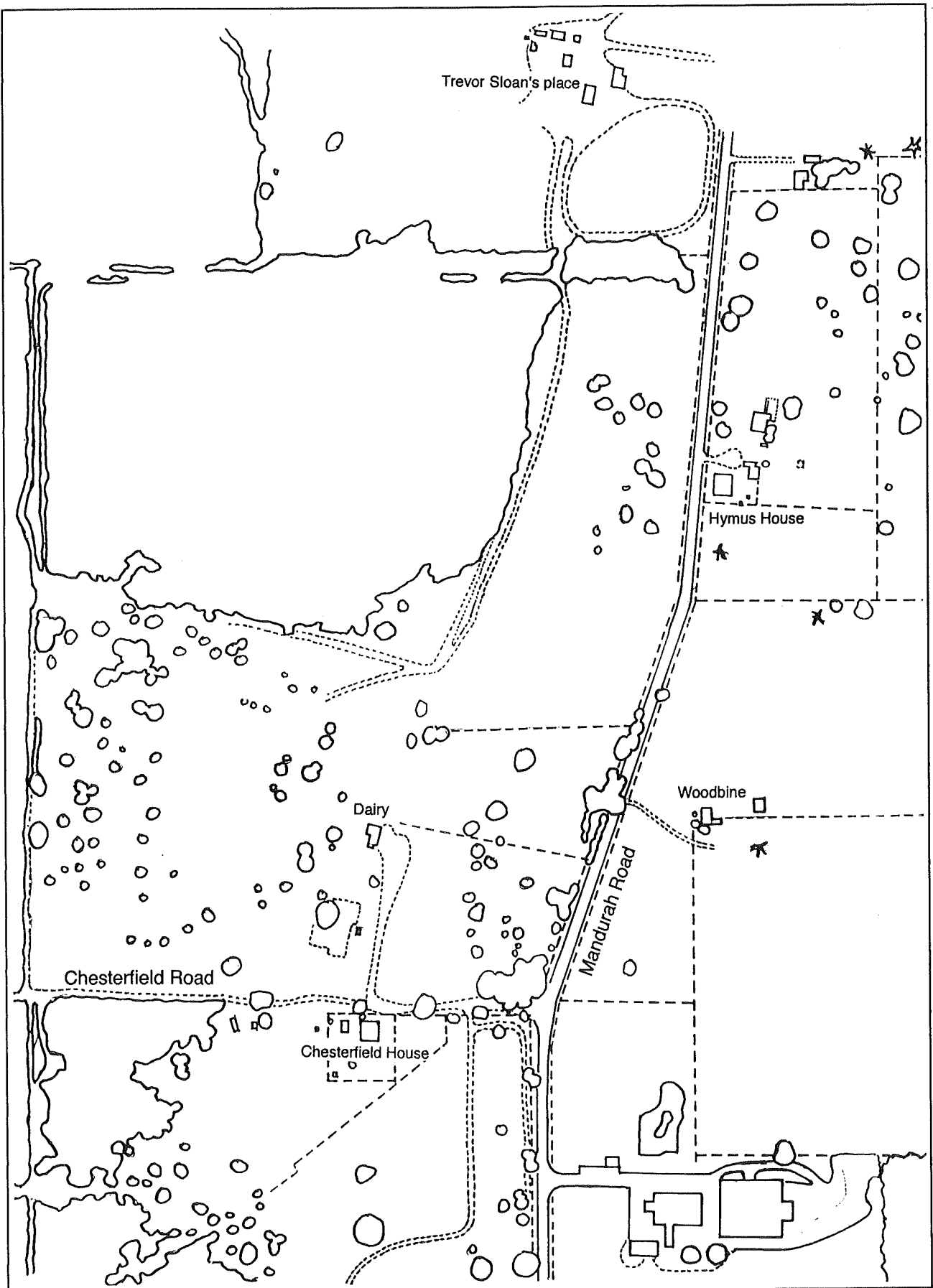


Figure 2.3 Sketch plan of the site, based on an aerial photograph of 1987 (scale 1:5000).

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3.0 DOCUMENTARY AND PHYSICAL EVIDENCE

3.1 DOCUMENTARY EVIDENCE

3.1.1 Introduction

Documentary Evidence is a compilation of historical material relating to the place, with a specific emphasis on material which provides an understanding of the development of the place's physical fabric. Sources used in the preparation of this section include existing historical texts, newspapers, land titles, and photographic images. Information related verbally by local residents has also been used where the aspects of the place's history have not previously been recorded. The Documentary Evidence section and associated chronology have been prepared by Dr. Robyn Taylor, art and architectural historian.

3.1.2 History of *Chesterfield House* - An Overview

Documentary evidence suggests that the history of *Chesterfield House* can be dated back to the earliest years of settlement in the East Rockingham district. The house, formerly known as the Chesterfield Inn, is believed to incorporate remnants of the earlier Rockingham Arms which was renamed Chesterfield Inn around the mid 1890s. The Rockingham Arms had functioned as a stopping point for travellers on the road between Fremantle and Mandurah, a boarding house, a place of entertainment, and apparently a popular destination for honeymooners. At various times it also operated as the district's Post Office. The place was central to the life of Rockingham before the focus shifted to the beach and the growing port of Rockingham where alternative places for recreation were provided. The place was eventually delicensed and the land used for grazing cattle. From the 1930s Chesterfield operated as a dairy, then a Youth Hostel until the early 1990s.

In researching the history of *Chesterfield House*, and its former identities as the Chesterfield Inn, and the Rockingham Arms, a number of discrepancies were found in government reports, various published histories and memoirs, and recollections by those who had lived or passed through East Rockingham. Many of the discrepancies regarding ownership of the place, in particular when it functioned as a licensed Inn, may be due to a confusion between the selling and/or transferring of the publican's licence for the place, and the selling of the land on which the former Inn stood. Generally the land and property belonged to only a few owners during its long history, while the licence was held successively by a number of publicans, in some cases for only a year's duration. Also, a significant point of conjecture has been whether the current *Chesterfield House*, or parts within it, can be dated back to the late 1850s when the Rockingham Arms was built, or whether, following a fire, the Chesterfield Inn was rebuilt on a different site around 1912. This latter assumption, which is also contained in the 'Heritage Report on East Rockingham Settlement' by J. C. Keen, is not borne out by a valuer's report made in 1918 which indicates the place was in a very decrepit state. This hardly seems feasible for a building which is claimed to have existed for only six years. Adding to the belief of two different Chesterfield Inns, are the undocumented descriptions of the 'original' Inn having two-storeys, whereas there is no evidence to suggest the current building ever supported another storey. However, there is physical evidence that the original roof of the present building had a steeper pitch that could have supported an attic storey. As a

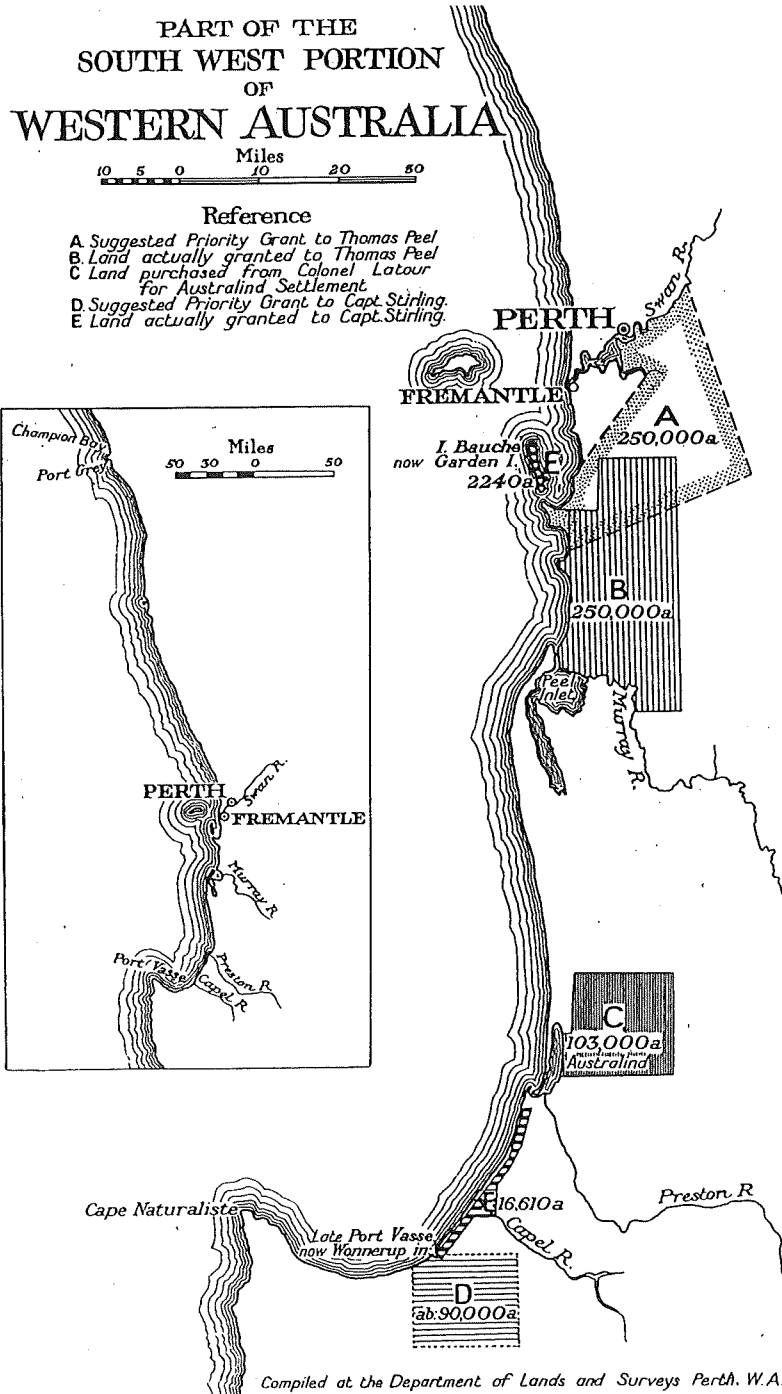


Figure 3.1 Map showing the initial grant allocated to Thomas Peel which he forfeited due to his late arrival in the colony, and the actual grant he received.

Reproduced from J.S. Battye - History of Western Australia (1924)

consequence of these various accounts, the Keen report states that Chesterfield Inn, as one of the original buildings in the East Rockingham Settlement, no longer exists.¹ Unfortunately, this has had the effect of down-grading the historic significance of one of Rockingham's heritage places.

3.1.3 A Brief History of the Early Settlement of the East Rockingham District

The European history of East Rockingham dates back to the earliest days of the Swan River Colony when the Peel Estate was established around the Cockburn Sound district. Thomas Peel, after whom the Estate was named, was an English gentleman of means wanting to invest in the new colony. Originally, Peel was eligible for a land grant of 250,000 acres on the southern side of the Swan River because of his promise to bring several hundred settlers to the colony at no expense to the Imperial government. However, one of the stipulations to secure such grants was that the settlers had to arrive before the end of 1829. While Peel procrastinated in his departure from England, other settlers arriving in the Colony were pressuring the government to release Peel's grant which covered some of the best land in the Colony. Peel was given a deadline of November 1, 1829 to land his first settlers in order to retain this grant.² When he discovered, somewhat belatedly, how much sailing time was needed to reach the Colony, he realised he would not make the deadline. He applied to have an extension of time to the end of November but this was refused. When Peel and his first boat load of settlers finally arrived in December of that year, Peel had to forfeit his entitlement. The colony's Governor Stirling then gave Peel the option of choosing another 250,000 acres of land. This grant covered the district around Cockburn Sound extending down to the Murray River and Peel Inlet where the town of Mandurah was established. The northern part of this new grant lay within the original grant area.

By 1830 a small settlement called Clarence had been established by Peel at a spot south of Woodman's Point. However, conditions were appalling and Peel proved woefully inept at managing the situation. A number of settlers began to drift away from the town and settle elsewhere. Peel then dispatched a small group of his settlers to the south of Clarence where the land was more fertile. This place was several kilometres inland from where the third of his ships bearing settlers, the 'Rockingham', had been wrecked.³ The homes they erected are believed to have been in the vicinity of East Rockingham, although the exact location is not known. However, in a petition to Governor Stirling dated August 30, 1830, the settlers gave their place of abode as Rockingham Town.

We left England under the care of Mr Halliburton, master of the 'Rockingham', agreeing to work for Thomas Peel, Esq. as field labourers to receive three shillings per day to start from the day of our landing; but we were sent by Mr Peel's orders about five miles South West of Clarence to build our houses and to turn up as much land as we thought proper. We have done this without receiving any pay or having any proper seeds to sow on the land we have been labouring at ... and can get no satisfactory answer from Mr Peel ...⁴

¹ Keen, J. C., 'Heritage Report on East Rockingham Settlement', for City of Rockingham, Town of Kwinana, Landcorp, December 1992, p.5.

² See Taggart, N., *Rockingham Looks Back*, Rockingham District Historical Society (Inc), 1984, pp.7-8, for a transcript of 'Conditions For Land Grants at Swan River Colonial Office December 5th, 1828.

³ Fall, V. G., *The Sea and the Forest, A History of the Port of Rockingham Western Australia*, University of Western Australia Press, 1972, p.13-14.

⁴ Russell, L., *Kwinana, "Third Time Lucky"*, 1979, p.32.

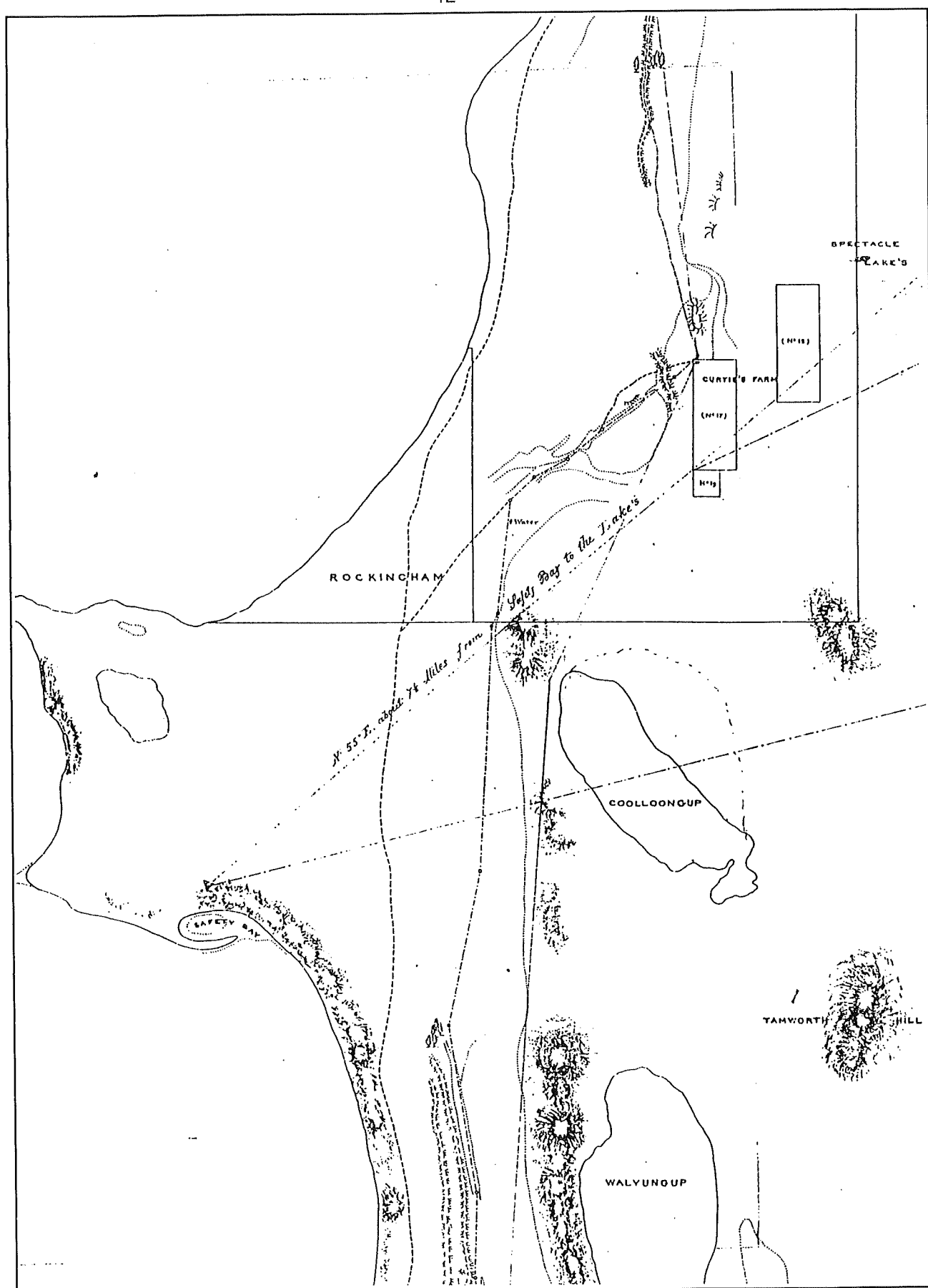


Figure 3.2 One of the earliest maps showing land grants in the East Rockingham area, prepared by surveyor Austin in 1848. Early tracks in the area are shown as dotted lines. Public Records Office: Cons. 3869 / WAS 236.

Eventually these settlers also moved on and to date no trace of their early habitation in the Rockingham district has been found.⁵ Some of these settlers moved to the Mandurah area where Peel had also settled.

Overland tracks were eventually established linking up the settlements between Fremantle and Mandurah. One particular track which passed through the Rockingham district went along the high ground on the west of Lake Coo loongup. In later years a track on the east side of the lake came into use, and evolved into what has become known as the Mandurah Road. This road was the "spine" along which the East Rockingham settlement was to develop.⁶ Meanwhile, Peel began to promote Safety Bay (Liverpool as Peel named it), just south of Rockingham, as a potential harbour for exporting the thick stands of timber which were growing in the hills to the east, and as a base for whalers.⁷ In 1846 a survey was undertaken by the Surveyor-General John Septimus Roe and the town of Liverpool mapped out. However, this came to nothing. Roe had not been impressed by the locality but did report favourably on Mangles Bay, which was not part of Peel's land holdings. The beach front at Mangles Bay had the potential for safe anchorage for ships, and jetties could be built to handle timber exports. The area was also 'close to the existing settlement of [East] Rockingham'.⁸ A future town was mapped out on the waterfront with building lots and amenities, and 5 acre lots for timber yards for lease or purchase. On June 3, 1847 the town of Rockingham was declared open for the sale of lots.⁹ However, it would be many years before Rockingham would take on the semblance of a township.¹⁰

During the 1840s small land grants to the east of Peel's estate, were being taken up along the more fertile inland areas where pockets of swamp ensured supplies of water and good grazing.

The belt of fertile swamp and woodland, sandwiched between the Point Peron-Safety Bay limestone ridge to the west and the Baldivis sandhills to the east, was not extensive enough to attract the interest of large-scale landowners, but was able to support a number of small properties.¹¹

However, it appears the first families in the district did not settle there until the 1850s. William Mead's family is believed to be the first, taking up ten acres in 1854, to be followed by Thorpe, Key, Broughton, Hymus, Bell, Thomas, McDermott, Smirk and Herbert.¹² Possibly one of the earliest buildings to be constructed in the district was the Bush Inn which had been established by William Hymus in 1853, then taken over by James Herbert in 1855. Many of the early homes, thought to be of predominantly wattle and daub construction, were located along or in the vicinity of the Mandurah Road track.¹³ They were to be replaced by more substantial masonry dwellings which still exist today, although some are little

5 *ibid*, Fall, *op.cit*, p.14. According to another publication (M. Uren, *Land Looking West, The Story of Captain James Stirling in WA*, 1948, p.130) at the time there were twelve families in the Mangles Bay area, about 400 people at Clarence, and twelve men and a family at Murray River.

6 Palassis, K., *et al*, 'Lealholm, East Rockingham: Assessment of Significance', unpublished report for CALM, May 1998, p.6.

7 Taggart, *op.cit*, p.37.

8 Fall, *op.cit*, p.15.

9 *ibid*

10 Rockingham was declared a town on June 1, 1847. Russell, *op.cit*, p.35.

11 Palassis, report dated May 1998, *op.cit* p.7.

12 Taggart, *op.cit*, Chapter 4, 'The East Rockingham Settlement', pp.47-66.

13 *ibid*, p. 48.

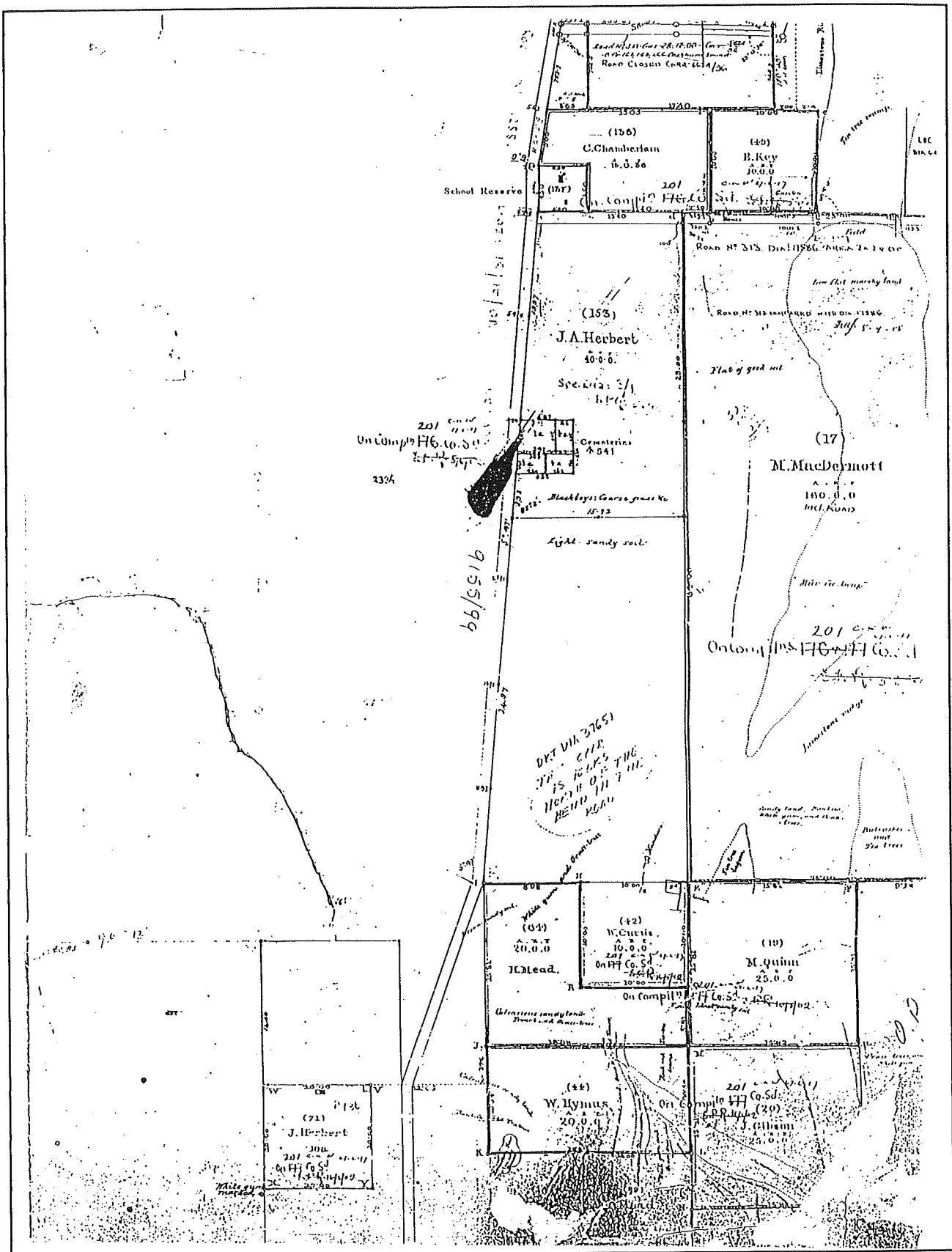


Figure 3.3 Portion of a map of East Rockingham which records land grants up to c. 1870. A number of man-made features are identified, including buildings on the school reserve and the inn on Location 71.

Source of original map not located.

more than ruins. The families were on the whole large in number, for example the Bells had eight children, the Hymuses eleven, the Thorpes ten, and the Smirks thirteen. Two of the Hymus girls who married into the Smirk and Day families soon after coming to Rockingham had ten and fourteen children.¹⁴ The number of children in the settlement justified the building of the East Rockingham School. This was built in 1865 by James Bell, with assistance from the other parents, on the corner of Wellard and Mandurah Roads.¹⁵ The school replaced earlier bush schools, or a school room set up in a settler's house such as the one which operated for a short time in nearby Hymus cottage. The school house has since been demolished. A tight-knit community developed in East Rockingham with the children playing and going to school together, marrying into each other's families, and growing into responsible and worthy citizens.

During this time the townsite of Rockingham, situated on the beach front of Mangles Bay, had not really developed to any extent. The town jetty largely serviced the shipping trade, visiting whalers and timber haulers who brought in their timber from the hinterland. However, with the rapid expansion of the sandalwood and jarrah trades, which resulted in the opening of the Jarrahdale mill in 1872 and the construction of a railway between Jarrahdale and the port, the town eventually became more attractive to settlers who could establish businesses there. For example, around 1886 James (Jnr) Bell had purchased property on the beach front and built the Port Hotel in Kent Street where he worked as the publican. He sold this to his sister Fanny and her husband Daniel Hymus in 1895, and built a home 'Ocean View' and a thriving general store on the beach front.¹⁶ The store serviced the ships coming to the port with fresh meat and produce brought in from the hinterland farms.

In 1897, Rockingham's development enabled the setting up of a Roads Board to service the district. Most of the established families were represented on the Board with the first members being John and James (jnr) Bell, Daniel Hymus, William Day, George Mead, John Thorpe and Charles Parkin. Meetings were held at various locations until a Roads Board office was built on the corner of Mandurah and Office Roads in 1905/06.¹⁷

3.1.4 James Herbert - the Bush Inn, and the Rockingham Arms, c.1857 - c.1895

In 1853 W. Hymus, presumably William Hymus, was granted a 'free' licence for a Bush Inn in Rockingham.¹⁸

Travellers on the Southern line Road between Fremantle and Bunbury will be glad to learn that a Publican's Licence has been granted to W. Hymus for a house of entertainment about 15 miles from the former town.¹⁹

Apparently the establishment of an early Bush Inn had been planned by William's father Frederick Hymus.

It was his aim to build and conduct a "roadside house" at Rockingham, and being of good Quaker stock, no intoxicating liquor was to be allowed. The place was built but he did not

¹⁴ *ibid.* p.85, and family trees at the back of the publication.

¹⁵ Russell, *op.cit.*, p.80. The school was demolished in 1966.

¹⁶ Regehr, M., 'The Bells of Rockingham', unpublished manuscript, 1998, p. 84.

¹⁷ Davies, M., letter to the City of Rockingham (in relation to the review of this document), 27/09/1999.

¹⁸ A number of Inns were erected throughout the Swan River Colony along routes used by travellers. A 'free' licence appears to have been issued to publicans whose premises were in isolated locations. By 1857, there were a number of settlers in the East Rockingham district, which may have been a reason why Herbert needed to apply for a regular licence.

¹⁹ *The Independent Journal*, 4/11/1853, quoted in Russell, *op.cit.*, p.39.

Copy held by Rockingham Historical Society



Diary of Frederick Mackie

live to carry out his plan, and his son had other ideas about liquor and this was the first hotel in Rockingham.²⁰

Exactly where the Bush Inn was located has not been established, however, it would be doubtful that Hymus had built the Bush Inn on Cockburn Sound Location 44 which he later acquired in 1855. This location appears to be too far west of the tracks indicated on early maps for the district.²¹ In 1855, the 'free licence' for the Bush Inn was transferred to James Herbert. A reference to this can be found in the Colonial Secretary's correspondence where, in 1855, Christopher Armstrong is recorded as applying for a free publican's licence for his premises in Mandurah, and being refused.

There was no other licensed publican in Mandurah at the time, and Armstrong argued that if Herbert's Bush Inn at Rockingham could have a free licence he should not be denied a similar permit. He was informed that, as his premises were within a townsite this could not be issued, but the amount would be reduced to £5.²²

At the time James Herbert took over the 'free' licence for the Bush Inn the place was truly isolated. The fledgling settlement at East Rockingham had hardly begun. A sense of this isolation and the conditions in which the early settlers lived is conveyed in the diary entry of the Quaker Frederick Mackie while travelling from Fremantle to Australind during February, 1855. Mackie was on his way to visit his friend Marshall Waller Clifton and records; 'The road exceedingly sandy leading along the coast through a very poor district, very little or no herbage for sheep or cattle. The ground is covered in low scrub, which to a botanist is interesting.'²³ After a lengthy discourse on the flora of the area he wrote, 'We were comfortably accommodated at the 'Bush Inn'.²⁴ This was accompanied with a sketch of the Inn in a landscape dotted with the *Zanthorrhoea*, or Grass trees, he had described in such detail in his diary. The Bush Inn is depicted as two single single-storey structures, one behind the other, with high pitched roofs. Perhaps not surprisingly more detailed attention was given to the rendering of the grass trees.

James Herbert Snr (1820-1875) arrived in Western Australia in April 1853 via the 'Palestine' with his second wife Mary and family of three children, James Jnr and daughters Helen and Elizabeth. It appears he was either, or both, a baker and a wheelwright by trade in England before he became a publican in Western Australia.²⁵ Following on from his experience at the Bush Inn, in 1857, Herbert acquired Location 71 and established the Rockingham Arms on what is now called Chesterfield Road.²⁶ This road ran east to west linking what became Mandurah Road with the future town of Rockingham. An amended survey map for Cockburn Sound, dating from the time of James Herbert's land grant, indicates a building on Location 71 on or very near the site of the current *Chesterfield House*.²⁷ This lends

20 'The Memories of Mrs Phoebe Christie' in *Royal WA Historical Society Journal*, Vol. IV, Part 2, 1950, p.74.

21 Cancelled public plan. Cockburn Sound and Murray, Cons. 4918, Item 2, Serial No.506 235. State Records Office.

22 Colonial Secretary to D.S. Murray, 21/2/1856, CSF.40, No.856. This reference is cited in Richards, R., *The Murray District of Western Australia: A History*, Shire of Murray, 1978, p. 293-4.

23 Nicholls, Mary (ed.) *Traveller under Concern: The Quaker Journals of Frederick Mackie on his tour of Australasian Colonies 1852-55*, University of Tasmania, Hobart, 1973, p.267. The diary entry is dated February 20, 1855. Mackie notes the distance of the Bush Inn from Fremantle was about 14 miles.

24 *ibid*, p.268.

25 *Dictionary of Western Australians, 1829-1914*, Vol. 3, 'Free - 1850-1868', ed. R. Erickson, UWA Press, 1979, p.385.

26 Durant, W., 'The Inn', unpublished history, 1996, p.4. Copy of legal document for 10 acres on Location 71, dated November 9, 1857. DOLA Deeds Office.

27 Map with amendments titled 'Cockburn Sound Locations, Rockingham, 1842-53, 21'. A photocopy of this map is held at the Rockingham Historical Society Museum.

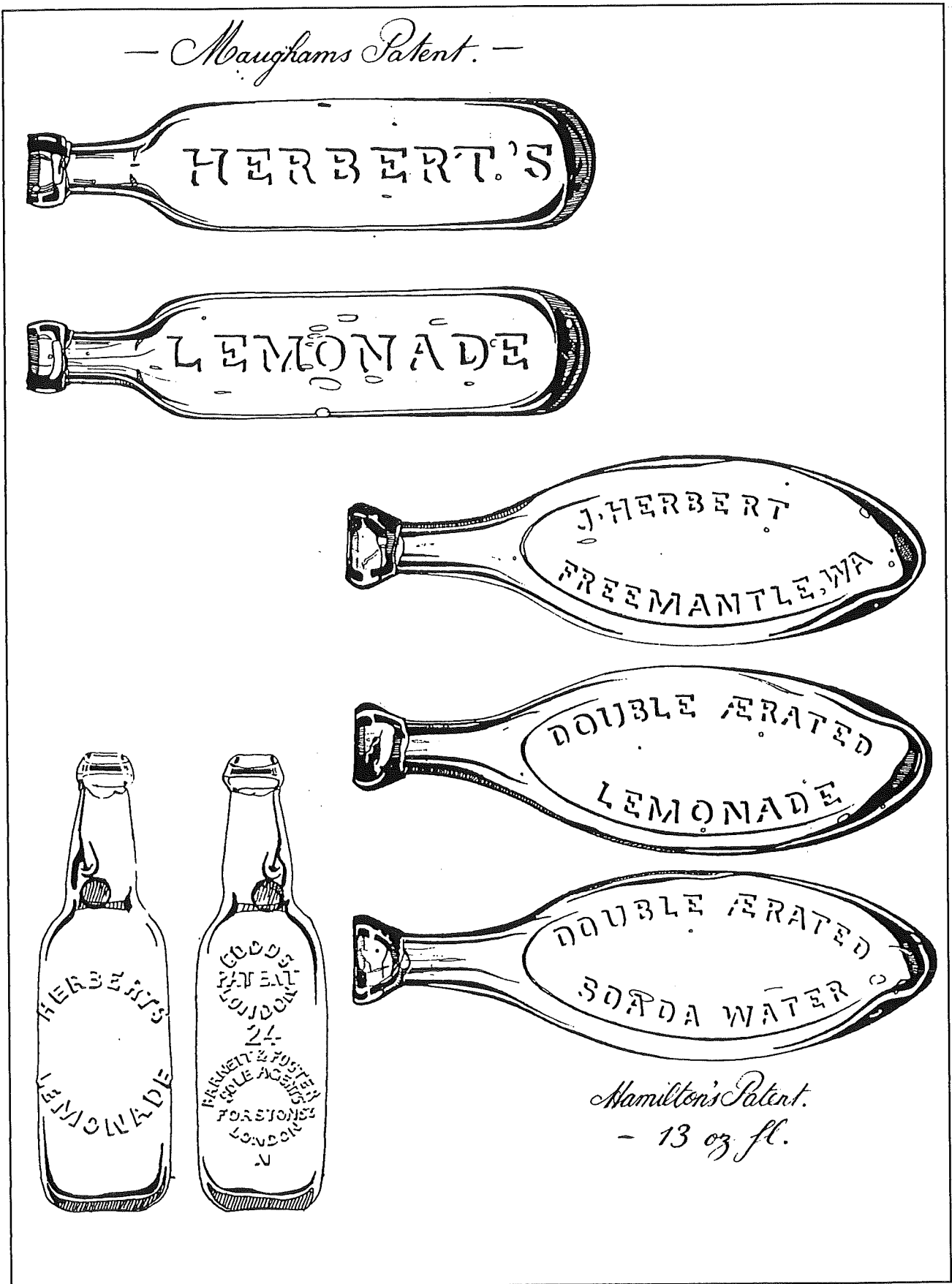


Figure 3.6 Illustrations of bottles used for the aerated waters manufactured by James A. Herbert.

The Little Bottler Vol.12 No.1

credence to the belief that *Chesterfield House* is located on the former Rockingham Arms site. Herbert's publican's licence was granted in January 1857, so it is possible that the Rockingham Arms had been built on the site before the land was formally granted.²⁸

Herbert evidently ran a fine establishment. In 1866, a glowing report about the Rockingham Arms was written up in February issue of *The Anglican Magazine*:

It is seldom ones lot in this colony to find a country district where there is a Roadside Inn, and where at the same time such quietness and peace prevail. A good deal of this humanly speaking is due to the good example set by Mr Herbert Jnr occupier of the 'Rockingham Arms', who most assuredly must earn the testimony of every traveller to the highly respectable way in which his house is conducted. It would be added that he will make no charge to the Chaplain or Reverend Johnson's visits when they ride down to hold service at Rockingham.²⁹

According to Nora Taggart in her history of Rockingham, Herbert's Rockingham Arms was 'a two-storey building, partly of wood and partly of Rockingham stone'.³⁰ However, as suggested above, it is possible that the second-storey was in fact an attic roof similar in construction to another 'wayside' inn, the Mahogany Inn on the Great Eastern Highway. This inn, part of which was initially the local military barracks, dates from 1839, with additions in 1847-48. Of particular interest is the construction of the Mahogany Inn with its parapet wall. Although much earlier in construction, this is somewhat similar in design to James Bell's house 'Woodbine' on the other side of Mandurah Road. It is believed that Bell, who moved into East Rockingham in c.1854-55 and built his second home 'Woodbine' in 1868, may have built the Rockingham Arms using local limestone quarried on site.³¹ There would have much social and neighbourly interaction between the settlers in the area and the Rockingham Arms. Apart from the usual visits to share a pint and exchange gossip, or perhaps selling fresh meat and vegetables for the kitchen, it would appear some settlers had also worked as publicans at the Rockingham Arms. James Bell is noted as keeping a hotel in 1863,³² and Daniel Hymus, William Hymus's nephew, is recorded as a publican on his marriage certificate in 1867. Rockingham Arms is believed to have been the only licensed premise in the district, so it can be assumed that some of the farmers earnt extra income by working at the hotel for varying periods of time. These dates also accord with information that from about 1862, the Herberts, father and son, began to operate other licensed premises in the Colony. In 1862, when James Herbert Jnr turned 21 years, he became the licensee of the Rockingham Arms, while James Herbert Snr operated the Stirling Arms in Guildford from 1862-1865, then the Freemasons in Fremantle in 1866.³³ Between 1864 and 1867, James Herbert Jnr also served as the district's first postmaster.³⁴

28 Durant, *op.cit.*, p. 4. Durant states the licence was granted by the Colonial Secretary, Fred(erick) P. Barlee on January 31st, 1857.

29 *ibid*, p.8.

30 Taggart, *op.cit.*, p. 57.

31 National Trust files for Chesterfield Inn.

32 Hammond, J. E., *Western Pioneers*, Imperial Publishing Co.Ltd., 1936, reprinted 1993 by Hesperian Press, p.12.

33 'James A. Herbert: Aerated Water Manufacturer', in *The Little Bottler*, Vol.12, No.1., p.7.

34 Draper, *Rockingham: The Visions Unfold*, City of Rockingham, 1997, p.66.

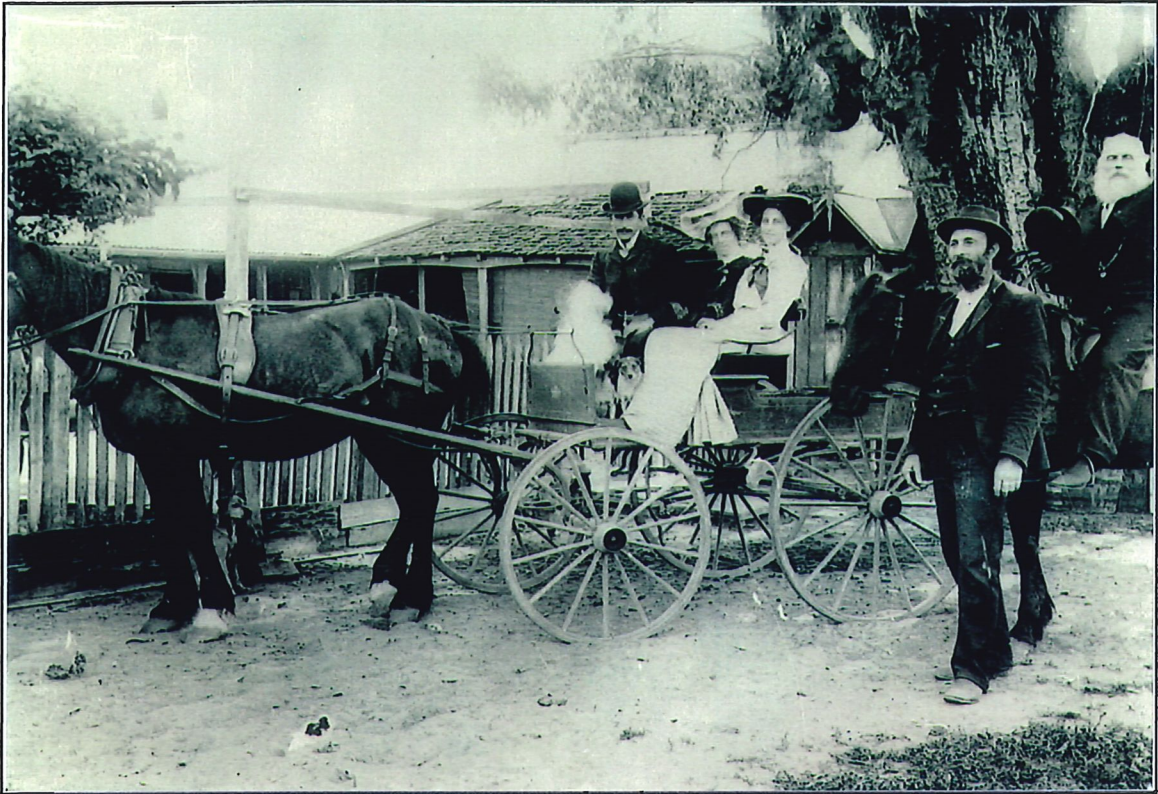


Figure 3.7 Photograph of several East Rockingham identities, c.1902, with what is believed to be the original Chesterfield Inn in the background.

Rockingham Historical Society



Figure 3.8 Photograph of *Chesterfield House* taken in the 1930s.

Rockingham Historical Society

The Herberts were evidently prospering through their hotel trading. In 1867, James Herbert acquired 40 acres of land at Location 130 which adjoins Location 71. In that same year, the licence for the Rockingham Arms and Location 130 were apparently purchased by William Rewell for £250 while Herbert bought Lot 17 St Georges Terrace from Rewell.³⁵ The following year, in 1867, Herbert acquired Cockburn Sound Locations 17 and 18 from Marshall McDermott and extended the cottage known as Wheatfields that McDermott had built on the property. Herbert also bought several Lots in Fremantle.³⁶

In 1870 the licence for the Rockingham Arms was transferred to Andrew Seubert, then to William Summers in 1874. Summer's daughter Mary could claim her part in one of the more colourful sagas in the Colony's history when on April 16, 1876 she was asked by the escaping Irish Fenians the way to Rockingham Beach.³⁷ The prisoners had escaped from Fremantle Gaol and elaborate plans had been made for them to travel south by wagon and horses to a waiting boat that would take them out to the ship 'Catalpa'. Their flight was witnessed by James Bell who alerted the authorities in Fremantle.

During these years James Herbert Snr's interests expanded to include coastal shipping and the building of the brig, the 'Mary Herbert'. Herbert was to disappear on the brig when it went down on its maiden voyage in 1875. Following this tragedy, James Herbert Jnr moved to Fremantle,³⁸ where he became renowned for his manufacturing of Aerated Waters which were sold from the Freemason's Hotel in Fremantle.³⁹

Apparently John and Alexander Forrest were friends of the Herberts and 'were frequent visitors to the Rockingham Arms'.⁴⁰ In her history of Rockingham, Nora Taggart provides a delightful impression of what it must have been like for visitors staying at the inn during the 1870s.

By this time, the inn had acquired quite a reputation in Perth and Fremantle as a good place to spend a honeymoon. It was also convenient for the hunters, fishers and duck shooters who came there for a weekend's sport, and for travellers on the Mandurah-Bunbury Road. John Forrest, probably with memories of his earlier visits to the inn in 1870 when he had resurveyed the port, came there with his bride, Margaret Hammersley, to enjoy tree shaded walks and rides and rambles in the fertile farming area, and visits to the timber jetty and sparkling white beaches of the port.⁴¹

3.1.5 John Chester and Chesterfield Inn, c.1895 – 1929

In 1876, the Rockingham Arms was sold by William Summers to John Chester. On the 1877 application to bring Locations 71 and 130 under the Transfer of Land Act, Chester is described as a Yeoman of Fremantle.⁴² Apparently he 'owned a butcher shop in High Street Fremantle and a large slaughter yard at Chester Park (now Hilton Park).'⁴³ Possibly during the mid 1890s, Chester changed the name of the Rockingham Arms to Chesterfield Inn. It is believed the change was made to avoid confusion with an inn

³⁵ Durant, *op.cit.*, p. 10. It would appear Herbert kept ownership of Location 71 and also the Rockingham Arms.

³⁶ *ibid*, p.8.

³⁷ *ibid*, p.12.

³⁸ *ibid*, p.10.

³⁹ See advertisements in Durant, and *The Little Bottler*, *op.cit.*

⁴⁰ Durant, *op.cit.*, p.8.

⁴¹ Taggart, *op.cit.*, p.77.

⁴² Certificate of Title, Vol.II, Fol.205, dated 27/7/1877. John Chester is referred to as a Yeoman of Fremantle.

⁴³ Durant, *op.cit.*, p.13.

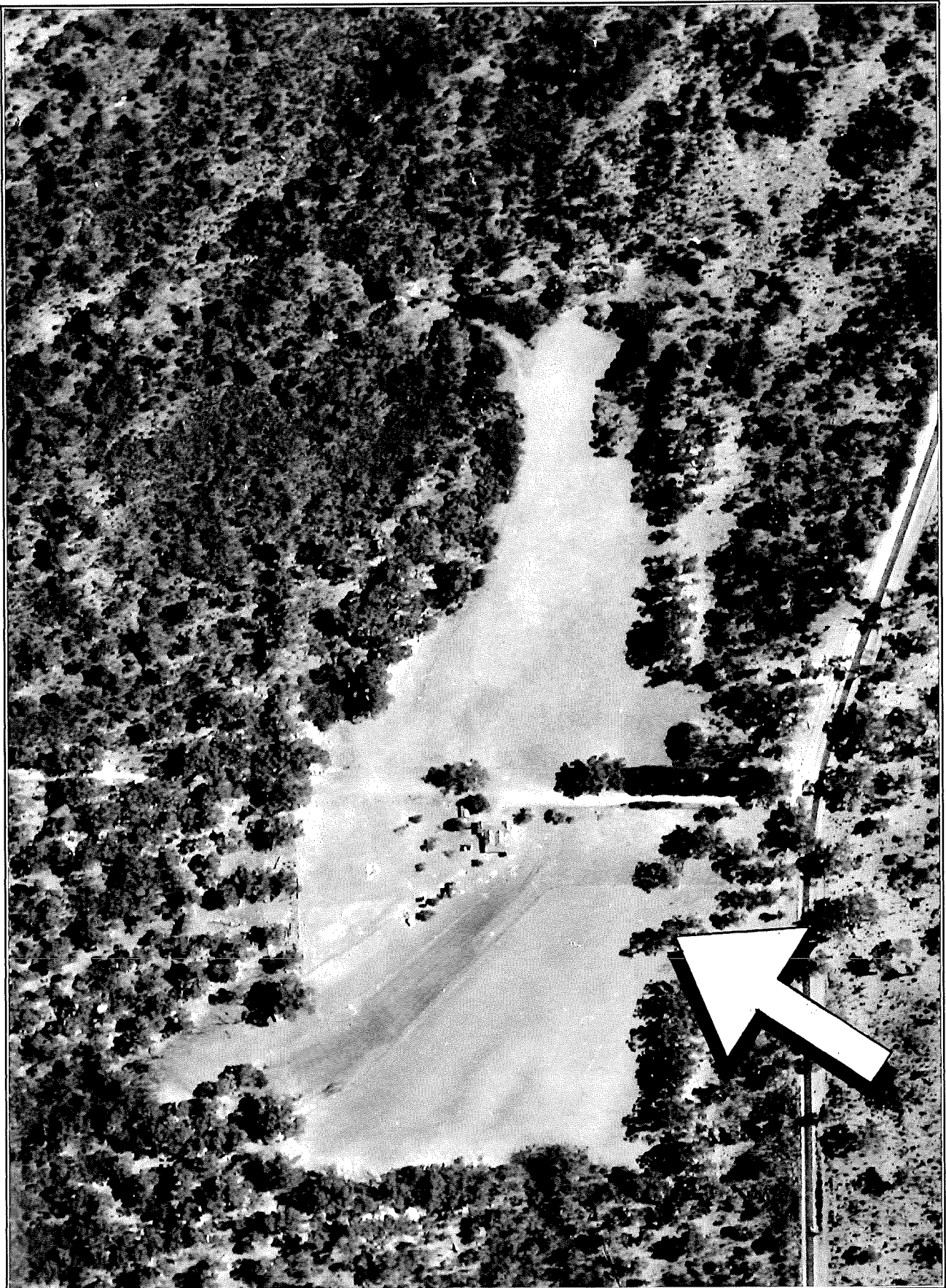


Figure 3.9 Aerial photograph of the site, taken in 1942.

United Photo & Graphic Services

established by William Day in East Rockingham which he had named the Rockingham Inn. Apparently this inn was not particularly successful and operated for a comparatively short time.⁴⁴ This is hardly surprising as the inn would have been competing not only with the more established Chesterfield Inn but also the Port Hotel on the beach which had been established by James Bell. The Port Hotel would have been drawing custom away from Chesterfield as well.

In 1890 the land title for Location 71 was transferred to Chester's daughters Caroline (Lina) and Eliza, then following Eliza's death in 1891, to Lina's as sole owner. Following Mrs Chester death, then Lina's marriage to Henry Verry in 1908, John Chester returned to Fremantle to live. Various lessees were to operate Chesterfield Inn; David and Susan Whyte (c.1896),⁴⁵ Charles McMullen (1902),⁴⁶ the Newmans (1904),⁴⁷ then the Cotteralls in 1905.⁴⁸ It was apparently during the Cotteralls' tenancy, possibly around 1910-11, that a fire broke out at the Inn and partially destroyed the roof.⁴⁹ The place was restored and in 1912, the lease was taken over by Ernest and Selina (nee Hymus) Huxtable.⁵⁰ In that year two Fremantle based stock salesmen, William M. Brogan and William T. Matthew, purchased the property, including Locations 71 and 130, as tenants in common.⁵¹ Apparently they needed to have land to graze their cattle, 'as their yards in Fremantle were declared contaminated by the Council.'⁵² Brogan and Matthew transferred the licence from Chesterfield Inn to another hotel they built at what was to be the Henderson Naval Base. The Huxtables were then transferred to the Naval Base Hotel, however the planned Naval Base did not eventuate at that location.⁵³

For a short time Chesterfield Inn appears to have been given another lease of life. A popular Racing Club was established by Brogan and Matthew, and new tenants were installed. Henry Day was employed as a stockman, and his wife worked as the postmistress. It is believed the Post Office operated at Chesterfield from 1915 to 1918.⁵⁴ During these years, the lands around Chesterfield Inn were apparently used as an encampment for the 10th Light Horse.⁵⁵ However, it would appear the place was becoming increasingly run down and unprofitable, and the Rockingham area generally was becoming economically depressed. When Matthew died in 1918, a valuation of Chesterfield Inn was made which described the place as follows:

The building consists of an eight room brick and stone house, lathe and plaster lined walls and ceilings with one additional weatherboard room in the back verandah. The general finish of the building is rough and condition very worn and defective, requiring renovation at such an excessive cost as the possible revenue to be secured would not be justified. There is no possible trade available for such a building in this situation and as

44 *ibid*, p.13.

45 This date is given in Taggart, *op.cit.*, p.115.

46 Certificate of Title, Vol.II, Fol.205, Encumbrances. □Reg'd 13/5/1902.

47 Certificate of Title, Vol.II, Fol.205, Encumbrances. □Reg'd 7/1/1904.

48 Certificate of Title, Vol.II, Fol.205, Encumbrances. □Reg'd 3/8/1905.

49 Taggart, *op.cit.*, p.116. Durant *op.cit.*, p.16. In her research on the history of Chesterfield Inn, Durant could not find any references to the fire in the local newspapers or other possible sources.

50 Certificate of Title, Vol.II, Fol.205, Encumbrances. □Reg'd 8/6/1911.

51 Certificate of Title, Vol.513, Fol.177 for Cockburn Sound Locations 71 and 130, dated 1/10/1912.

52 Durant, *op.cit.*, p.15.

53 *ibid*, p.15.

54 Draper, *op.cit.*, p.66.

55 Undated letter from Jan Robinson, a Ward descendant, to Wendy Durant.



Figure 3.10 Photograph of *Chesterfield House* taken circa 1971.

National Trust of Australia (WA)



Figure 3.11 Photograph of *Chesterfield House* taken circa 1971.

National Trust of Australia (WA)

the timber trade has been withdrawn from Rockingham to Bunbury no hope of any revival. The property therefore is an unsaleable proposition and has been on the market for sale for a considerable time at a price far below the costs of improvements. There are on the property some old roughly constructed small sheds with old galvanized iron, a well, old windmill in defective order and condition and old tanks none of which are of great value. I value the Property as follows:

Land	£250
Fencing	£65
Outbuilding	£20
Building	<u>£525</u>
	£860

JOHN J HIGHAM - Sworn Valuator, Fremantle, 16th July, 1918. ⁵⁶

The next tenants to occupy Chesterfield Inn from 1923 to c.1929 were Helena and William McCormick. Helena was a member of the Sloan family, and William worked as Group Foreman for Peel Group ⁶⁸ that had been established under the State Government's Group Settlement Scheme. Fortunately William had skills as a builder and much needed repair work was undertaken to the place.⁵⁷ A photograph taken of the Chesterfield Inn in 1925 reveals the generally poor state of the building. The photograph also shows what appear to be railway sleepers being used to pave the area outside the verandah.⁵⁸ The sleepers probably became more readily available with the closing down of the timber industry.

In 1929, George Ramsay became the sole proprietor of 159 acres at Cockburn Sound Locations 71, and parts of 130 and 220. On the Certificate of Title, Ramsay is identified as a farmer of the Chesterfield Hotel, which suggests he may have been a tenant before formally acquiring the property. ⁵⁹ In 1932, the Certificate of Title for Location 71, and parts of 130 and 220 was transferred to Phillip Ward.⁶⁰ Phillip and Sara Ward established Chesterfield Inn as their family home, while the property was developed as a dairy. Improvements and additions were made to the property:

...they built a new kitchen at the rear of the building, a new bathroom and a closet toilet. The stables were also moved because of the dampness of the swamp affecting the cows' hooves. They built the new dairy with the stone from the old stable and the iron and timber from an old deserted settlers' hut.⁶¹

Various Ward family members who had lived at Chesterfield Inn remember particular aspects of the place. For example Phillip Ward's twin sons, Robert and Phillip, and grand-daughter Jan Robinson.

Bob recalls a cellar beneath the bar area of the building, and that they were very disappointed when their father filled it in to stop them playing in there. They also recalled that the race track that Brogan and Matthew built for their Race Club was still there and two wells on the property. One was at the rear of the building, this they were told was dug by the first settlers and the other on Chesterfield land opposite Hymus Cottage, we assume was dug when Caroline (nee Chester) and Harry Verry built their first house in that area. Jan Robinson ... who was born at Chesterfield as was her mother, recalls that they had a ghost in the first room on the left as you enter the passage, it was possibly female and caused no problems.⁶²

⁵⁶ Durant, *op.cit.*, p.16.

⁵⁷ *ibid.* p.17.

⁵⁸ The photograph is reproduced in Russell, *op.cit.*, p.41.

⁵⁹ Certificate of Title, Vol.1008, Fol.49, registered 18/2/1929.

⁶⁰ Certificate of Title, Vol.1008, Fol.49, registered 21/6/1932.

⁶¹ Durant, *op.cit.*, p.17.

⁶² *ibid.* p.17.

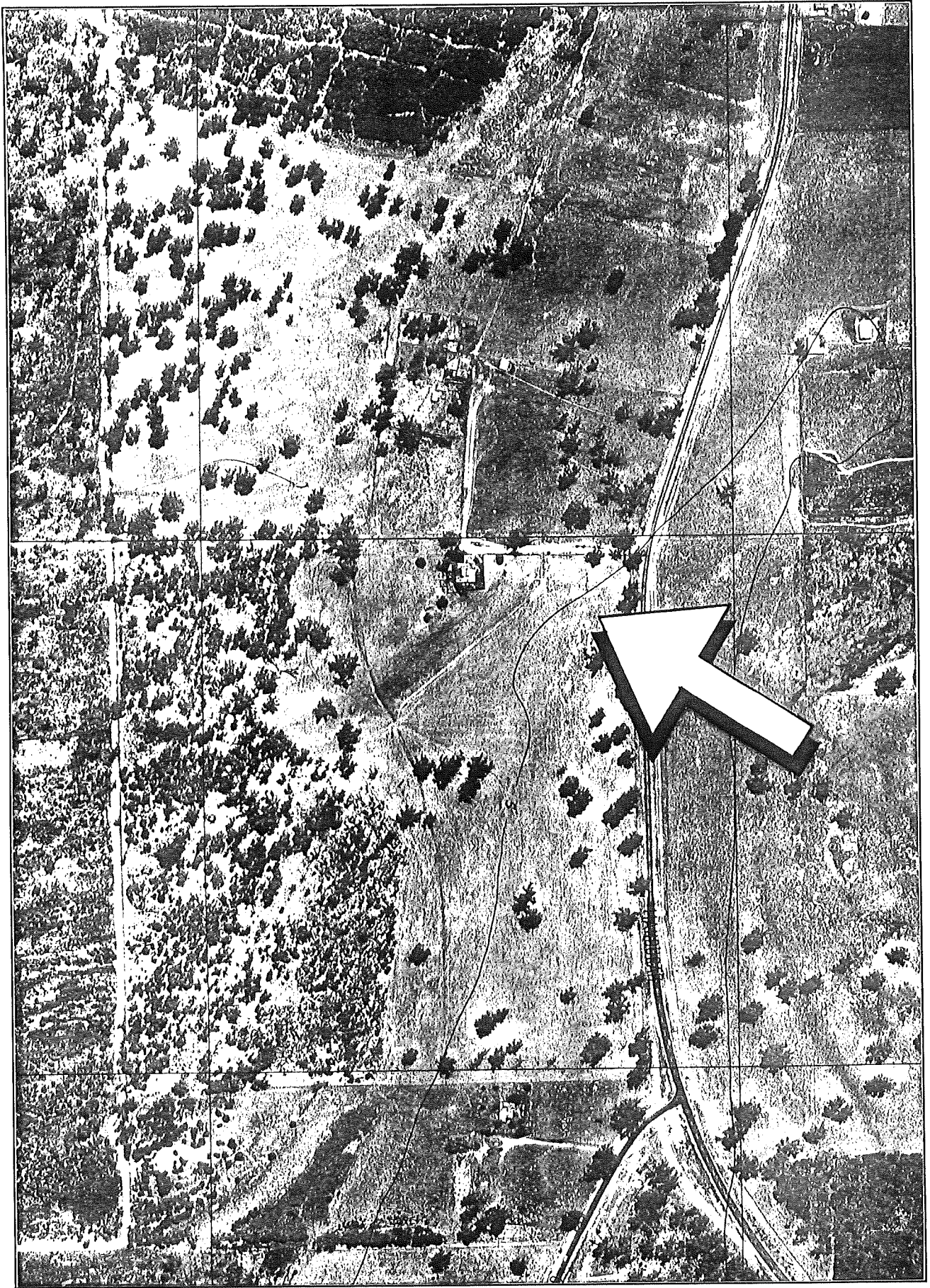


Figure 3.12 Aerial photograph of the property, taken in 1972.

DOLA

During the late 1940s or early 1950s the sons Phillip and Robert Ward built a new dairy house on Location 130. The original dairy had been behind the house near the swamp. According to Jan Robinson, the materials used to build the dairy had been taken from other structures on the Peel Estate.⁶³ According to Frank Churcher who operated a milk run in the district until about 1955, the dairy,

... was one of the best dairy buildings in the area because it was the newest - when it was built... all the other dairies were 15 to 20 years older. It was equipped for milking by machine from the outset (others had started out hand milking). By the time Ward built this dairy he would have been milking around the same number of cows as Stokes, but Stokes was established much earlier and was considered to be one of the best dairies in the area.⁶⁴

In 1967, the Wards sold the property, possibly to the Chesterfield Investment and Development Company.⁶⁵ However, it continued to operate as a dairy by Mr and Mrs Ingram who are mentioned as living at Chesterfield Inn in 1976.⁶⁶ Apparently the Wards sold the dairy because of concern about industrial development in the area and the affect this may have on the milk.⁶⁷ However, according to Churcher, a number of small dairies were closing down when bulk tankers were introduced to collect milk on a once a day basis. 'This meant that dairies had to upgrade their plant, requiring a refrigerated tank.' Other factors included 'the spread of T.B. which accounted for the loss of whole herds, and the resumption of land by the Crown'.⁶⁸

Some of the tracts of land being resumed by the Crown in the East Rockingham district contained early settlers cottages which were now under threat of demolition. This situation led to action being taken by the local community, in particular members of the Rockingham and Districts Branch of the Royal WA Historical Society, to save the district's early buildings. These buildings, including Chesterfield Inn, were submitted to the National Trust of Australia (WA) for classification in 1970. Chesterfield Inn was noted as being 'well preserved' at the time, and was given a 'C' listing.⁶⁹ In response to a request by the National Trust to the Rockingham Shire Council for a list of historic buildings in the district, the local Historical Society singled out 'Chesterfield Inn, the Day Cottage, and the whole Museum building' as 'the three most worth preserving'.⁷⁰ The Museum Building, situated on the Rockingham beachfront, contained the house and shop built by James Bell.

⁶³ Robinson, *op.cit.*

⁶⁴ Churcher, F., conversation with Ian Boersma, recorded in facsimile to Robyn Taylor dated 5/7/99.

⁶⁵ Ward, P., conversation with Robyn Taylor, 10/7/1999. Mr Ward was not certain about the name of the company which took over the property, however this name is referred to in a letter dated 25/5/1976 from Nora Taggart to the Shire Clerk of Rockingham. The Chesterfield Investment and Development Company Pty Ltd appears on the Certificate of Title for Location 71, dated 22/11/1979.

⁶⁶ Letter from Nora Taggart to the Shire Clerk of Rockingham, dated 25/5/1976. National Trust Files for Rockingham. Durant, *op.cit.*, p.18.

⁶⁷ Durant, *op.cit.*, pp.17-18.

⁶⁸ Churcher, *op.cit.*

⁶⁹ National Trust assessment form submitted by Nora Taggart, 25/7/1970.

⁷⁰ Letter from Nora Taggart (Hon. Secretary) to The Shire Clerk, dated 14/5/1976. National Trust files for Rockingham.



Figure 3.13 Sketch of *Chesterfield House* by Ross Shardlow, mid 1970s.

Ross Shardlow

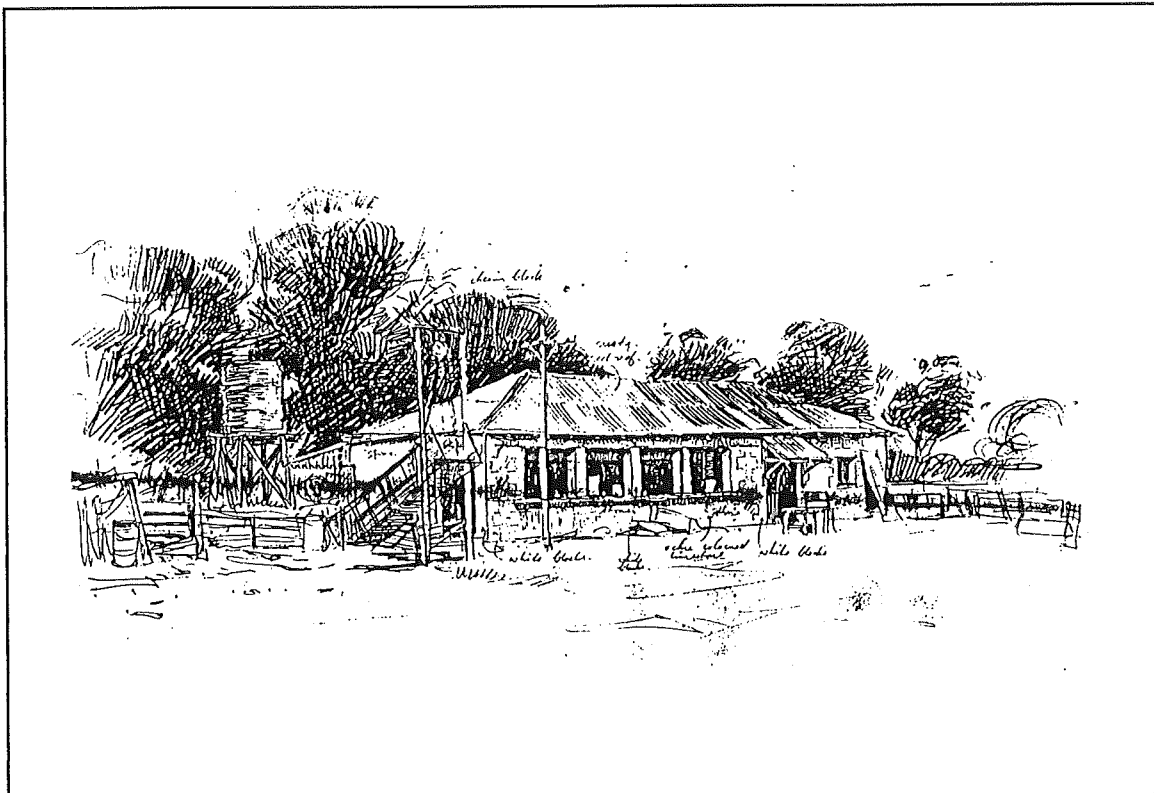


Figure 3.14 Sketch of the dairy by Ross Shardlow, mid 1970s.

Ross Shardlow

3.1.6 Chesterfield House - c. 1979 to present

It would appear Chesterfield Inn had been vacant for a time when Mr Ramsay, a minister of the church, and his wife set up a Youth Hostel there.⁷¹ After the Ramsays left, this facility was continued by Rockingham Council. The place was now referred to as *Chesterfield House*.⁷² During this time, 1981-2, alterations and improvements were made to the place, and a replacement garage built.⁷³ The owner of the property is listed on the application forms as Cleve Wollaston Hassell. Hassell's name appears on the 1979 Certificates of Title for part Locations 130 and 220. It would appear he was also a partner of Chesterfield Investments and Development Co. Pty. Ltd. which held the Title for Location 71. During the 1980s, the place was sold to the Industrial Lands Development Authority as part of the proposed East Rockingham heavy industry park. The company sought advice about *Chesterfield House's* heritage status from the National Trust, and was advised 'the building is not included in our register of classified buildings and there are no plans to re-assess it', however the Trust added that it would prefer the place 'to be retained and upkeep assured, as part of whatever development is finally approved in this area.'⁷⁴

In 1992, a fire broke out in one of the rooms at *Chesterfield House*, and although the tenants were apparently not responsible, they were evicted and the place was closed down.⁷⁵ The property was now owned by Landcorp and in 1994 there were plans to demolish *Chesterfield House* to make way for a Compact Steel mill.⁷⁶ As a consequence of community concern, voiced in particular by the Friends of Chesterfield Inn and the Conservation of Rockingham Kwinana Environment (CORKE) group,¹ and further research undertaken by Mrs Wendy Durant (a member of CORKE and the Rockingham Historical Society), the National Trust made a Section 9 referral to the Heritage Council of WA.⁷⁷ An inspection of the place was made by an officer of the Heritage Council who reported, 'The building structure appears sound, no evidence of structural damage or sagging, and is considered recoverable'.⁷⁸

Over the years, the settlers' homes and buildings representing East Rockingham's history of early settlement have caught the imagination of many amateur, and professional artists such as Mike Garwood, Henry McLaughlin, Ross Shardlow and Malcolm Lindsay. Ross Shardlow's finely executed studies of *Chesterfield House* and dairy, sketched during the mid 1970s, are not only evocative of the place and its past, but also provide a valuable record of some of the structures on the site that no longer exist. Considerable regret has been expressed by the artists contacted that these places have been allowed to deteriorate to the extent they have.⁷⁹ Apparently these remnants of Rockingham's history are regarded with much affection by the community with many requests for paintings and sketches.⁸⁰

71 Durant, *op.cit.*, p.18.

72 *ibid*, p.18

73 Building application forms dated 1/10/1981 and 29/4/82. Rockingham Shire Council records.

74 Letter from the National Trust to the ILDA, dated 2/7/1982. National Trust files for Rockingham.

75 Durant, *op.cit.*, p.18

76 'Chesterfield doomed' in *The Sound Telegraph*, 8/6/1994.

77 Letter to the Heritage Council from the National Trust dated 10/6/1994. National Trust files.

78 Facsimile from HCWA to National Trust, dated 23/6/1994. National Trust files.

79 Telephone conversations with Henry McLaughlin, Ross Shardlow and Malcolm Lindsay, March 1999.

80 Meyers, P., conversation with Ian Boersma 25/03/1999. Poppy Meyers, an art dealer, has sold works by the above named artists.



Figure 3.15 Aerial photograph of the property, taken in 1987.

DOLA

3.1.7 Chronology of Major Events

- 1853 A publican's licence is granted to W. Hymus and a Bush Inn erected in Rockingham.
- 1855 James Herbert applies for, and is granted, a 'free licence' for the Bush Inn.
- 1857 Herbert purchases 10 acres at Cockburn Sound Location 71. The Rockingham Arms is located on this property.
- 1862 James A. Herbert Jnr becomes the licensee for the Rockingham Arms. Herbert Snr becomes licensee of the Stirling Arms in Guildford, from 1862-1865, then the Freemasons in Fremantle in 1866.
- 1864-67 The district's Post Office operates from the Rockingham Arms.
- 1867 William Rewell buys the Rockingham Arms and Lot 130.
- 1874 William H. Summers buys the Rockingham Arms, and operates it until 1878.
- 1875 James Herbert Snr disappears along with the 'Mary Herbert' brig on its return voyage. James Herbert Jnr moves to Fremantle.
- 1876 John Forrest and Margaret (Hamersley) honeymoon at the Rockingham Arms.
- 1876 John Chester buys the Rockingham Arms from William Summers.
- 1890s Chester changes the name to Chesterfield Inn.
- c1910-12 Fire at the Chesterfield Inn.
- 1912 Chesterfield Inn bought by William Brogan and William Matthew. The Inn is delicensed. A Race Club is established. The Post Office is believed to have operates at the Inn from 1915-18.
- 1923 Helena and William McCormick occupy Chesterfield Inn. Repairs are undertaken.
- 1929 Chesterfield Inn is bought by George Ramsay.
- 1932 Phillip Ward becomes the registered owner of Chesterfield Inn.
- c.1950 Ward's sons, Phillip and Robert, build the dairy house.
- 1967 Chesterfield Inn and dairy is sold to the Chesterfield Investment and Development Company. The property continues to be used as a dairy farm by Mr Ingram until the late 1970s.
- 1970 Chesterfield Inn is recommended to the National Trust for classification. It is given a 'C' listing.
- c.1979 Building vacant for a time then converted into a Youth Hostel called *Chesterfield House*.
- 1981-2 Additions and alterations made to *Chesterfield House*.
The property is acquired by the Industrial Lands Development Authority.
- 1992 Fire damages the building. The tenants are evicted.
- 1994 Landcorp the current owner. Plans to demolish *Chesterfield House* to make way for a steel mill. Public protests, and the National Trust refers the place to the Heritage Council of WA.
Fire causes further damage to *Chesterfield House*.



Figure 3.16 East gable of the north (front) elevation.

Palassis Architects 15.09.1998



Figure 3.17 West gable of the north (front) elevation.

Palassis Architects 15.09.1998

3.2 PHYSICAL EVIDENCE

3.2.1 Introduction

This section provides a description of the building and site features that are considered to be part of the place's significant fabric. Descriptive material relating to the context is also provided. The material presented in this section is based on inspections of the place in September 1998 and January 1999.

3.2.2 General Description of the Site and its Context

Chesterfield House is a domestic building, constructed of masonry with a corrugated iron roof and mostly wooden floors. The house is partly gutted by fire, the north-western quarter having sustained the greatest damage. The front of the house has a verandah flanked by two projecting bays with half timbered gables and mullioned windows, the style of which is commonly referred to as "Queen Anne Revival" or, more commonly, "Federation". The core of the house, consisting of four rooms with a central passage, has characteristics that are consistent with the local colonial vernacular manner of building. There is an outhouse containing a W.C. behind the building, and some distance north is an old dairy building constructed of masonry with a corrugated iron roof and concrete floors.

The house is situated near the northern boundary of Lot 2 Chesterfield Road, a square lot of 4.1262 hectares (10 acres). Chesterfield Road is an unsealed track stemming from and perpendicular to Mandurah Road. A narrow neck of land (Pt. Loc. 130), approximately 60 metres wide, separates Lot 2 from the western side of Mandurah Road. It is apparent that the land associated with the house in recent years was more extensive than Lot 2, including land north of Chesterfield Road (Lot 1 and Pt. Loc.220) as well as land on the west, south and east of Lot 2 (Parts of Locations 220 and 130). The Mandurah Road frontage of the property extends for more than 1 kilometre.

There are several other places of cultural heritage significance in the immediate vicinity of *Chesterfield House*. Some 350 metres away from the house, in a north-easterly direction, is a ruined cottage known as Woodbine (c.1868). This place is due east of the old dairy, with approximately 300 metres separation. Some 300 metres north of Woodbine is Hymus House (c.1915). Located opposite Hymus House, near Mandurah Road, is an old mulberry tree. 500 metres south of *Chesterfield House*, on the intersection of Day Road, is the site of a house built in 1928 and occupied for many years by Sam Chalwell.

The topography of the Lots 1 and 2 is relatively level, the rise and fall of the land is not particularly noticeable. A slight depression extends diagonally from the north-east corner to the south-west corner of Lot 2, and the land rises slightly towards Mandurah Road. Soil on the property is a loose sand with black organic content. Most of the site consists of cleared pasture, with a scattering of remnant tuart trees, mainly near fence lines. A considerable portion of Lot 1 is uncleared, in the north-west corner, and the western edge of the property is relatively heavily wooded. Native bushland adjoins the property on the west, areas of which possess considerable beauty. Chesterfield Road is a point of access to this bushland and, unfortunately, considerable degradation has resulted from the presence of recreational motor vehicle activity in this area. Rubbish has also been dumped in this bushland, including many motor vehicle wrecks.



Figure 3.18 *Chesterfield House*, view of the north and west elevations. Palassis Architects 15.09.1998



Figure 3.19 *Chesterfield House*, view of the south and east elevations. Palassis Architects 15.09.1998

3.2.3 Description of the House

Chesterfield House is a building that has evidently developed from successive additions to a core of four rooms and central passage. There are additions to the front, sides, and rear of this core part. The construction details of these sections differ and their specific characteristics provide some indication of their age. In plan, the building forms a square with verandah recesses middle of the north (front), east and west sides.

Externally, the house is rendered with a buff coloured cement based mortar. The walls of the house are mainly constructed of rubble limestone, but where the render has crumbled away from around the window at the west end of the facade brickwork is revealed. The toilet outhouse at the rear of the building is constructed of brick, rendered to match the rest of the place. Brick has also been employed for the construction of the five chimney stacks that project above the roof line.

The roof is clad with corrugated iron, with a framed structure of hardwood. Over the core part of the house the roof is composed of twin pitches with a central box gutter over the passage, these roofs connecting into a transverse hipped roof over the principal front room. The two rooms projecting out the front of the building are hipped with a gable front, and between these is a skillion verandah which is a continuation of the transverse roof. In elevation the verandah is divided into three bays by plain timber posts and a gently arched valance. None of the timberwork of the verandah appears to have suffered from fire damage. The gables over the rooms flanking the verandah are half timbered with rough cast stucco work on wire mesh between the framing. Rooms at the rear and sides of the core are roofed with skillions of a shallower pitch than the main roof. Little remains of the roof in the north-west quarter of the building. Roof timbers in the north-east quarter are charred, but continue to support the roof. The roof in the south-west corner of the building has also gone totally, but the south-east quarter is relatively undamaged.

In examining the plan form of the building, it was noted that the core rooms have external walls of rubble limestone that are a consistent thickness of approximately 460mm. These walls form a square measuring approximately 8.3 metres by 10.1 metres on the outside. Walls within the core are also constructed of rubble limestone and have a thickness of approximately 360mm, except one wall which divides the north-east core room from the central passage. This wall is approximately 150mm thick and is presumably built of brick masonry. It is likely that the passage wall was a later addition as the fireplace is centrally located in relation to the north passage door and the east wall. The stem of the chimney stack of this fireplace is constructed of limestone, with the section protruding above the roof line of brick. The impression of an older roof line was noted on the side of the chimney stem.

Walls of the core area are mostly plastered and painted. Two sections of outside wall are finished with a buff coloured render, the same as has been used for the entire exterior. A small area of the original external wall treatment is evident above the line of the ceiling in the passage at the rear of the place. The wall is rendered with a light coloured lime mix, and scored to imitate ashlar blockwork. Traces of



Figure 3.20 Interior of the north-east (front) room.

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Figure 3.21 Portion of the south wall of the central front room. Diagonal grooves on the sides of the chimney (top LHS of photograph) are evidence of the alignment of an earlier roof which pitched off this wall. Vertical marks on the wall surface immediately to the left of the door are evidence of a stud wall which has been removed.

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chesterfield house conservation plan

a red lime based paint were evident on the surface. Similar paint was noted on the wall of the central passage, beneath more recent layers of oil based paint.

Sufficient joinery in the core part of the building has survived to provide an indication of the original treatments. Doorways facing into the passage are lined with timber, with only light framing, and the doors are hinged to open inwards to the rooms. The north passage door is treated in the same manner, but the south passage door has a solid frame and timber lining to the inside reveals only. The west facing door in the north-west room is similar, but the internal reveals are splayed outwards. It is notable that the corresponding window on the east side also has splayed reveals while the east facing window in the south-east room does not. Both of these windows have timber-lined reveals. The wide door opening in the south-west room is obviously recent and has obliterated any evidence of an earlier window opening. The two windows in the east facing wall were evidently fitted with twin casement hung sashes, and the large external opening in the south-west room was fitted with double doors. The door on the west side of the north-west room opened into the said room. No doors remain intact, most having been removed. Remnants which exist indicate that the doors were predominantly a framed panelled type.

Architraves are period mouldings characteristic of the colonial era, and those surrounding the doorways into the passage have been removed (these would have been long lengths without rebates for striking plates or hinges). The skirtings in the passage are timber, 210mm tall and unadorned apart from a chamfered edge. On the east side of the passage, between the bedroom doors, is a length of bullnose skirting which measures approximately 120mm tall. In the four central rooms, the skirtings are composed of moulded render, of a simple design approximately 205mm tall with a chamfered edge.

Ceilings in the north-east, north-west and south-west rooms of the core are lath plaster, in varying states of disrepair. There is no ceiling remaining in the passage way, and remnants of a plasterboard ceiling exist in the south-east room. Floors throughout are tongue and groove hardwood (130mm wide) laid on a system of joists (100 x 50mm) and bearers (80 x 126mm). Most of the flooring has been removed from the four core rooms, but the passage floor remains whole.

The principal front room extends across the full width of the building's core. Evidence of a dividing wall was noted in the plaster on the wall immediately east of the front door. There is a doorway in the centre of the north wall leading onto the front verandah, and a window in either side of the door. A doorway at the west end of the room leads to the room which projects forward at the west end of the facade. Beside this doorway is a fireplace, constructed of brick and limestone rubble, with the remnants of a sheetmetal surround. The west doorway is lined in the same manner as internal doorways in the core of the house, but the north door has a heavy frame and is only lined on the inside reveal. Both windows are lined on the inside reveal, and framed in a configuration which had twin casement sashes in the lower part, surmounted by a transom sash. Most of the floor remains intact, though the boards are in poor condition. The skirting is composed of moulded cement, approximately 245mm tall with a chamfered top edge. Remnants of a lath plaster ceiling were evident.



Figure 3.21 East elevation of the dairy.

Palassis Architects 15.09.1998



Figure 3.22 North elevation of the dairy.

Palassis Architects 15.09.1998

Both rooms projecting out the front of the place measure approximately 3.4 metres wide and 4.9 metres deep internally. While the room on the west can only be accessed from the within the house, the east room has only two external doors. Both rooms have a back door positioned hard against the core part of the house. This door has a heavy frame which is recessed into the wall on the inside face, the door opening into the room. Remnants of the framed panelled door are still attached by hinges to the frame of the east room door. The other external door in the east room is framed in a similar manner as the rear doors, but appears to have had a pair of French doors (opening inwards) surmounted by a transom sash. Both rooms had a large diocletian window in the front wall. The six divisions of these windows contain single pane sashes, the two principal side sashes being casement hung. The east room has a small side window with twin casement sashes and a transom sash. A fireplace occupies the corresponding position in the west room.

Internal walls are plastered, the with the east and north facing walls in both rooms being lined with gyprock on battens. Skirtings on the gyprock walls are a timber splay, 170mm tall, and that on the plastered walls being a moulded render skirting 245mm tall with a chamfered top edge. Remnants of a gyprock ceiling were evident in the east room. Floors in both rooms are 130mm wide tongue and groove hardwood boards on a system of joists and bearers. Boards in the east room have been removed and those in the west room are mostly burnt.

Adjoining the rear of the north-west room is a rendered brick addition, which has a concrete floor and contained a bathroom, toilet and linen cupboard. The roof over this part is a low skillion, and ceilings are gyprock with coved cornices. Window and door frames are painted timber, with bullnose architraves. The western half of the skillion area at the rear of the building is of similar construction, the rooms in this area being a toilet, bathroom and laundry. The eastern half of the rear skillion area appears to have most recently served as a kitchen / dining area. There is a fireplace against the south wall, and a recess on the right hand side of this appears to have housed a kitchen sink. Floors in the room are tongue and groove hardwood, of which only part remains. Ceilings are raked, lined with gyprock and finished with coved cornices. Although relatively complete, the ceilings are blackened from smoke. There are three windows in this room, as well as a double width door opening to the concrete patio recess on the east side of the building. The window west of the fireplace is a pair of double hung sashes of squat proportions. A double hung sash window of more elegant proportions is located closer to the south-east corner of the back wall. The opening in the east wall is almost square, and contains a single fixed sash.

No evidence of a cellar was found.

3.2.4 Description of the Dairy

The old dairy building is constructed of limestone masonry walls with brick quoins to the corners and window reveals. Quoins used for the east wall are a calcium silicate block, but those used elsewhere are a red pressed shale blend brick. The mortar appears to be lime based. Limestone masonry units used for the east wall are of a uniform height, have a dressed face and squared sides. Limestone employed for the construction of the other walls also has a dressed face but is of a more irregular form. Concrete lintels have been used over door and window openings. The condition of the walls is mostly satisfactory, except for the masonry work around the west facing door at the north end of the building. A section of



Figure 3.23 West elevation of the dairy.

Palassis Architects 15.09.1998



Figure 3.34 South elevation of the dairy.

Palassis Architects 15.09.1998

wall on the north side of the doorway has collapsed, with the result that the concrete lintel over the door is no longer supported at one end. The weight of the roof on the southern end of the lintel was holding the beam in a cantilevered position at the time of carrying out the inspection for this report, but the arrangement appeared to be quite unstable.

Concrete has also been used for the floors throughout the dairy. The roof is framed with hardwood, hipped in form, and clad with corrugated galvanised iron. Most sheeting is rusted, and a number of sheets are missing. An open sided skillion structure is attached the southern half of the west wall, returning around the south side. Part of this structure has collapsed.

There are five rooms within the masonry part of the dairy, the largest of which forms the southern half of the building and contains the remains of tubular metal milking stalls. Immediately north of this room is a wide passage area that has a double width door to the outside on the east side and doors to all of the rooms in the building. In the south-west corner of the passage is a boiler of the type commonly referred to as a "copper". There are concrete machinery mounts in both of the rooms on the north side of the passage, and wooden brackets fixed to a wall in the north-east room.



Figure 3.25 Milking room inside the dairy, view looking north.

Palassis Architects 15.09.1998

4.0 ANALYSIS OF THE DOCUMENTARY AND PHYSICAL EVIDENCE

4.1 INTRODUCTION

In this section the evidence previously presented is compared and discussed with a view to providing a basis for the assessment of cultural heritage significance, particularly the degree of significance in terms of rarity and representativeness.

4.2 SEQUENCE OF EVENTS RELATING TO THE DEVELOPMENT OF THE PLACE

The history of physical change to the place is documented by early public plans, aerial photographs, written and oral accounts of the place, and inspection of the existing fabric. From a comparison of the available evidence, the history of the development of *Chesterfield House* can be summarised as follows:

- 1855 James Herbert commences trading from premises called "The Bush Inn". The location of this inn has not been determined with certainty. It is possible that the inn established by William Hymus two years previously, and in that case it would most likely have been situated on Location 44. The alternative, that the inn was situated on the present site, seems more likely in view of the fact that this would place it close to the early alignment of the main road through to Mandurah.
- 1857 Location 71 (20 acres) was surveyed on the 30th of August, and the survey drawing shows that a building already existed on this land, approximately where *Chesterfield House* stands today. Herbert also took out a new licence around this time. From around this time the inn became known as the "Rockingham Arms".
- 1860s The route of the main road from Fremantle to Mandurah was shifted to a new alignment on the east side of Location 71. The precise date when this occurred has not been determined, but the district school which was built in 1865 addressed the road as it is presently aligned. The boundaries of lots allocated in the late 1870s show that the present alignment of Mandurah Road was certainly gazetted by that time.
- 1867 Herbert's landholding around the inn was increased by 40 acres with the addition of Location 130. The place was sold the same year for £250. Unimproved land in the area generally sold for around £1 per acre, so assuming that the land sold did not include Location 92 (12 acres) which was a separate block granted to Herbert in 1857, the value of improvements to the place was in the order of £190.
- 1876 The property was purchased by John Chester, who took over the licence in 1879. The inn continued trading under the name "Rockingham Arms" until some time after 1885.
- c.1880 The landholding associated with the inn was increased with the addition of Location 220.
- Late 1880s The inn was trading under the name "Chesterfield Inn" in order to prevent confusion with the wayside inn established by William Day which was named the "Rockingham Inn".
- c.1910 A fire caused considerable damage to the inn. A mortgage to the value of £144/9/6 was taken out on the property, presumably for the purpose of rebuilding the damaged portion of the inn.

Inspection of the extant building fabric indicates that the masonry portion of the inn was retained, and four new rooms were constructed onto the north side. The loft and a semi-detached kitchen that was mentioned in some accounts of the fire, were not rebuilt. The arrangement of the existing building's floor plan tends to indicate that the original part of the building was oriented to face south, and plans for the alterations undertaken in 1982 indicate that the south rooms had south facing windows. Side windows in these rooms are of more recent date.

- 1912 (May) The lease for the inn was again renewed, which would tend to indicate that the place had been rebuilt by this time.

The licence was transferred to the Naval Base Hotel, and after this time the main use of the place was as a residence (it also served as a post office).

A racetrack was made on the property, but no physical evidence of this can be seen today.

- 1918 A description of the house at this time indicates that the building consisted of 8 rooms in the main masonry part, and a weatherboard room on the back verandah (see Figure 4.1). This correlates closely with the older part of the existing fabric. It was also mentioned that "the general finish of the house was rough and condition worn", which would support the notion that the reconstruction of 1912 incorporated much of the original building. Other outbuildings mentioned in the will are no longer extant.

- 1929 Location 71 and parts of Locations 130 and 220 (hereafter referred to as the property) were sold out of the Chester family, to G.Ramsey.

- 1932 The property was sold to P.Ward. The Ward family established a dairy farm on the property. They were also responsible for adding a kitchen at the rear, a new bathroom and a new water closet toilet. These additions are evident in the aerial photograph taken in 1942. The Wards also filled in a cellar that was located at the at the north-eastern corner of the building (this cellar has not previously been mentioned).

- c.1950 A new dairy was constructed north of the house. This dairy is still extant.

- 1967 The property was sold out of the Ward family, but still operated as a dairy farm after this time.

- 1970s The property was resumed, and after being vacant for a while the place was tenanted out to a charitable organisation which used it as a youth refuge. Additions were made to the south and west of the building during this period of occupation, and the external walls were rendered (probably in the late 1980s).

- 1992 A fire damaged one bedroom of the house, and the tenants were evicted. The building remained vacant, during which it was subject to considerable vandalism including the removal of a substantial amount of building material.

- c.1994 A second fire destroyed most of the roof of the building, and also damaged other combustible materials in the north-west quarter of the building.

- c.1996 A 2 metre tall cyclone fence was erected around the house.

4.3 COMPARATIVE ANALYSIS

Wayside Inns and Hotels

Chesterfield House is a building that has served a range of functions at different times in its history. It is apparent from the documentary evidence that the place was initially built to serve as a wayside inn providing hospitality services to travellers on the road from Fremantle to Mandurah, but as East Rockingham developed the inn also became an important social venue local population. In later years the building was used as a domestic residence and most recently it served as a refuge for homeless youth. The residential aspect of the place's use has almost certainly been continuous throughout its history. In the colonial situation wayside inns were typically the residence of an individual or family who supplemented their income by offering hospitality to travellers. In some respects, the bed and breakfast operations of today are comparable to the wayside inns of last century, except that it was apparently common for wayside inns to have a licence to sell alcoholic beverages.

Hotels were generally a more substantial operation than a wayside inn, but nevertheless retained the residential aspect. For expedience the publican's family would occupy part of the hotel building, ensuring that the place was always attended – essential for both security and in order to take in any travellers arriving at a later hour. In many respects the function of the hotel has changed little over the past 150 years, and in many country towns in Western Australia one can find a hotel that has been operating continuously over the last century or even longer, often in their original premises.

Relatively few wayside inns or hotels of the colonial period (1829 – c.1890) survive in Western Australia, largely due to the changes in the hotel industry which occurred as a direct result of the gold boom in the 1890s and early 1900s. During this period the state received a huge influx of immigrants, attracted by the wealth being generated by gold mining, and many of these immigrants were itinerant, travelling throughout the state in search of employment or a place to settle. Demand for accommodation and other hospitality services increased dramatically during this time. Many new hotels were constructed, often on a grand scale, and frequently replacing older hotel buildings that could no longer cope with the demand for accommodation and other services. The 1890s were, in many respects, the golden age of the hotel industry in Western Australia. The Palace Hotel, on the intersection of St. Georges Terrace and William Street in Perth, is a typical example of an 1890s hotel replacing an earlier hotel of the colonial period, in this case the Freemasons' (or Leeders') Hotel which was built in the mid 19th century.

Surviving examples of wayside inns and smaller hotels of the colonial period include the Terminus Hotel (c.1880s) - Bridgetown; Anchor Inn (1865) - Donnybrook, a single storey brick building of a longitudinal plan; former Picton Inn (c.1851), a small slab building with a loft, on the banks of the Preston River; former Prince of Wales Hotel (1843) - Australind, a prefab. timber cottage now called Henton Cottage; Fouracres or Peppermint Grove (1862)- Myalup, a wayside inn built by John Fouracres but now a ruin; Mahogany Inn (1837/42) – Mahogany Creek, a stone cottage with a loft; and the former Greenough Hotel (1867), a larger single storey masonry structure comprising a hotel with an adjoining residence. Several colonial hotels have been incorporated into more recent structures, such as the Castle Hotel at York

which was constructed of brick as a two storey hotel in 1841-42, but extended in 1850, 1867 and 1905. The Freemasons' Hotel at Toodyay, built as a single storey hotel in 1861, has similarly been extended and is now part of a larger hotel complex which has a two storey front dating to the Gold Boom era.

There is some difficulty in comparing the physical fabric of *Chesterfield House* with that of the wayside inns and hotels listed above, as the building is in fact an assemblage of fabric from various dates. The core of the building evidently dates to the mid 19th century, and its plan configuration is similar to that of a number of surviving colonial hotels and common houses of the period. It is possible that the place originally resembled the Mahogany Inn at Mahogany Creek, which has a comparable floor plan and a loft. It is relatively certain that the main part of this inn, with its loft, dates to at least 1863 as the loft was mentioned in an incident in which a prisoner escaped custody by climbing through the loft window.⁸¹

The facade treatment of *Chesterfield House* and form of its roof is characteristic of late 19th and early 20th century buildings, which may be attributed to the reconstruction after the fire of circa 1910. The scale of the place is more typical of domestic architecture of the time than that of hotels, and its planning is similarly domestic in character, though obviously the product of additions over many years. Most hotels of this period were two storey, purpose built, and their detailing comparatively flamboyant. Opportunities for meaningful comparison of the place with other early 20th century hotels would therefore be limited. There is one notable exception, however, and that is the Coogee Hotel which was established on the road between Fremantle and Rockingham in 1901. The building is single storey, built of limestone with brick quoins at the corners and as trimmings to the openings, and the building is also domestic appearance.

Furthermore, the pattern of the Coogee Hotel's history parallels that of Chesterfield Inn: Coogee Hotel was located to take advantage of traffic on the coastal road as well as to cater for the needs of a local population. A race course which served as the headquarters of the Fremantle Jockey club was just south of the hotel, at Woodman's Point, and it is recorded that the hotel's proprietor also established a private race course on land next to the hotel – no doubt, to attract further patronage. Because of its proximity to the seaside and short distance from Fremantle the Coogee Hotel became a popular honeymoon destination.⁸² The district's original post office operated from a store built immediately north of the hotel, and these two buildings were for many years the social hub of the Coogee area. When the hotel closed down, probably in the 1930s, it was purchased by the Anglican Church and for some time used as an orphanage. The building is presently owned by the Main Roads Department and occupied by lessees. These parallels are remarkable, but not altogether coincidental given that they are both located along what is essentially the same major road, near the sea, and within an hour's drive by motorcar from Fremantle. Most of the parallel developments also happened in the same historical period.

⁸¹ Elliot, I. conversation with Ian Boersma, 06.07.1999.

⁸² Berson, M., *Cockburn: the making of a community*, Town of Cockburn, 1978, pp.103-104.

Dairies in East Rockingham

In the East Rockingham, dairy farming provided a major source of income for most of the properties during the first half of the 20th century. Frank Churcher, a long term local resident who at one stage was employed collecting milk from different properties, provided the following list of local properties that operated dairies during the late 1940s through to the 1960s:

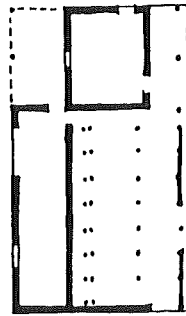
- Mead's property (Lealholm) - a large dairy constructed of local limestone.
- Sam Chalwell's property - a small dairy with 4 or 5 bays.
- Phil Ward's property (Chesterfield) - had a fair sized dairy constructed of local stone.
- Trevor Sloan's property (on Mandurah Road) – a dairy constructed of local stone.
- Joe Stokes' property - one of the larger dairies in the area, constructed of local stone.
- Pollard's property had a dairy.
- Riseley's property (The Pines) - dairy constructed of concrete blocks on a concrete pad.
- Devoretsky's property (Mona's Mount) had a dairy.
- Gilbert Chalwell's property (formerly Percy Sloan's property) - had a dairy with 4 to 6 stalls.⁸³

It appears that only four of these dairies have survived in a recognisable form. Mead's dairy is in a ruined condition, without a roof, but its plan arrangement and the functions of its parts are still apparent. The dairy associated with *Chesterfield House*, Ward's, is relatively intact although the milking equipment has been removed. Stokes' dairy is relatively intact, although the bails and milking equipment has been removed. Trevor Sloan's dairy on Location 427 is relatively well preserved, but parts of the building are in ruinous condition. Of Riseley's dairy, only the concrete floor slab and some concrete blocks are extant, but from this it would be possible to determine the size of the dairy and its layout. Apparently many of the dairies in the area were constructed of part corrugated iron and part masonry, either local limestone or home-made concrete blocks. In cases where only part of the dairy was built of masonry, it would usually be the milk room that was masonry.

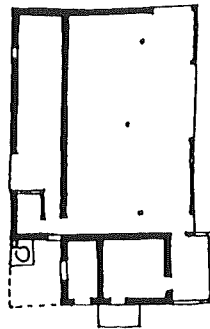
The dairies on the Mead, Ward, Stokes and Trevor Sloan properties are of a similar size, constructed of local limestone on a concrete floor slab, and typically have a large open area where the milking took place, with smaller rooms located off to the sides or on the end. The milking area of Ward's dairy is approximately 54m², and the milk room and engine room for the milking machine are located at the northern end of the building. A passage, approximately 2.3 metres wide separates the milking area from the milk room and engine room. A copper is located in the west end of this passage, and was used to sterilise the suction cups and the pipes through which the milk flowed. Having a copper inside the building was, according to Frank Churcher, an unusual arrangement, it being more common to locate the copper on an outside wall in order to avoid heating the interior.

Mead's dairy has a large open area of approximately 100m², of which only the eastern half appears to have been used for milking. Presumably the other half was used for fodder storage. The milk room and engine room were located at the southern end of the dairy. The function of a small room appended to the west side of the dairy has not been determined. No evidence of a copper was found in Mead's dairy.

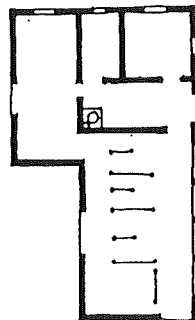
⁸³ Churcher, F., conversation with Ian Boersma, 23.06.1999.



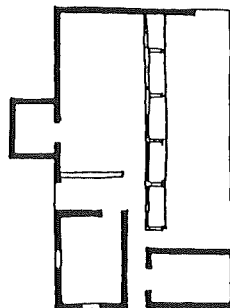
TREVOR SLOAN'S DAIRY



STOKES' DAIRY



WARD'S DAIRY



MEAD'S DAIRY

Figure 4.2 Plans of the Sloan's, Stokes', Ward's and Mead's dairies in East Rockingham.

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Stokes' dairy has a milking area of approximately 78m², and the milk room and engine room for the milking machine are located at the southern end of the building. A long room along the west side was used as a fodder store, and the copper is located in an open sided area at the south-west corner of the building.

Trevor Sloan's dairy is constructed of local limestone which was quarried from the western end of the property (traces of excavation in this area are still evident). Posts corresponding to the position of the bails are still extant, indicating that the place could hold seven cows at any one time. There is a steel drive shaft in the engine room, and an old stationary engine nearby which may in fact be the one used to drive the milking machine. No evidence of a copper was found in this dairy. In plan, this dairy is almost identical to that of the Stokes, and is similar in elevation, but has the milk and engine rooms are on the northern end (not south) and the area of the milking room is smaller (approximately 60 m²).

Research into the operation of these dairies has been limited, but Frank Churcher recalls that Stoke's dairy was one of the best in the district during the late 1940s through to the 1960s. However, when Phil Ward built his dairy in the late 1940s or the early 1950s it was one of the best dairy buildings in the district. His dairy was at least 10 or 15 years newer than any of the others, and by this time he was also milking approximately the same number of cows as Stokes.⁸⁴ Churcher's assessment does not cover Mead's dairy, as the Meads delivered their own milk and consequently he did not have the opportunity to become acquainted with the place. Historical evidence would suggest, however, that the production of Mead's dairy was greater than most dairies in the area, and the building appears to have been of a better quality of construction than Stokes' dairy.⁸⁵ Ward's dairy is also better constructed than that on the Stokes' property, but is of a more recent date. Both Mead's and Stokes' dairies were built before 1942, Ward's dairy being constructed after this date.

4.4 UNRESOLVED ISSUES RELATING TO THE DEVELOPMENT OF THE PLACE

There are a number of issues relating to the development of the place that have not been resolved. Further research may be directed to resolving the uncertainties that have become apparent in the evaluation of the evidence (section 4.2), addressing the following questions:

- Where was the Bush Inn located? Are there any remains on Location 44 that would indicate that a public house had been located on that site in the early 1850s? Archaeological investigation is likely to yield information with respect to this question. It is also possible that further documentary evidence may be found that could clarify this matter.
- Where is the cellar located? Archaeological investigation of the north-east corner of the building may reveal the extent and location of the cellar.
- Where is the well that initially served the house located? Archaeological investigation of the area to the rear of the house may reveal the location of the well.

84 Churcher, F., conversation with Ian Boersma, 10.02.1997, also 5.07.1999.

85 Palassis, report dated May 1998, *op.cit.*

- Is there any evidence of fire damage of an early date on the core rooms? Investigation of the wall surface beneath the paint and render, in areas unaffected by the recent fires, may provide confirmation of this.
- Can reports of local residents which mentioned the blacksmith's workshop west of the house, and an area of the swamp containing discarded barrels, be confirmed as accurate by physical remains? Further archaeological investigation of the site, possibly when the ground is being disturbed for development, may reveal evidence to confirm these reports.
- What information relating to the recent history of the place is contained in the place file of the Heritage Council of Western Australia? The contents of this file can only be available to the public after lodging a specific request under *The Freedom of Information Act*.

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 Introduction

This section discusses the broad range of issues arising from the documentary and physical evidence which contribute to, or detract from, the significance of the place. The material presented here derives from the evidence presented in preceding sections.

The Heritage Council of Western Australia's Criteria of Cultural Heritage Significance for Assessment of Places for entry into the Register of Heritage Places has been used as a benchmark for determining the nature and degree of the place's significance in terms of aesthetic, historical, scientific, and social significance as well as rarity and representativeness.

5.2 Aesthetic Value

As an architectural composition, the facade of *Chesterfield House* is pleasing for its restrained detailing, comfortable proportions, and the symmetrical arrangement of its fenestration which makes the front door the focus of the elevation. (Criterion 1.1)

The dairy building has some aesthetic appeal as a building constructed of principally of local stone, which has acquired a patina of even, earthy tones which relate harmoniously with the surrounding natural environment. The corroded surface of the roof, weather bleached texture of timber elements timber on the south-western corner of the building, as well as the tumble-down appearance of the place have some aesthetic value, particularly in the context of the present landscape of fallow fields. (Criterion 1.1)

5.3 Historic Value

Chesterfield House has historic value as one of the earliest stopping place for travellers on the road between Fremantle and Mandurah, and is one of the few remaining wayside inns in Western Australia that was established during the first fifty years of this state. The house is also significant for the part it played in the social and civic development of the district, being the oldest commercial building in the City of Rockingham and also the district's first post office. (Criterion 2.1)

Chesterfield House has considerable local importance to the people of Rockingham for its association with a number of the district's pioneering families, including the Herberts, Chesters and Wards, as well as other individuals who were prominent in the early history of the district, including Daniel Hymus and James Bell. (Criterion 2.3)

The place also has value for its association with the history of dairy farming history in East Rockingham. The existing dairy was built under the management of Phil Ward, and at the time of its construction was one of the district's best dairy buildings. (Criterion 2.2)

5.4 Scientific Value

The place, having a long history of European occupation and containing substantial evidence of material culture including both building fabric and archaeological material, has value as site for research into the cultural history of Western Australia. (Criterion 3.1)

Chesterfield House has some interest from a cultural-geological point of view: the stone employed in its construction of parts of this building is a vuggy lacustrine limestone which, apart from in the Cockburn Sound region, has not been quarried for building purposes. *Chesterfield House* is one of the older and more substantial buildings in the area that has been built of this stone type. The dairy is constructed of a more common form of limestone that is widely available in coastal areas. (Criterion 3.1)

5.5 Social Value

Local residents have demonstrated a keen interest in retaining *Chesterfield House*, as is evident from the formation of the "Friends of Chesterfield Inn" and the active lobbying of the Conservation of Rockingham Kwinana Environment (CORKE) group. The National Trust has also demonstrated its support for the place's retention, as is evident from its referral of place to the Heritage Council of W.A. (Criterion 4.1)

Chesterfield House is among a number of sites in East Rockingham which provide the district with a sense of history and permanence. The importance of these places is heightened by the impending development which is likely to substantially alter the character of the district. (Criterion 4.2)

5.6 Rarity

As a surviving example of a wayside inn and hotel established during the mid 19th century, the place is considered to be uncommon. Relatively few buildings of this type have survived in W.A.. (Criterion 5.1)

The East Rockingham area, of which *Chesterfield House* is a crucial part, is rare for its almost intact collection of colonial buildings and recognisable sites of early settlement. Few districts, particularly within such close proximity of Perth, are able to boast of a comparable cultural environment. (Criterion 5.1)

The masonry of the house and dairy has some value as an example of local building techniques that are no longer current. Examples of this building genre are becoming increasingly rare as older and redundant buildings are demolished or left to decay. (Criterion 5.2)

The dairy is not considered to be intrinsically rare in terms of its design.

5.7 Representativeness

The layout and general form of the dairy is representative of dairies built in the East Rockingham area in the 1930s and 1940s, and is able to demonstrate aspects of the process of milking as this was carried out in the 1930s through to the 1960s. (Criterion 6.2)

There is insufficient evidence to determine whether or not the layout and general form of *Chesterfield House* is representative of wayside inns or hotels of the colonial era, although there is some indication that other places of this type were of a similar design. (Criterion 6.2)

5.8 Condition, Integrity, and Authenticity

Condition

Two fires have reduced *Chesterfield House* to a masonry shell with only part of a roof and remnants of its joinery remaining. The north-western quarter of the building has suffered the greatest damage, but because the fire was concentrated in the roof space, the walls of the building are mostly in sound condition. Painted finishes and plasterwork are to varying degrees damaged. Floors in most areas were not affected by the fire, but most have subsequently been destroyed by the deliberate but unauthorised removal of salvageable timber. Doors, lining boards from the door reveals and the moulded architraves facing into the central passage have similarly been removed after the fires. Plumbing and electrical services in the building have been rendered inoperable.

The dairy building is generally in fair condition. The condition of the walls is mostly satisfactory, except for the masonry work around the west facing door at the north end of the building. A section of wall on the north side of the doorway has collapsed, with the result that the concrete lintel over the door is no longer supported at one end. There is also a hole in the wall between the passage and the engine room which is likely to become enlarged by vandalism if left in its present state. The roof is rusted and leaking, but still affords the building a reasonable degree of protection from weather. The condition of the internal finishes is poor, the walls are covered with graffiti and grime.

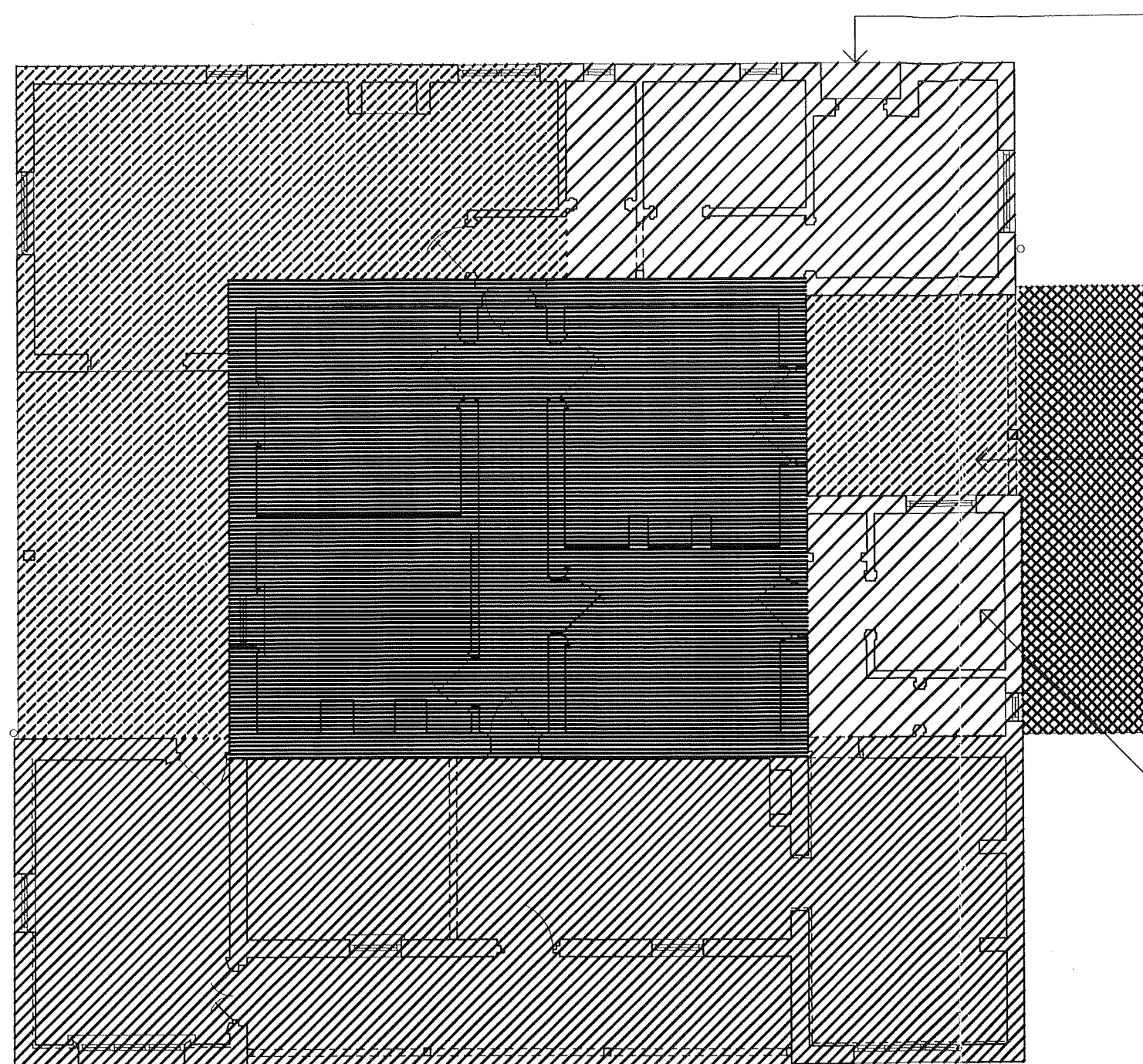
Integrity

Many of the values identified with the place are sustainable, providing that *Chesterfield House* is restored to a sound and habitable state. If left in its present state, the condition of the place will rapidly deteriorate and eventually the physical form of the place would be lost – which would in effect destroy the cultural significance of *Chesterfield House* as a physical entity. Its significance is bound up with both the site and the physical fabric of the house. Some value is derived from the context, which includes a rural landscape (that will shortly be changed to industrial) and a relationship to other sites of early settlement (which are likely to be retained). The significance of the dairy building is limited, and its retention is unlikely in view of pressures from future development.

Authenticity

Chesterfield House is a place that has been subject to various extensions and alterations throughout its history. Most of these changes have been executed in a sympathetic manner, and the present form of the building has a pleasing aesthetic quality. The changes that are evident in the building fabric may be viewed as an historical text, documenting the evolution of the building from the 1850s to the present. Given that most of the fabric is significant as an expression of the place's long history of occupation and changing uses, it may also be considered to "authentic".

NOTES: Refer to Policy 18



This area may be substantially re-modelled if required, but should be contained within the existing volume. Alternately, the existing masonry work may be removed and replaced with a verandah.

No additions should occur in this area, and the concrete pad may be removed.

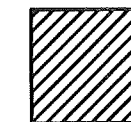
This open area should not be in-filled, but kept as a verandah to provide natural light for the south-west core room. Ditto for the open area on the east side: leave open to provide natural light for the east core rooms.

This area may be substantially re-modelled if required, but should be contained within the existing volume.

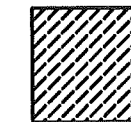
LEVEL OF SIGNIFICANCE



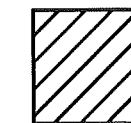
EXCEPTIONAL



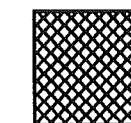
CONSIDERABLE



SOME



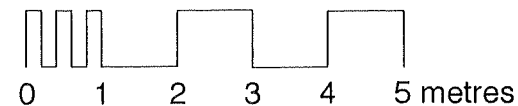
LITTLE



INTRUSIVE

FLOOR PLAN

SCALE



PALASSIS ARCHITECT Kevin		
Level 2, 5 Ord St, West Perth 6005 Ph: 93211666		
CHESTERFIELD HOUSE LOT 2, CHESTERFIELD ROAD EAST ROCKINGHAM		
GRADING OF SIGNIFICANCE		
	scale: 1:100	FIG. 6.1
	drawn by: ILB	
	date: 10.11.99	
	job No.: 98.29	

6.0 STATEMENT OF SIGNIFICANCE

Chesterfield House, a substantial single storey building, built of rubble limestone and brick masonry walls with a corrugated iron roof and mostly wooden floors, together with a dairy of similar construction and concrete floors, has cultural heritage significance for the following reasons:

the place is among the earliest land grants in the Rockingham region, and the house is one of the region's oldest built structures;

the house is the oldest commercial building in the municipality, and one of the few remaining examples of a wayside inn established during the mid 19th century;

the place has social value for its association with a number of the district's pioneering families and other individuals who were prominent in the early history of the district;

the place is among a number of sites in East Rockingham which provide tangible evidence of the district's early history;

the architectural composition of the facade of *Chesterfield House* is considered to have aesthetic merit;

the dairy is representative of a class of outbuildings commonly constructed in the East Rockingham area in the mid 20th century using stone that was locally available. The layout of the dairy is able to demonstrate aspects of the process of milking as this was carried out in the 1950s through to the 1960s; and,

the stonework and other fabric of the dairy has acquired a patina from many years of exposure to the elements, and in the context of a fallow field has aesthetic value for its compositional and textural qualities.

Apart from the cyclone mesh fence recently erected around the perimeter of the house, the site contains no cultural fabric that is deemed to be intrusive to the character of the place.

On the basis of this assessment, the place as a whole is deemed to be a place of 'exceptional' local significance, and a place of "considerable" significance within the state context. In terms of its elements, the house is deemed to be of "exceptional" local significance and the dairy building of "some" local significance.⁸⁶

See figure 6.1 for the grading of significant zones within the house.

⁸⁶

Based on the four tier scale used to describe the relative significance of places as outlined by James Semple Kerr in *The Conservation Plan: A guide to the preparation of conservation plans for places of European cultural significance*, National Trust of Australia, 1996, p.19. The four tiers are: exceptional, considerable, some and little. Intrusive is also used as a fifth category to describe fabric that is not considered to contribute to, and in fact detracts from, the place's cultural significance.

Definitions

- *Place* means site, area, building or other work, group of buildings or other works together with associated contents and surrounds.
- *Cultural significance* means aesthetic, historic, scientific or social value for past, present or future generations.
- *Fabric* means all the physical material of the *place*.
- *Conservation* means all the processes of looking after a place so as to retain its *cultural significance*. It includes maintenance and may according to circumstance include *preservation*, *restoration*, *reconstruction* and *adaptation* and will be commonly a combination of more than one of these.
- *Maintenance* means the continuous protective care of the *fabric*, contents and setting of a *place* and is to be distinguished from repair. Repair involves *restoration* or *reconstruction* and it should be treated accordingly.
- *Preservation* means maintaining the fabric of a *place* in its existing state and retarding deterioration.
- *Restoration* means returning the EXISTING *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- *Reconstruction* means returning a *place* as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the *fabric*. This is not to be confused with either recreation or conjectural reconstruction which are outside the scope of this Charter.
- *Adaptation* means modifying a *place* to suit proposed compatible uses.
- *Compatible use* means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.

Figure 7.1 Extract from the Australia ICOMOS *Burra Charter*, giving definitions for the various terms used in conservation works.

7.0 CONSERVATION POLICY

7.1 INTRODUCTION

The purpose of this conservation plan is to provide a framework for the future conservation of *Chesterfield House*. Significant qualities of the place have been identified through a process of gathering and analysing documentary and physical evidence relating to it, and the policies in this section have been formulated with an aim to preserve these significant qualities through considered conservation actions and management strategies.

Heritage specialists in Australia generally accept the ICOMOS *Burra Charter* as the standard for best practice in the conservation of heritage places. The policies in this conservation plan have been formulated with the principles and procedures outlined in the *Burra Charter* as a guide. The philosophy embraced by the *Burra Charter* is explained by the following quote:

There are places that are worth keeping because they enrich our lives - by helping us understand the past; by contributing to the richness of the present environment; and because we expect them to be of value to future generations.

The cultural significance of a place is embodied in its physical material (fabric), its setting and its contents; in its use; in the associated documents; and in its meaning to people through their use and associations with the place.

The cultural significance of a place, and other issues affecting its future, are best understood by a methodical process of collecting and analysing information before making decisions.

Keeping accurate records about decisions and changes to the place helps in its care, management and interpretation.⁸⁷

The major issues that are addressed in the policy section of this conservation plan are summarised as follows:

whether or not it would be acceptable to relocate the house and dairy, given that (1) the place's history is closely interconnected with its context and that the presence of these buildings assists in our understanding of the development of the area, (2) that the house is a landmark in the area, and (3) that the nature of construction of the house and dairy is fragile and cannot be moved in their complete form;

what curtilage would be appropriate for the place, given the intended future development of the surrounding land and the limited significance of the dairy;

what uses the house (and possibly the dairy) could be put to in order to make its conservation financially viable;

what approach that should be taken to conserving the house and the dairy respectively, given that much of the house's fabric is not original but illustrates the history of occupation, and that the intrinsic significance of the dairy is limited;

what actions are required to maintain the existing fabric in a stable condition until such time as a full program of conservation works are undertaken; and,

once the place is conserved, what maintenance should be undertaken in order to minimise the deterioration of significant building fabric.

⁸⁷

Walker, M., *Understanding The Burra Charter*, Australia ICOMOS Inc, 1996.

7.2.4 Role of the Statement of Significance

Having recognised that the significant material elements should be conserved in their original location, it is necessary to ensure that future actions relating to the conservation of the place do not detract from the significant qualities of the place. There have been numerous instances where a well intended "restoration job" has compromised one or more aspects of a place's significance because of an over-emphasis on another aspect, usually the original form of the building.

Policy 4 The role of the statement of significance

The planning of conservation works should be informed by an understanding of all of the qualities that have been identified as contributing to the place's cultural significance. These qualities are outlined in the statement of significance (Section 6.0).

7.2.5 Direction for the Place's Conservation

There is a need to inform the planning of conservation works with an understanding of the qualities that have been identified as contributing to the place's cultural significance. The policies in this conservation plan are intended to be a practical guide in relation to these matters. Their effectiveness in ensuring the best possible care of the place will be dependant upon whether or not this document is adopted and actioned as required. The cooperation of the owner and local government authority (which at the present time is seeking to facilitate the conservation of the place as a service to the community) is crucial in order to realise the place's conservation. It would also be helpful to gain support for the place's conservation from the wider community - individuals within the community are likely to develop a sense of responsibility for the place if they are aware of its meaning and understand that it is to be preserved for this and future generations.

Policy 5 Role of the Conservation Plan

The policies recommended in this conservation plan should be endorsed by both the land owner and the local government authority as the principal guide for planning decisions that will affect the site, and as a guide for the conservation of the significant fabric.

The conservation plan may also serve as a local historical resource. Copies of the document should be lodged with the libraries and the Historical Society servicing the Rockingham region.

The *Burra Charter*, developed by the Australian National Committee of the International Council on Monuments and Sites (ICOMOS), sets out the principles generally accepted in Australia for the conservation of heritage places. The philosophy embodied in that document has been used as a basis for the formulation of this conservation plan. As such, the *Burra Charter* forms an important reference document for the present and future custodians of *Chesterfield House*, and may assist in resolving any issues relating to the conservation of the place that are not explicitly dealt with in the conservation plan.

Policy 6 Role of the Burra Charter

In addition to the conservation plan, the principles and processes set out in the Australia ICOMOS *Burra Charter* should be used to inform decisions relating to the conservation of the place.

The *Burra Charter* (Article 4) recognises that in many cases caring for a culturally significant place will require skills that are beyond the capabilities of the average person, therefore requiring the input of people with expertise in a specialised area of conservation.

Policy 7 Specialist advice

A high degree of professionalism is warranted for all aspects of the place's conservation. Any proposed works should be considered with the input of a recognised conservation practitioner who must ensure that the outcome of the proposal aims to retain or enhance the cultural significance of the place and that appropriate specialist advice is sought as required.

7.3 STATUTORY CONSTRAINTS

7.3.1 Heritage Listings

In Australia, places of historic interest are officially recognised by being entered into a list or register kept by a number of government and community organisations concerned with the responsible management of this country's cultural heritage. Historic places in Western Australia may be listed by any of the following organisations:

- Australian Heritage Commission (Register of the National Estate).
- Heritage Council of Western Australia (Register of Heritage Places).
- National Trust of Australia - W.A. (List of Classified Places and Landscapes).
- Local government authorities (municipal heritage inventories).

Chesterfield House has not been entered into the Register of the National Estate. Listing on this register has no practical implications for places other than those that are Commonwealth property.

The W.A. Heritage Committee (precursor of the Heritage Council) entered *Chesterfield House* and the associated dairy into its database in 1989 (place numbers 2325 and 2326). The place has not as yet been formally assessed by the Heritage Council. On the basis of the assessment of significance prepared for this conservation plan it seems likely that the place would meet the threshold requirements for entry into the Register. Owners of property entered in this register will be required to observe the requirements of the *Heritage of Western Australia Act, 1990* (and subsequent amendments), into which the Register is incorporated. The Act has a mechanism which makes possible the prosecution of persons found damaging registered property, and also outlines a range of incentives that may be offered to owners of registered places in order to assist in undertaking conservation.

The National Trust of Australia undertook an assessment of *Chesterfield House* (not including the dairy) on 5th October 1970, at which time the place was given a "C" classification. When, in 1973, the Trust revised its classification system the place retained its Classified status. Classification by the National Trust of Australia (W.A.) has no practical implications for the owners of heritage places.

The place (including the dairy) has been entered into the City of Rockingham's Municipal Heritage Inventory (place N^o. 20). This listing flags the place for detailed consideration by the City of Rockingham in the event that the place should be the subject of any development application.

Policy 8 Entry into the Register of Heritage Places

Chesterfield House should be considered for entry into the Register of Heritage Places.

Policy 9 Assessment of work proposals

Whether or not the place is registered, and as a matter of courtesy, the Heritage Council of Western Australia should be invited to comment on any proposed development or conservation works that are likely to physically affect the place or alter its significance.

7.3.2 Other Statutory Constraints

Buildings within Western Australia that are in the process of being constructed, altered or improved, must comply to current State and Federal Government Acts, Regulations and By-Laws concerned with the design of building fabric. Amendments to these regulations occur from time to time, creating the situation where a building does no longer comply with the current regulation standard. An owner or occupant may or may not be obliged to effect a retrospective upgrade the building to meet new standards, depending on the nature of the building and the particular regulations concerned.

Federal or State Legislation relating to standards of building design and construction⁸⁹ is generally enforceable at all times. This means that particular components or facilities within a building may require retrospective upgrade to comply to a particular regulation standard. Examples of regulations (deriving from Acts) that may be of relevance to *Chesterfield House* when in the event of adaptive works include, but are not limited to;

- Building Regulations;
- Health Act (Public Buildings) Regulations;
- Electricity Act Regulations; and,
- Metropolitan Water Supply, Sewerage and Drainage By-Laws.

The Building Code of Australia (BCA) is a document that sets out technical provisions for the design and construction of buildings and other structures throughout Australia. The aims of the document are to enable the achievement and maintenance of acceptable standards of structural sufficiency, safety (including safety from fire), health and amenity in buildings for the benefit of the general community. The BCA is given legal effect by building regulatory legislation in each State and Territory.⁹⁰ In Western Australia the BCA has been adopted in the *Building Regulations 1989*, Section 5. Buildings erected prior to the enforcement of current BCA standards are not normally subject to a retrospective application of these regulation standards unless new building works are being carried out.⁹¹

Local Government Requirements must be followed in the case of any construction, alterations or improvements to a building under jurisdiction of the municipal authority. These requirements are generally in the form of amendments to the Building Code of Australia, and are not normally enforced retrospectively.

⁸⁹ Regulatory legislation dealing with building design and construction has been assembled as the *Compiled Building Regulations - Western Australia*, published by Architectural Computer Systems, Subiaco W.A.

⁹⁰ *Building Code of Australia 1996*, Volume 1, pp.1001-1003.

⁹¹ See Section 5.2 of the *Building Regulations 1989*.

Policy 10 Compliance with regulations

Any proposal for new building works is to comply with the *Building Code of Australia 1996*, except where the works are exempted from conforming to the Code under the provision of Section 5 (2) of the *Building Regulations 1989*.

Where the Deemed-to-Satisfy provisions of the *Building Code of Australia 1996* are in conflict with the heritage value of the place then an alternative solution should be found that does not compromise the place's significant values but which satisfies the performance requirements of the Code. The procedures outlined in the Code for providing an alternative solution should be followed.

7.4 OTHER CONSTRAINTS

7.4.1 Planning Constraints

Overview

Chesterfield House (including the dairy) is located in an area zoned "Industrial" under the Metropolitan Region Scheme (MRS). The area is zoned as "General Industry" under the City of Rockingham's *Town Planning Scheme No. 1* (current at the time of writing this report).

East Rockingham Industrial Park

Chesterfield House (including the dairy) is located within the area designated as East Rockingham Industrial Park (ERIP). The concept of this industrial park development is an initiative of the Western Australian Planning Commission (WAPC), which in its recently released State Planning Strategy⁹² provides details of its commitment to give emphasis to "investigating strategic industry sites accessible to regional centres and ensure that they are incorporated into regional plans and/or statutory region schemes." East Rockingham is identified in the strategy document as an area for the potential development of heavy industry. The WAPC has devised a specific document known as the IP-14 Structure Plan (1996) as a blueprint to guide planning development subdivisions in the East Rockingham area. Under this plan, land west of Mandurah Road and to the north and south of Chesterfield Road is designated for "Environmentally Acceptable Heavy Industry." Office Road forms the northern boundary of this area, and the southern boundary is a railway reservation on the northern edge of the East Rockingham Light Industrial Area (which is a narrow belt of land extending parallel to Dixon Road).

WAPC has indicated that it has not planned for the retention of heritage properties within the areas designated for Environmentally Acceptable Heavy Industry, however, the East Rockingham Garden Industrial Precinct Comprehensive Development Plan & Report prepared by Taylor Burrell in May 1998 has made recommendations based on the assumption that the place will be either conserved on site or relocated to the proposed interpretation centre on the corner of Day and Dixon Roads. The report indicates that, because of the place's location within an area of high societal risk (subject to the actual nature of the industry that will be established on the site), its future use will necessarily involve managed public access in order to avoid an increase in concentrations of people in the areas of high risk. The report recommends that the house could at a future date be used as an administration, reception or

92 WAPC (1996) *State Planning Strategy*.

information centre for an industry operating on the site. It further recommends that the house should be preserved on site with managed public access or, in the event that its retention is incompatible with the intended placement of industrial buildings on the site, it should be relocated to the old abattoir site on the corner of Dixon and Day Roads which the City of Rockingham intends to develop as an interpretation centre for the region's cultural and natural heritage.⁹³

Implementation of the Structure Plan is likely to impact on *Chesterfield House* in the following ways:

- Transformation of context from its present rural situation to industrial.
- Limitation of site access and visitor volume because of the location of *Chesterfield House* within the Heavy Industry Precinct which is an area of high societal risk. A maximum average population of only 11.5 - 13.5 persons per hectare will be permitted. This will affect the options for re-use of the place, precluding uses such as lunch bars, refreshment rooms, shops, show rooms, trade displays and industry service. The density of adjacent development will also be affected by the restrictions on population.
- Visual or geographical isolation of *Chesterfield House* from other heritage places, and the possible removal of other heritage places. Removal of other heritage places will result in the diminished significance of those which are retained.

Policy 11 Relationship with planning agencies

Agencies concerned with planning developments in the East Rockingham area should be made aware of the heritage value of *Chesterfield House* and any plans that may be current for its conservation. These agencies should be encouraged to cooperate with the community's interest in conserving the place.

7.4.2 Requirements of the Owner

Chesterfield House (including the dairy) is situated on a property owned by Landcorp, the land developing arm of the State Government of Western Australia. Although it is not a government department, Landcorp is a government trading entity and subject to most public sector guidelines.⁹⁴ The property associated with *Chesterfield House* comprises the following lots:

- Lot 1 Chesterfield Road (which is part of Cockburn Sound Locations 130 and 220) – Title Vol. 1549 / Fol. 227.
- Lot 2 Chesterfield Road (which is Cockburn Sound Loc. 71 and part of Loc. 130) – Title Vol. 1549 / Fol. 228.
- Part of Cockburn Sound Loc. 130 – Title Vol. 1549 / Fol. 230.
- Part of Cockburn Sound Loc. 220 – Title Vol. 2082 / Fol. 370.

Landcorp also owns other land in the area, including the north adjoining property (Part Cockburn Sound Location 427) which was for many years farmed by Trevor Sloan. These lots were purchased by the State with the intention of making the land available for the large scale industry in accordance with the

⁹³ Taylor Burrell, *East Rockingham Garden Industrial Precinct Comprehensive Development Plan & Report*, unpublished report for Landcorp, DRD & WAPC, May 1998, p.18.

⁹⁴ Landcorp operates under the provisions of the *Western Australian Land Authority Act, 1992*.

WAPC's strategic planning for the area. Development of land for industry is generally be undertaken with the economic development of the state as one of its main objectives. Cost recovery is also a major concern to government agencies.

The fact that *Chesterfield House* is located on land intended for industrial development is problematic, as its retention would impose certain limitations on the manner in which new structures can be placed on the site. Moreover, directing funds to conserving historic structures on its property is not consistent with Landcorp's principal objectives. Landcorp has indicated, however, that it respects the community's interest in the place and in response to community's request to secure *Chesterfield House* against vandalism has erected a cyclone fence around the building. In the past, Landcorp has also been supportive of the concept developed by certain members of the community, to relocate *Chesterfield House* to another site. Recently, the City of Rockingham has indicated that it would be keen to see basic repairs made to the building (urgent works) in order to prevent further loss of significant building fabric and stabilise the house and dairy structures until further conservation works are able to be carried out. Landcorp has indicated that it would address these urgent works using its own resources if its board agreed to it, but it could not allow other parties to become financially involved at this stage as they would then have a right to determine the future of the place.

When the time comes that an industrial complex is to be established on the site a decision will need to be made on whether or not the house and dairy can be retained or are to be demolished (possibly to be reconstructed on another site). It is likely that the Minister for Planning and Heritage will be required to make this decision.

Policy 12 Interim protection of the building fabric

Until such time as a final decision can be made on the future of the place, whether it is to be conserved on its present site or not, it should be assumed that *Chesterfield House* (including the dairy) will be retained on their present site and eventually be conserved. In the interim the building fabric should be protected from further deterioration. Works identified in the *Urgent Works Report* prepared in September 1998, and any other urgent works that have become apparent since that time, should be carried out with minimal delay.

Policy 13 Development within close proximity to the place

Plans for new development within close proximity of the house or dairy (if retained) should be assessed for potential physical and visual impact on the significant fabric. Where the proposed development is deemed to be intrusive, an alternative proposal should be sought.

Policy 14 Definition of a conservation area

A conservation area should be determined for the place. The plan configuration of this conservation area should be determined with a view to ensuring that the significance of the place is maintained, and that it will allow viable options for future use of the place.

Because of the limited significance of the dairy, it is considered desirable but not essential to include this feature within a designated conservation area. Where feasible, however, effort should be taken to minimise the loss of significant cultural or natural features that are located outside the designated conservation area.

Policy 15 Features located outside the conservation area

In the event that the designated conservation area does not include features of some significance such as the dairy, mature trees or archaeological sites, effort should be made to plan developments in the area to avoid destroying these features. Where possible, these features should be incorporated into the landscaping of the development.

7.5 FUTURE USE

At present, the house and dairy are vacant and neither building is in a habitable state. The house had been occupied until a fire damaged part of the place in 1992. Recent inspection of the fabric has revealed that the walls are in a sound state and that in parts of the building the timberwork of the roof and window frames are in fair condition. Generally speaking, extensive works would be required to make the place habitable, and would involve reconstruction of most of the roof, replacement of floors in most of the building, replacement of fire damaged and vandalised door and window joinery, repainting of internal finishes, replacement of cabinetwork and other fixtures, and installation of new plumbing and electrical services.

The internal arrangement of the rooms within the house is such that the building, if restored, could be adapted for a range of uses, including domestic dwelling, hostel type accommodation, hospitality (hotel), serviced offices, or a gallery for the display of products or information. The present rural character of the area precludes some of these uses in the short term, and the intended development of the context (see Section 7.4.1) precludes other of these uses in the long term.

The dairy is of substantial construction, and its plan arrangement is such that the internal spaces could be adapted for a range of uses including site offices or a gallery for the display of products or information. The dairy could also be used as a storage shed or workshop for an industry establishing itself on the site. Because of the limited significance of this building, considerable adaptation of the building fabric would be acceptable.

Policy 16 Interim use of *Chesterfield House*

Should it become evident that the property will not be required for the establishment of industry for a period of at least 5 years, then *Chesterfield House* should be repaired and adapted in such a manner as to allow a compatible interim use. A lease arrangement should be made that will ensure that the costs involved in repairing the building are recovered.

Policy 17 Future use

In the long term, *Chesterfield House* should be conserved in a manner that allows the building to fulfill a useful function relevant to its context of industry and to work within the various constraints outlined in this report. Acceptable future uses for the house (and possibly also the dairy) are for a reception area, office, or gallery for the display of products or information. The dairy may also be used as a storage shed or workshop for an industry establishing itself on the site.

7.6 SPECIFIC GUIDELINES FOR CONSERVATION

7.6.1 General Approach to Conservation

There are any number of approaches that one can take to conserving a building, ranging from basic protection against vandalism to a full restoration of the fabric and reconstruction of missing elements. Adaptation may also form a part of conservation works, and could involve construction of new elements in a manner that interacts physically with the original fabric or alongside without disturbing the original. The approach that one should take in conserving a place is determined by a wide range of factors, including in this case the nature of the place's significance, the condition of the fabric, the requirements of interest groups, availability of finance for the work, and the opportunities that exist for future use of the place.

In the case of *Chesterfield House*, the various phases of the place's history are expressed in the fabric of the place which dates to different periods of occupation and use. Part of the building is evidently of a very early date, possibly dating to 1855, the front of the building dates to the reconstruction after the fire of circa 1910, some of the rear additions to the period in which the house was occupied by the Ward family, and recent additions were made when the place was used as a hostel in the 1980s and early 1990s. It would be desirable to retain evidence of all of these phases in the place's history if possible. However, it is recognised that the earliest fabric is the most significant and that the significance of the most recent alterations is limited. Hence the relative significance of the different elements will have a bearing on what degree of adaptation or preservation should occur.

Policy 18 General approach to conservation of the place

The house should be conserved in a manner that allows evidence of the different phases of the place's history to be expressed. It should be acknowledged that change will be ongoing as the place is put to new uses, but effort should be taken to minimise the effects that these changes may have on the extant building fabric in areas of exceptional or considerable significance (as indicated in Figure 6.1). Adaptation should be concentrated in areas of little or some significance.

The dairy should be retained if feasible. The masonry and roof fabric of the dairy should be preserved in such a way that the original texture of the external stonework is expressed and the layout of the building can still be discerned. There is scope for considerable adaptation, including the removal of portions of existing fabric and the introduction of large amounts of new fabric, providing that this new fabric is clearly distinguishable from the old.

7.6.2 Detailed Guidelines for the Conservation of Chesterfield House

The following policies provide detailed guidelines for the conservation of specific parts of the building.

Policy 19 Roof

The roof should be restored to the form that it was immediately prior to the fire of 1992. New structural members should be provided where necessary, however, as much of the existing timberwork in the eastern part of the building should be preserved as is possible, as evidence of the original construction. Charred members should be retained if it is evident that their structural value has not been significantly impaired by the fire.

For concealed work, steel or pine structural members may be used in reconstructing the roof. Roof sheeting should be traditional galvanised corrugated iron.

Policy 20 Walls

No structural changes should be made to the original limestone walls in the core of the structure. New openings may be made in the walls of the north rooms, providing that the changes are discreet and do not detract from the symmetry of the front elevation. Other areas may sustain considerable adaptation.

Mortar used for repairs and reconstruction should be traditional lime mortar of a composition closely matching that originally used. Traditionally slaked lime or lime putty should be used in preference to dehydrated lime and, where possible, aggregate should be locally sourced. Portland cement should not be applied to the original or reconstructed fabric.

The yellow rendered finish on the external face of the walls may be removed if the original finish of the building is to be restored. However, a new render coating matching the earlier finish will then be required for the most recent parts of the building that are constructed in brick, or these parts will need to be removed.

Internal wall finishes in the older parts of the building should be investigated and a record made of the different paint types and colours that have been used in the past. New colour schemes should be based on historic precedent wherever possible.

Policy 21 Joinery

Joinery in core of the structure and in the north rooms should be conserved. Extant joinery that is in sound condition should be restored, and fire damaged joinery reconstructed using the surviving joinery as a model.

Window and door frames in the southern part of the building should be constructed of timber in the traditional manner, but may be altered from their existing form to suit new requirements. Metal window and door frames should not be used in the building.

Evidence of original finishes should be investigated to allow new finishes for the joinery to be based on historical precedent.

Details that are missing, such as window sashes or string mouldings on the verandah posts, should be reinstated with new elements of a form that is based on the available evidence. Conjectural reconstruction of missing elements should be avoided.

Policy 22 Floors and verandahs

Rooms that originally had timber floors should have their floors reinstated, using boards of the same width and timber as original. Timber floors should be oiled or wax polished, not sealed with an impervious synthetic treatment.

The concrete floor of the front verandah should be removed and replaced with a timber floor that is of a design based on evidence of the original verandah. The concrete side verandahs may be replaced with timber of a similar design as the front, if desired.

Policy 23 Ceilings

Damaged lath and plaster ceilings should be restored if at least 50% of the laths are remaining and both laths and joists are sufficiently sound.

In other rooms in the core part of the building, where it is evident that the original ceiling was lath and plaster without a cornice, a new ceiling of plasterboard (or gyprock) should be installed and finished flush at the wall edges, without a cornice. Ceiling roses should not be installed unless it can be demonstrated that there is historical precedence of such a feature in the room in question.

Ceilings in areas of little or some significance should be reinstated as they were prior to the fire of 1992, or replaced with ceilings that are obviously of a present day design.

Policy 24 Service areas

Service areas such as kitchens and bathrooms should be confined to former service areas, or located in new structures.

7.6.3 Landscaping

There is little precedent for landscaping around *Chesterfield House*. An examination of early photographs of the place revealed that the place had few ornamental plants but that the native grass trees and tuarts formed an important part of the place's setting. Chesterfield Road, which forms the entrance driveway from Mandurah Road, is flanked by a number of sizeable tuarts (one of which is estimated to be aged between 90 and 100 years old at the time of writing this report) and these contribute to the more pleasant aesthetic qualities of the place. A number of introduced plantings presently exist around the house, including a peppercorn tree in front of the place, a Rottnest Island pine and a pomegranate tree on the west side of the house, and an almond tree near the south-west corner of the house. The dairy is located in a field setting, and there are no plantings in its immediate context.

Policy 25 Landscaping

The following constraints should guide the planning of landscaping in the vicinity of the house and dairy:

- Remnant plantings in the vicinity of the house should be retained and integrated with any new landscaping that is devised for the place.
- Landscaping around the house should not conceal the front of the building from Chesterfield Road, or dominate the building.
- Native vegetation should be retained along Chesterfield Road, and effort should be taken to retain groves of tuart trees and other native vegetation in areas that are not required for buildings, paved areas or other facilities.
- In the event that the dairy building is retained, effort should be taken to maintain the visual connection between the house and the dairy. Plantings around the dairy should be low level.
- Moist ground conditions should not be created at the base of limestone masonry walls. Reticulated gardens or gardens requiring regular watering should not be planned within 1500mm of a limestone wall.
- Concrete slabs or other impervious ground surfaces should not be installed in positions abutting masonry walls.

7.6.4 Furniture and furnishings

None of the original furniture or fittings associated with the past use of *Chesterfield House* remains in the place. There may be furniture intrinsic to the significance of the place which is extant elsewhere.

Policy 26 Acquisition of furniture associated with the place

When the place is made secure and occupied, an attempt should be made to locate and, if possible, acquire furniture associated with the place that is capable of demonstrating its function as a hotel and residence. An inventory should be maintained of any furniture that is located but not acquired.

Policy 27 Furniture not associated with the place

Controls should be placed on the acquisition of period furniture and objects that are not associated with the place, so that there is no confusion in the relationship of these objects and the place.

Policy 28 Built-in furniture

In areas of exceptional or considerable significance, new furniture should not be built-in or fixed to the fabric, except where this furniture is a reconstruction of furniture for which there is a historical precedent.

Policy 29 New furniture and fittings

New furniture and fittings (including electrical fittings, tapware and door hardware) should be of a contemporary design and legible as modern elements within the context of the place, so as not to confuse the significance and associations of the place. Electrical switches and outlets should be discreetly located.

Policy 30 Floor coverings

When the floors are restored, wall to wall carpets, vinyls or other coverings which obscure the timber floors should not be installed except where there is evidence of precedent during a significant era in the place's history. Rugs and runner carpets should be used instead. Health requirements may necessitate some flexibility with regard to this policy in kitchen areas.

7.6.5 Signage

Signage can clutter and confuse experience of places with cultural heritage significance. It is therefore necessary to limit its use.

Policy 31 Signage

Installation or the permanent display of commercial, directional and regulatory signage on the site is generally unacceptable. Exceptions may be made where the signage is for temporary use and has no physical impact on the building fabric, the signage is required to protect the fabric of the place or the physical well-being of visitors, or the signage forms part of the interpretive strategy for the place. Any signage that is installed should be low key and of a design that is sympathetic to the building.

7.6.6 Demolition

It is acknowledged that while the conservation of the dairy is desirable, it may not prove to be feasible because of the location of the structure on a site that is development of required for the future industrial development.

Policy 32 Recording of structures to be demolished

In the event that the dairy is to be demolished, the structure should first be recorded. Archival quality photographs and architectural drawings should be prepared by qualified persons, and the record lodged with the J.S.Battye Library of Western Australian History.

7.6.7 Archaeology

The property was settled in the 1850s and has been occupied almost continuously from that date. For many years the place served as a hotel, and it is likely that the site contains deposits of refuse dating from the mid 19th century that would be of archaeological interest. Other evidence that has been noted and which would tend to indicate that the place has considerable archaeological potential is as follows:

- It is known that there were at least two wells on the property, one near the house (to the rear) and one at the north-east extremity of the property, opposite Hymus House. Wells frequently contain concentrated deposits of artefacts dating from the time when the well was excavated.

- It is known that the house had a cellar, accessed from outside near the north-east corner, but that this cellar was filled in by the Ward family.
- Scatters of ceramic sherds and glass fragments are found in the vicinity of the house, on the road verge opposite Woodbine, and near the Mulberry tree and well site opposite Hymus House.
- It has been reported by a local resident that earlier this century old barrels were being found in the swamp west of the house. Another local resident reported that there used to be a blacksmith's workshop west of the house, and that the carcasses of horses that died on the place were buried under the floor slab of this workshop. This evidence has not been confirmed with documentary evidence or by inspection of physical remains, but it is likely that such reports have some substance.

In Australia, the discipline that is concerned with the excavation and study of sites relating to non-indigenous occupation or exploration is referred to as historical archaeology. There are a number of areas in which this discipline may provide otherwise inaccessible information about a place and its past uses. A study of an historical archaeological site may, for example:

- complement and illustrate existing documentation relating to a place, highlighting any biases or inaccuracies that may have occurred in this documentation;
- contribute factual information that is missing from existing documentation (refer to section 4.4);
- provide insight into the realities of domestic life by bringing to light remains of household objects;
- provide technical information relating to the manner in which things were constructed, arranged or operated; and,
- assist in identifying previously unexplored issues of historical interest.⁹⁵

It is a common misconception that a site with archaeological potential should be excavated simply because it is there. The following commentary on this issue has been taken from Historical Archaeological Site: Investigation and Conservation Guidelines, a handbook written for the Department of Planning and Heritage Council of New South Wales:

"Archaeological sites are a non-renewable resource. They can only be dug once. Like other environmental resources, they are not to be squandered by a single generation but managed for the future. Archaeological techniques of the 21st century will outdistance those of the 20th, just as our own analytical methods are more effective than those of the 19th century in the recovery of data.

The option not to excavate should be a primary consideration for any site that is subject to development. Alternative methods of construction which would leave significant remains undisturbed are preferable since, once excavated, the archaeological resource is destroyed." ⁹⁶

Some sites of archaeological potential will probably fall outside of the designated conservation area, and development on sites adjacent to the conservation area may disturb or destroy some deposits. Where an archaeological site has been identified and impending development is likely to destroy the remains in the area, it will be desirable to undertake a rescue excavation of the site concerned.

⁹⁵ Birmingham, J. & Walker, M., *Historical Archaeological Site: Investigation and Conservation Guidelines*, N.S.W. Department of Planning and Heritage Council of N.S.W., 1993, pp.1&2.

⁹⁶ *ibid.*, p.30.

Policy 33 Identification of archaeological sites

Before proceeding with development on the property, an investigation of the ground surface should be made by an historical archaeologist to determine the location of any archaeological sites and the potential significance of these sites.

Policy 34 Rescue excavation of threatened sites

Potentially significant archaeological sites identified on the property should be excavated if it is certain that the realisation of planned development will cause the loss of significant remains through unavoidable action.

In the event that conservation works to the house require the disturbance of an area with archaeological potential, for example the sub-floor area, then an excavation of the affected area should be undertaken first.

Policy 35 Excavation of sites not under threat

Sites that are not under threat should not be excavated unless a strong case in scientific and academic terms can be made to justify the immediate excavation of the site in question. The custodian should seek the advice of an impartial peer who is able to review the merits of the case for excavation, prior to granting approval for such an action.

Policy 36 Requirements for undertaking excavations

The following requirements should be met in undertaking an archaeological excavation:

- the practitioners involved in this project should have the necessary qualifications and experience, or be supervised by a person with this expertise;
- the project should be thoroughly researched in terms of historical information and comparable sites; and,
- the project should be adequately resourced. Allowance should be made for sufficient human resources to carry out the work within the given time constraints, financial resources to pay for the exercise, facilities for the sorting and archiving of recovered materials, and means for compiling and publishing a report on the findings.

It is possible that disturbance of the ground when carrying out site works will reveal remains relating to this early occupation.

Policy 37 Discovery of archaeological materials in the course of works

In the event that remains of a building, or substantial quantities of artifacts such as glassware, ceramics, bones, or metalwork, are uncovered on the site during the course of new building works, further disturbance the area concerned should cease immediately and not resume until such time as an archaeological investigation of the remains has been carried out.

7.7 OTHER ISSUES

7.7.1 Interpretation

It would be appropriate to give some consideration to interpreting the significance of the place so that its heritage values are understood and accessible to the public. The extant cultural fabric is the primary source for interpretation, and for this reason the conservation of the place should be expertly undertaken. Besides conserving the extant fabric, however, it would be appropriate to introduce textual and photographic information that could assist the public in gaining an appreciation of the place's significance. This type of information is commonly presented as displays of photographs or artifacts, plaques, brochures, or guided tours.

The future use of the place will determine the type and extent of interpretive aids that would be appropriate. Plans for industrial development of the region have limited the degree to which the place will be accessible to the public in future. It is possible that the house will be accessible to members of the public visiting adjacent industry by appointment. The likelihood of the place becoming a tourist attraction in its own right is remote and incompatible with the proposed use of the surrounding land.

The place's present inclusion on the East Rockingham Heritage Trail is a means whereby the public is able to enjoy the place, although in a less interactive fashion.

Policy 38 Interpretation

Interpretation should form an integral part of the program to conserve the place, and should involve the introduction of textual and photographic material that allows persons visiting the place to appreciate the cultural heritage significance of the place. The degree to which the place is interpreted should be appropriate for the level of public access that will be permitted.

The design and placement of interpretive material should be determined with the involvement of the architect supervising the conservation of the place, and should not dominate or intrude upon the significant fabric.

7.7.2 Update of Records Relating to the Place

The depth of research into the history and development of *Chesterfield House* undertaken in the process of compiling this conservation plan has been unprecedented, and has uncovered inadequacies in some of the existing documentation. It is known that organisations dealing with heritage places have on their files older and inadequate documentation relating to the place, and it is in the public's interest to see this information updated.

Policy 39 Updating of records relating to the place

Up-to-date information regarding the known history and condition of the place should be provided to the various heritage organisations that maintain records of the place, including the Australian Heritage Commission, Heritage Council of Western Australia, and the National Trust of Australia (W.A.).

From time to time new evidence will come to light that will afford different interpretations of the place, its significance and the way it should be managed. Circumstances relating to the custody, management and conservation of the place area also likely to change over time, making some aspects of this conservation plan inaccurate or obsolete. For this reason the periodic updating of the conservation plan will be required.

Policy 40 Review of the Conservation Plan

A review of the Conservation Plan should take place one decade from the date of its being adopted and at regular intervals thereafter to take into account any changed circumstances that may have a bearing on the significance attributed to the place or the policies guiding its conservation. Any new information that comes to light should be noted in the rear of this conservation plan for inclusion in the review.

8.0 POLICY IMPLEMENTATION

The following table provides an outline strategy for the implementation of the policies presented in the previous section.

Policy #	Responsibility	Time Program	Action Required
1	Landcorp	Short term	Landcorp to agree to retain the place, so that the work necessary for conservation may proceed.
2	Landcorp & City of Rockingham	N / A	The option of relocating the buildings to another site should not be considered a satisfactory solution.
3	Landcorp & City of Rockingham	Whenever the development of adjacent land is proposed	Landcorp should ensure that consultants involved in planning industrial developments in the vicinity of <i>Chesterfield House</i> make use of the opportunities provided by this building's presence to enhance the character of the development. The City of Rockingham's planning officers should evaluate development proposals in the light of this conservation plan, and offer whatever assistance may be required in order to achieve a desirable outcome.
4	Landcorp & Practitioners involved in conservation works	Relevant at all times	The Statement of Significance should be used as a primary reference whenever assessing the merits of proposals that will have an affect on the building fabric. It should be the goal of any conservation works to ensure that the significance of the place is maintained or enhanced, not diminished.
5	Landcorp & City of Rockingham	Short term	Endorsement of this conservation plan by Landcorp, the City of Rockingham, and any future custodial organisation should be seen as a vital step towards achieving the place's conservation. The City of Rockingham, as the commissioner of this report, should ensure that Landcorp and any future custodian of <i>Chesterfield House</i> are furnished with copies of this report, and that local institutions concerned with the district's heritage are supplied with a copy for public reference.
6	Landcorp and any future custodian in conjunction with practitioners involved in the conservation works	Relevant at all times	Besides the Statement of Significance, the <i>Burra Charter</i> should be a key reference in determining what is the most appropriate manner in which to approach conservation works.
7	Landcorp and any future custodian	Relevant at all times	The custodian should recognise that persons with specialist skills will need to be involved in directing conservation works and preparing interpretive material. For conservation of the building fabric, an architect with relevant and credible experience in heritage buildings of this type should be involved. A landscape architect may be involved in laying out the gardens of adjacent industries and the conservation area, particularly if the dairy is to be integrated into a landscaped garden. The involvement of a graphic artist may be required for the preparation of interpretive material. A directory of consultants with experience in different areas of conservation work may be obtained from the Heritage Council of W.A.
8	City of Rockingham	Short term	A copy of the conservation plan should be submitted to the Heritage Council of Western Australia with a completed Heritage Referral Form.

Policy #	Responsibility	Time Program	Action Required
9	Landcorp and any future custodian in conjunction with practitioners involved in the conservation works	When proposing to undertake work that will physically affect the place	Provide the Heritage Council of W.A. with documentation of proposed works. The type of documentation required is outlined in the Heritage Council's Development Referral Guidelines.
10	Landcorp and any future custodian in conjunction with practitioners involved in the conservation works	When proposing to undertake work that will involve alteration of the building fabric	It is a requirement that any new building works comply with the current regulations. The responsibility for determining which regulations are to be acted upon will generally rest with the architect documenting the works.
11	City of Rockingham	Short term	A copy of this report, or a summary of its findings, should be forwarded to the agencies involved in the planning of the East Rockingham Industrial Park.
12	Landcorp	Short term	Architectural documentation for urgent works should be prepared by a practitioner with recognised experience in the field of heritage work, and the necessary permissions obtained from the local council and HCWA prior to commencing work.
13	City of Rockingham	Whenever the development of adjacent land is proposed	Planning officers of the City of Rockingham should make a detailed assessment of any development proposal that is likely to impact on <i>Chesterfield House</i> , and make every effort to arrive a satisfactory solution.
14	Landcorp & City of Rockingham	Short term	The preferred options for a conservation area, as shown in Figure 8.1, should for the basis of discussion between Landcorp and City of Rockingham. In determining a conservation area, arrangements should be made for its custody, whether this involves the transfer of the area in question to the City of Rockingham or another custodial agency, or involves a commitment from Landcorp to undertake the conservation of the place within a reasonable time frame.
15	Landcorp & City of Rockingham	Whenever the development of adjacent land is proposed	Refer to the implementation of Policies 3 & 13.
16	Landcorp	Short term	If it is likely that the place will not be developed for another 5 years, then expressions of interest should be sought for the lease of the place. By making the surrounding land available for agricultural or pastoral use as well, it may be possible to provide a reasonable lease package.
17	Landcorp & City of Rockingham	N / A	Endorsement of this policy provides a goal towards which conservation works may be directed.
18-25	Landcorp and any future custodian in conjunction with practitioners involved in the conservation works	Medium to long term	<p>The treatment appropriate for the relative significance of the different components of the place, including the different zones of the house, should guide any decisions regarding the future development and use of the place.</p> <p>It would be appropriate to engage an architect for the conservation of the historic structures on the site, and these policies would form part of the brief to this task.</p> <p>An arboriculturalist should be involved in conserving established trees on the site.</p>

Policy #	Responsibility	Time Program	Action Required
26	Landcorp or any other custodian of the place	Medium to long term	The local historical society may be invited to assist in attempting to locate furniture or artefacts associated with the place.
27-30	Landcorp or any other custodian of the place	Medium to long term	It is preferable to furnish the place with contemporary furniture and fittings rather than period pieces (or reproductions) which could be confused as being original and part of the significant fabric. This approach would also remove the likelihood of the interiors being conjecturally reconstructed. It would be appropriate to engage the services of an architect or interior designer when considering this matter.
31	Landcorp or any other custodian of the place	Medium to long term	Any future tenants should be made aware that signage is to be low key and competently designed.
32	City of Rockingham & Landcorp	In the event that the dairy is to be demolished	The City of Rockingham should ensure that a recording is made of this structure before issuing a licence for demolition. The recording should be coordinated by an architect with the relevant experience in this type of work. See implementation for Policy 7.
33-34	Landcorp & City of Rockingham	When development of adjacent land is proposed	An investigation of the ground surface should be undertaken by an historical archaeologist prior to approval being granted for development on Lots 1 and 2 Chesterfield Road, and Cockburn Sound Location 220. Students from the Department of Archaeology at UWA may be willing to undertake this work at a very reasonable fee, but allowance should be made for the findings of the investigation to be written up by a qualified member of staff or post-graduate student.
35	Landcorp	Long term	The Department of Archaeology may wish to become involved in this work. Refer to the above note regarding the employment of a qualified archaeologist to supervise and report on the findings.
36	Landcorp	When archaeological work is proposed.	Apply to situations covered by Policies 33 - 35.
37	Landcorp (or others that may be granted custody of the site in question)	When site works are being undertaken	Contractors engaged to carry out any work on the site that will involve major disturbance of the ground should be briefed on this matter and the procedures recommended.
38	Custodian (or any future custodian of the place)	Once conservation of the place is underway	Architect with relevant experience in heritage work to be involved in interpretation. There may be scope for the involvement of a graphic artist.
39	City of Rockingham	Short to medium term	Forward copies of the relevant information to the agencies identified.
40	Landcorp or other current custodian of the place	Long term (by 2009 A.D.)	The conservation plan should be reviewed by an architect with relevant experience in heritage work of this nature. Liaise with the Heritage Council of Western Australia to obtain details of suitable practitioners.

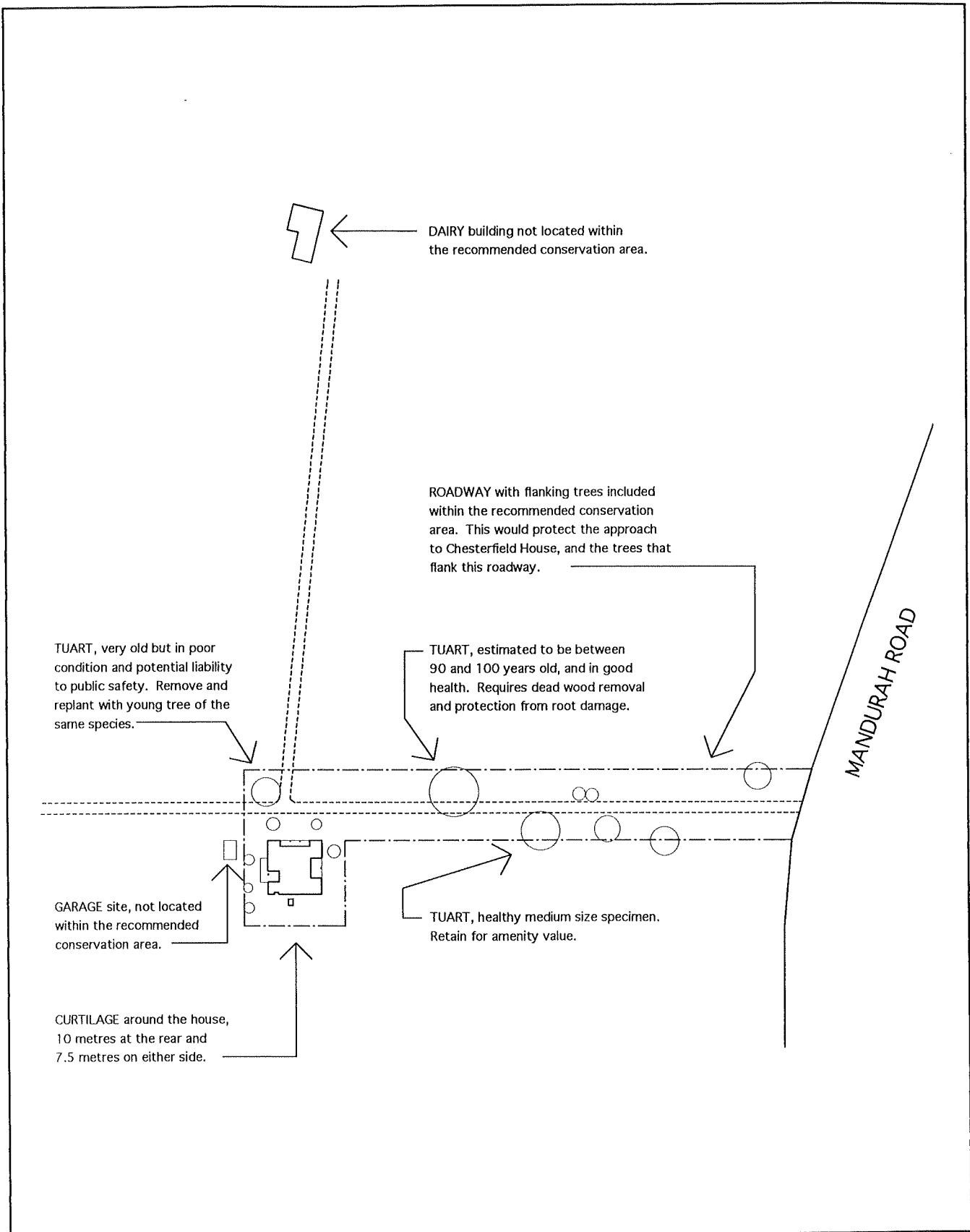


Figure 8.1 Map showing the recommended curtilage of the place (implementation of Policy 14).

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Palassis, K. et al., 'Study of Conservation Options for Thorpe, Thomas and Bell Cottages, East Rockingham, Western Australia', commissioned by the National Trust of Australia (WA), funded by Landcorp, February 1997.

Taylor Burrell, *East Rockingham Garden Industrial Precinct Comprehensive Development Plan & Report*, unpublished report for Landcorp, DRD & WAPC, May 1998.

W.A.Planning Commission, *State Planning Strategy*, Ministry for Planning, 1996.

Walker, M., *Understanding The Burra Charter*, Australia ICOMOS Inc., 1996.

10.0 APPENDIX

- 10.1 Copies of title deeds relating to the place**
- 10.2 Newspaper articles relating to Chesterfield House**
- 10.3 Sketch plans of Chesterfield House and the dairy**
- 10.4 Architectural drawings of the place from the City of Rockingham archives**
- 10.5 East Rockingham Industrial Park: IP-14 Structure Plan (Updated 1998)**

10.1 Copies of title deeds relating to the place

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1074

VICTORIA, by the Grace of God, of the United Kingdom of Great Britain and Ireland, Queen, Defender of the Faith, &c., &c., &c. To all to whom these Presents shall come Greeting. KNOW Ye that We, of our especial Grace, certain Knowledge, and mere motion, have given and granted, and We do by these Presents, for Us, our Heirs and Successors, in consideration of *the sum of two pounds sterling paid to the satisfaction*

✓
1074
James Herbert
Cockburn Sound location No 71
10 am ✓

of our Governor of our Colony of Western Australia *Gift and Grant* unto James Herbert of the Cockburn Sound District in our said Colony of Western Australia. All that piece or parcel of land situate and being in the Cockburn Sound district aforesaid containing ten acres more or less and marked and distinguished in the maps and books of the Survey Office of our said Colony as 'Cockburn Sound location No 71'. Bounded on the north by a west line of ten chains from a spot three chains seventy six links south and eleven chains five links west from South West corner of Cockburn Sound location 64. On the East by a south line of ten chains from same spot, and by opposite boundaries parallel and equal, all true or thereabouts, the measurements more or less, and a squared post being fixed at each corner of the location.

C6

Together with all Profits, Commodities, Hereditaments, and Appurtenances whatsoever thereunto belonging, or in any wise appertaining. To have and to hold the said Tract or Parcel of Land, and all and singular, the Premises hereby granted, with their Appurtenances, unto the said *James Herbert his heirs* heirs and assigns, for ever; he or they yielding and paying for the same to us, our heirs and successors, one pepper-corn of yearly rent on the twenty-fifth day of March in each year, or so soon thereafter as the same shall be lawfully demanded. **Provided**, nevertheless, that it shall at all times be lawful for us, our heirs and successors, or for any person or persons acting in that behalf by our or their authority, to resume and enter upon possession of any part of the said Lands, which it may at any time by us, our heirs or successors, be deemed necessary to resume for making roads, canals, bridges, towing-paths, or other works of public utility or convenience, and such Lands so resumed to hold to us, our heirs and successors, as of our and their former estate, without making to the said *James Herbert his heirs* heirs and assigns, any compensation in respect thereof; so, nevertheless, that the Lands so to be resumed shall not exceed one-twentieth part, in the whole, of the Lands aforesaid, and that no such resumption be made of any Lands upon which any buildings may have been erected, or which may be in use as gardens, or otherwise, for the more convenient occupation of any such buildings; and provided, also, that it shall be lawful at all times for us, our heirs and successors, or for any person or persons acting in that behalf by our or their authority, to cut and take away any such indigenous timber, and to carry away, search and dig for any stones, or other materials, which may be required for making or keeping in repair any roads, bridges, canals, towing-paths, or other works of public convenience and utility. And we do hereby save and reserve to us, our heirs and successors, all mines of gold, silver, and other precious metals, in or under the said Land, with full liberty at all times to search and dig for, and carry away the same; and for that purpose to enter upon the said Lands, or any part thereof.

In Witness whereof We have caused our trusty and well-beloved *Arthur Edward Kennedy Esquire* Governor and Commander-in-Chief of our said Colony, to affix to these Presents the Public Seal of our said Colony.

Sealed this *fourth* day of *November*
one thousand eight hundred and *fifty seven*
in the presence of the Executive Council.

A. E. Kennedy



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1793

5C

1793

EC 1793 0000 F



No 1793

Victoria, BY THE GRACE OF GOD, OF THE UNITED KINGDOM OF GREAT BRITAIN AND IRELAND, QUEEN, DEFENDER OF THE FAITH, &c., &c., &c. TO ALL to whom these Presents shall come, Greeting. KNOW YE that We, of Our especial Grace, certain knowledge and mere motion, have given and granted, and WE do by these Presents, for Us, our heirs and successors, in consideration of Twenty Pounds Sterling paid to the satisfaction of Our Governor of Our Colony of Western Australia, GIVE AND GRANT unto James Herbert

of Buccafoot in Our said Colony Publican ALL that Tract or Parcel of Land situate and being in the Goekburro Sound District in our said Colony, containing forty acres more or less, AND marked and distinguished in the Maps and Books of the Survey Office of Our said Colony as "Goekburro Sound Location" 180" - AND BOUNDED on the

West by a South line of fourteen Chains to North West Corner of Goekburro Sound Location 71

then by said Location extending East ten Chains, South ten Chains and West ten

Chains and then by a North line of fourteen Chains forty two links to the South by an

East line of thirteen Chains; to the East by a North line of thirty eight Chains forty six

links and on the North by a West line of thirteen Chains all Bearings being true or

thereabouts, mea surments more or less and a squared Post at every Corner of the Lot.

Location

Together with all Profits, Commodities, Hereditaments, and Appurtenances whatsoever thereunto belonging, or in anywise appertaining. TO HAVE AND TO HOLD the said Tract or Parcel of Land, and all and singular the Promises hereby granted, with their Appurtenances, unto the said James Herbert

heirs and assigns, for ever; he or they yielding and paying for the same to Us, our heirs and successors, one pepper-corn of yearly rent on the Twenty-fifth day of March in each year, or so soon thereafter as the same shall be lawfully demanded. PROVIDED, NEVERTHELESS, that it shall at all times be lawful for Us, our heirs and successors, or for any person or persons acting in that behalf by Our or their authority, to resume and enter upon possession of any part of the said Lands which it may at any time by Us, our heirs or successors, be deemed necessary to resume for making roads, canals, bridges towing-paths, or other works of public utility or convenience, and such Lands so resumed to hold to Us, our heirs and successors, as of our or their former estate; without making to the said

heirs and assigns, any compensation in respect thereof; so, nevertheless, that the Lands so to be resumed shall not exceed one-twentieth part in the whole of the Lands aforesaid, and that no such resumption be made of any Lands upon which any buildings may have been erected, or which may be in use as gardens, or otherwise, for the more convenient occupation of any such buildings; and provided, also, that it shall be lawful at all times for Us, our heirs and successors, or for any person or persons acting in that behalf by our or their authority, to cut and take away any such indigenous timber, and to carry away, search and dig for any stones or other materials, which may be required for making or keeping in repair any roads, bridges, canals, towing-paths, or other works of public convenience and utility. And we do hereby save and reserve to Us, Our heirs and successors, all mines of gold, silver, and other precious metals, in or under the said Land, with full liberty at all times to search and dig for, and carry away the same; and for that purpose, to enter upon the said Lands or any part thereof.

IN WITNESS whereof We have caused our trusty and well-beloved John Stephen Hampton Esquire Governor and Commander-in-Chief of our said Colony, to affix to these Presents the Public Seal of our said Colony.

Sealed this fifth day of February one thousand eight hundred and seventy in the presence of the Executive Council.

L.S.

Enrolled No 1793

W. L. Wright

Regl of Deeds

J. S. Hampton

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55
 02
 88
 04
 605
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 1787
 01
 5952
 06
 1833
 1908
 2812
 2918/109
 248/10
 6794
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 7363
 10
 9009/11
 9043/11

CANCELLED
 Appln
 35
 77
 1833
 1908
 2812
 2918/109
 248/10
 6794
 10
 7363
 10
 9009/11
 9043/11



REGISTER BOOK.

Vol. 11. Fol. 205

WESTERN AUSTRALIA.

Certificate of Title under "The Transfer of Land Act, 1874."

John Chester of Fremantle Yeoman

I, now the sole proprietor
 of an estate in fee simple in possession subject to the
 encumbrance if any notified on the back of this present

in ALL THAT a those parcels of land situate in Cockburn Sound District
 containing in the aggregate Fifty acres more or less
 or thereabouts, being Cockburn Sound Location No 71 and 130
 "No 71" Bounded on the North by a West line of ten chains
 from a spot three chains twenty six links South and eleven
 chains five links West from South Western corner of
 Cockburn Sound Location 64, on the East by a South
 line of ten chains from same spot and by opposite
 boundaries being parallel and equal - comprising two acres
 "No 130" Bounded on the West by a South line of fourteen
 chains to North Western corner of Location 71 then by said
 location extending East ten chains South ten chains
 and West ten chains then by a South line of fourteen chains
 forty six links on the South by a East line of fourteen chains
 on the East by a North line of twenty eight chains forty six
 links and on the North by a West line of fourteen chains
 and containing forty acres



Scale 10 Chains to an Inch

42 Vic. 21 15 sec 2
 Transfer 208 Totally transferred by endorsement to Caroline Whiles and Olga Whiles both
 of Fremantle spinsters Instrument produced at 2.30 p.m. 13th March 1892 and registered
 same time JCH James
 Registrar

15 Vic. 21 15 sec 2
 Application 14 1908
 Application 14 1908
 the land herein comprised
 JCH James
 Registrar

Transfer 1594 Totally Cancelled to Henry Herbert Verry
 of Wickepin Farmer Registered 8th March 1912 at
 12.40

Dated the Twenty seventh day of June One thousand eight hundred
 and Twenty seven

J. H. James

Commissioner of Land Titles.



CT 0002 0205 F

CULLED

ENCUMBRANCES REFERRED TO.

Lease ⁵⁸/₀₂ dated 26th April 1902 from Caroline Chester to Charles John McMillen of Fremantle Bailiff for the term of five years from 1st May 1902 at the clear yearly rent of £40. Registered 13th May 1902 *A. J. McLeade* ASSISTANT REGISTRAR OF TITLES.

Surrender 1/04 of Lease 58/02. Registered 11.20.00 7th January 1904 *A. J. McLeade* ASSISTANT REGISTRAR OF TITLES.

Lease 7/04 dated 1st January 1904 from Caroline Chester to George Newman for three years and four months from 1st January 1904 at the clear yearly rent of £40. Registered 11.20.00 7th January 1904 *A. J. McLeade* ASSISTANT REGISTRAR OF TITLES.

Lease 119/05 dated 31st July 1905. Caroline Chester to Sydney Herbert Bottrell of Rockingham Hotelkeeper for five years from 1st May 1907 at the clear yearly rent of £40. Registered 11.30.00 3rd August 1905. *Arthur J. McLeade* ASSISTANT REGISTRAR OF TITLES.

Mortgage 1344/06 (stamped 246) Caroline Chester to Frank Biddles of Broomie to secure £50 and other moneys and interest at £1076 per annum. Registered 30c 12th June 1906 *A. J. McLeade* ASSISTANT REGISTRAR OF TITLES.

Discharge 852/1909 of mortgage 1344/06. Registered 17th June 1909 at 30c per *A. J. McLeade* ASSISTANT REGISTRAR OF TITLES.

Mortgage 1214/09 from Caroline Terry to Frank Biddles of Fremantle, Barber & Co. £100 and interest at 10% per annum, payable as above. Registered 17th June 1909 at 30c per *A. J. McLeade* ASSISTANT REGISTRAR OF TITLES.

Discharge 1096/1910 of mortgage 1214/09. Registered 12th July 1910 at 30c per *A. J. McLeade* ASSISTANT REGISTRAR OF TITLES.

Instrument stamped 12/10. Mortgage 1674/1910 from Caroline Terry to the National Bank of Australasia Limited for £144.9.6 and further advances with interest as above. Registered 23rd July 1910 at 11.20.00 *A. J. McLeade* ASSISTANT REGISTRAR OF TITLES.

Lease ⁴²⁵⁴/₁₉₁₁ dated 30th September 1910 from Caroline Terry to Ernest Forest Woodstock of Rockingham Hotelkeeper for the term of five years from 1st May 1912 at the clear yearly rent of £40 payable quarterly. Registered 8th June 1911 at 12.50c per *Arthur J. McLeade* ASSISTANT REGISTRAR OF TITLES.



R 5058 5629
12

TRANSFER 1594 Vol. 2, Fol. 205
1812

1426 8/12



WESTERN AUSTRALIA.

REGISTER BOOK.

Vol. 513 Fol. 177.

INDEXED

CULLED

Certificate of Title

CANCELLED

under "The Transfer of Land Act, 1893,"
(Sch. 6, 56 V., 14.)

CT 0513 0177 F



Henry Herbert Verry of Wickiepin Farmer

is now the sole proprietor

of an estate in fee simple in possession subject to the easements and encumbrances notified hereunder, in ALL

those pieces of land delineated and coloured green on the map hereon,

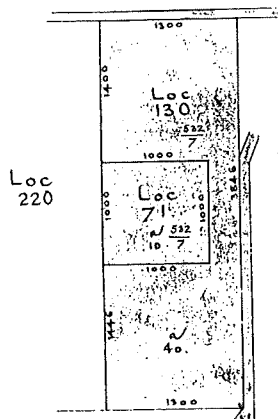
containing together fifty acres

or thereabouts, being Cockburn Sound Locations 71 and 130,

Transfer 6477/1912 Totally cancelled to William Malvern Progan
and William Thomas Mathew of Fremantle Stock salesmen (as tenants in
common. Registered 18 October 1912 at 1.25

532.7

Alfred de



Scale 1 chain to an inch
E. H. B.

Dated the eighth day of March One thousand nine

hundred and twelve

Alfred de

Registrar of Titles

For encumbrances and other matters affecting the land see back.

EASEMENTS AND ENCUMBRANCES REFERRED TO.

1. Lease 119 Dated 31st July, 1905 Caroline Verry to Sydney Herbert Gifford, of 9
 4 Rockingham, Hotel keep for five years from 1st May, 1907 at the rate of 11
 11 yearly rent of £40 " Registered 11.30 on 3rd August 1905 "Arthur G. Harney"

1. Mortgage 1674 from Caroline Verry to the National Bank of Australasia Limited
 4 1910 "Registered 11.30 on 3rd August 1905 "Arthur G. Harney"
 4 11.30 on 3rd August 1905 "Arthur G. Harney"
 4 23rd July, 1910 at 11.30 on 3rd August 1905 "Arthur G. Harney"

1. Lease 4257 Dated 30th September, 1910 from Caroline Verry to Ernest Forest Herbert Gifford
 4 of Rockingham, Hotel keep for five years from 1st May, 1911 at the rate of 11
 4 the clear yearly rent of £40 payable quarterly. Registered 8th June 1911 "Arthur G. Harney"
 4 at 12.50

1. Discharge 784/1912 of Mortgage 1674/1910. Registered 1st April 1912 at 11.55 on 3rd August 1905 "Arthur G. Harney"

1. Surrender of Lease 4257 - Registered 18th July 1912 at 2.45. "Arthur G. Harney"
 12th 11.30 on 3rd August 1905 "Arthur G. Harney"



500/18



REGISTER BOOK.

Vol. 1008 Fol. 49.

WESTERN AUSTRALIA.

Certificate of Title

under "The Transfer of Land Act, 1893" (Sch. 5, 58 Vict., 14.)

CT 1008 0049 F



George Ramsay of Chesterfield, Notts, East-Lothian.

Transfered

is now the sole proprietor

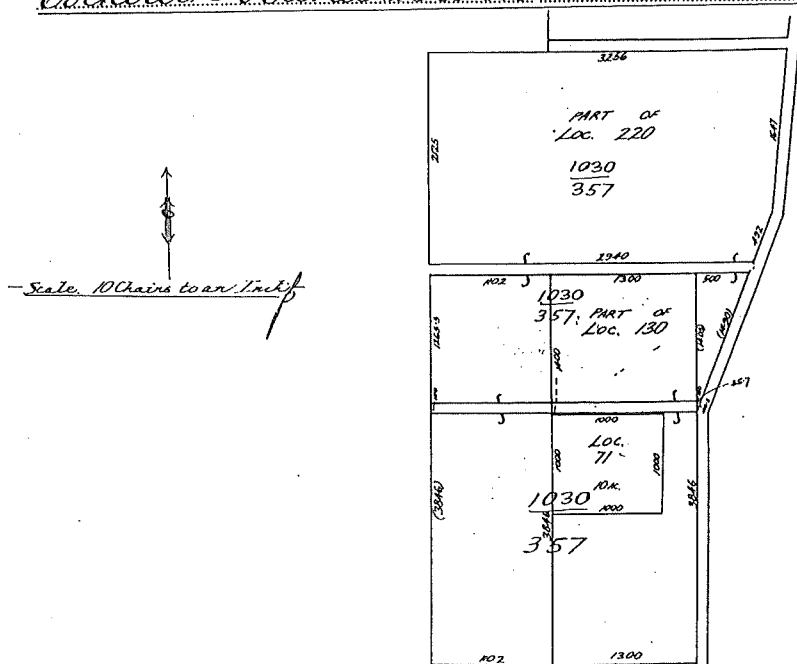
of an estate in fee simple in possession subject to the easements and encumbrances notified hereunder in ALL

those piece s of land delineated and coloured green on the map hereon,

containing in the aggregate one hundred and fifty nine acres two roods twelve perches

or thereabouts, being Cockburn Sound Location 71 and parts of each of

Cockburn Sound Locations 130 and 220.



Dated the eighteenth day of February

One Thousand One Hundred and Twenty nine.

W. L. Shaw

Assistant Registrar of Titles.

Transfer 2782/1932 Totally cancelled to Philip Ward Registered June 1932 at 11.30 a.m.

W. L. Shaw

1030. 357

EASEMENTS AND ENCUMBRANCES REFERRED TO:

Mortgage 1453 1929 George Fanning to Agricultural Bank of Western Australia
to redeem £500 by equal instalments 1929 at 10.20%
Warrant 129/1930. lodged 19th May 1930 at 10.20%
George Fanning
ASSISTANT, REGISTRAR OF TITLES

CT 1008 0049 B



CERTIFICATE OF TITLE.

Registered Vol.....Pol.....

WESTERN



AUSTRALIA

REGISTER BOOK

VOL. FOL.

1549 228

Volume	Folio
1521	178
1521	257

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

FOI-

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

vol.

Dated 22nd November, 1979

Tim O'neigh
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estates in fee simple in Cockburn Sound Location 71 and portion of Cockburn Sound Location 130 together being Lot 2 the subject of Diagram 5126, delineated and coloured green on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

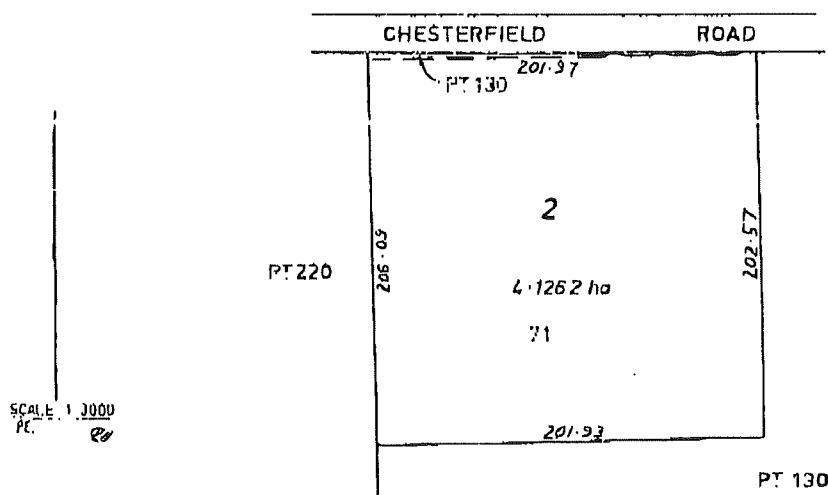
~~Chesterfield Investment & Development Co., Pty. Ltd., of 22 Mount Street, Perth~~

SECOND SCHEDULE (continued overleaf)

NIL

Lin D. Smith
REGISTRAR OF TITLES

THIRD SCHEDULE



PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT.
ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

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Transfer B820161
Application B820164

WESTERN



AUSTRALIA

REGISTER BOOK
VOL. FOL.
1549 227

Volume Folio
1521 178
1521 257

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 22nd November, 1979

Kimborough
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of each of Cockburn Sound Locations 130 and 220 and being lot 1 the subject of Diagram B7323, delineated and coloured green on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

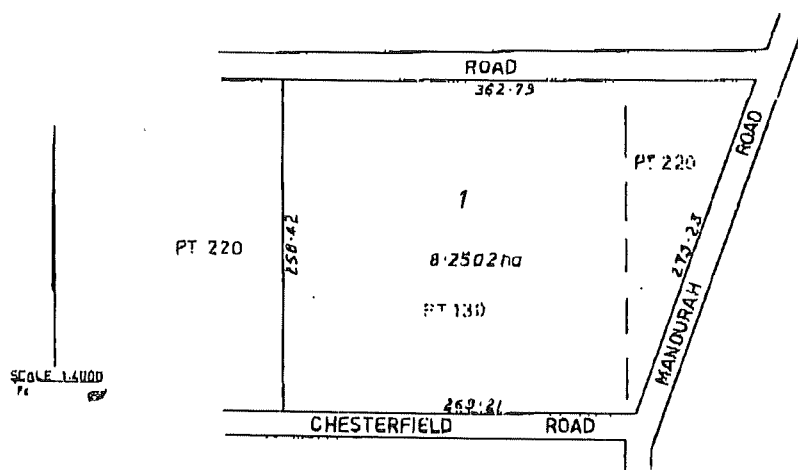
Cleve Holliston Hassell of 262 Beaufort Street, Perth, Company Manager.

SECOND SCHEDULE (continued overleaf)

NIL

Kimborough
REGISTRAR OF TITLES

THIRD SCHEDULE



NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

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Application B820166
Volume 1521 Folio 178

WESTERN



AUSTRALIA

REGISTER BOOK
VOL. FOL.

1549 230

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

FOL.

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

VOL.

Dated 22nd November, 1979

Limbrough
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Cockburn Sound Location 130, delineated and coloured green on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

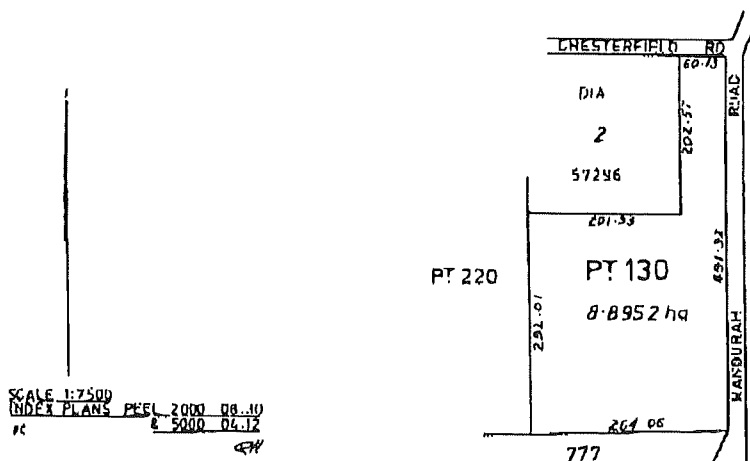
~~Glen Wellington Hassell~~ of 362 Beaufort Street, Perth, Company Manager

SECOND SCHEDULE (continued overleaf)

NIL

Limbrough
REGISTRAR OF TITLES

THIRD SCHEDULE



PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

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Application 6261094

Volume 1549 Folio 229

INCLUDES CLOSED ROAD
LAND ACT 1933

WESTERN



AUSTRALIA

REGISTER BOOK

VOL.

FOL.

2082

370

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

G. Sach

REGISTRAR OF TITLES



Dated 20th August, 1996

ESTATE AND LAND REFERRED TO

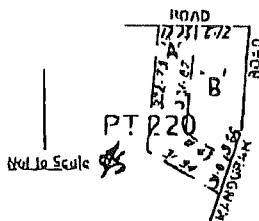
Estate in fee simple in portion of Cockburn Sound Location 220, delineated on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

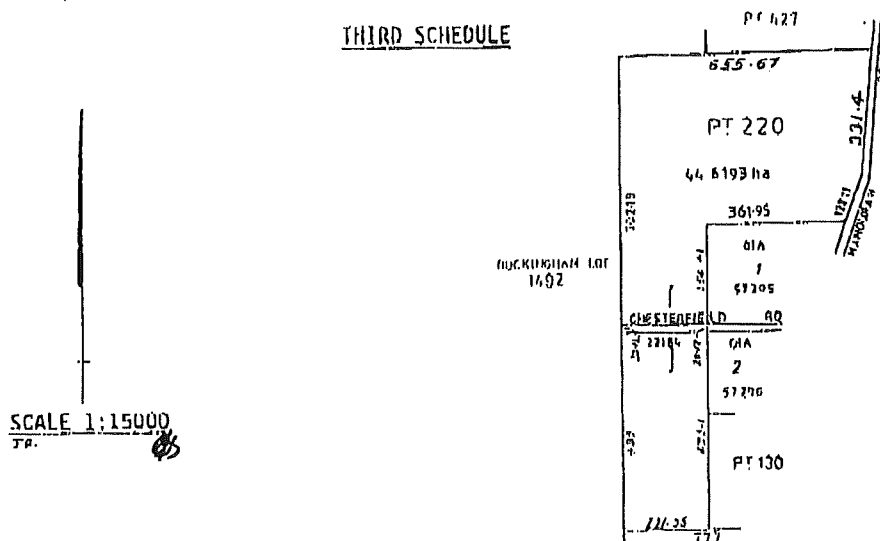
Industrial Lands Development Authority of 12 Saint George's Terrace, Perth.

SECOND SCHEDULE (continued overleaf)

1. TRANSFER A383497. Grants, pursuant to the Petroleum Pipelines Act 1969 as amended to Ampol Exploration Ltd., Shell Development (Australia) Pty. Ltd., Texaco Overseas Petroleum Co. and California Asiatic Oil Co., the right to enter upon the portion of the within land marked 'A' on the map in the margin for the purpose of laying, constructing and maintaining pipelines and other apparatus and for other purposes as set out in the said Transfer. Registered 15.4.71 at 11.18 o/c.
2. TRANSFER C454289. Grants, pursuant to Alumina Refinery (Pinjarra) Agreement Act 1976 to Alcoa of Australia (W.A.) Ltd., the right to enter upon the portion of the within land marked 'B' on the map in the margin for the purpose of laying, constructing and maintaining pipelines and other apparatus and for other purposes as set out in the said Transfer. Registered 16.11.82 at 2.57 o/c.
3. NOTIFICATION E436143. Pursuant to Section 20(5) of the Petroleum Pipelines Act of 1969 the grantees of Easement A383497 are now Shell Development (Australia) Pty. Ltd., Australasian Oil Exploration Ltd., Texaco Oil Development Company and Chevron Asiatic Ltd. Lodged 30.8.90 at 16:00 hrs.



THIRD SCHEDULE



NOTE. ENTITIES MAY BE AFFECTED BY SUBSEQUENT ENCUMBRANCES.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

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10.2 Newspaper articles relating to Chesterfield House

Historic house may be doomed

ONE of the last remnants of WA's stage-coach era — Chesterfield House in East Rockingham — is on the brink of destruction despite being owned by the State Government.

The former colonial home is believed to have been built in the 1880s as the first coaching stop on the Fremantle to Bunbury coast road.

Now, it stands with a section of its roof burnt out.

It was being restored by Perth businessman Cleve Hassell in the early 1980s when it was acquired by the Industrial Lands Development Authority, whose functions are carried out by the WA Land Authority.

The WALA acquired Chesterfield for its land which was earmarked for heavy industrial use.

This was revealed in Parliament by Heritage Minister Richard Lewis in response to questions from South Perth MLA Phillip Pandal.

Mr Lewis said he knew of the residence's role in WA's colonial past.

The property was leased to the Rockingham Youth Care Trust until it was gutted by fire in December 1992.

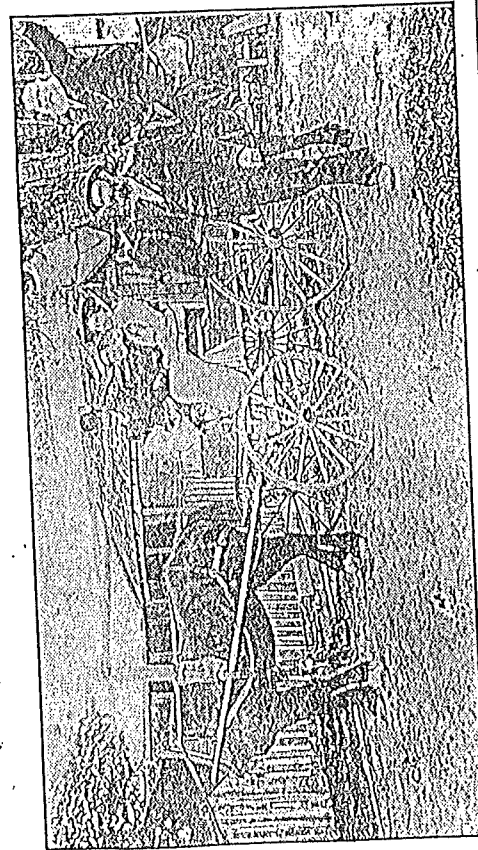
It was fenced off until its future was decided.

Mr Pandal said he was amazed Chesterfield House was not heritage-listed and that the State had dragged the chain in protecting one of WA's most significant colonial residences.

SUNDAY TIMES, NOVEMBER 3, 1996

17

Old inn has historical significance



CHESTERFIELD Inn, originally the Rockingham Arms, was built in East Rockingham in 1856 - a time when all interest in Rockingham had died.

There had already been four attempts to settle Rockingham at the beach area.

Settlers looking for fertile land turned their attention to a fertile strip of swamp land near East Rockingham.

The licensee of the Fremantle Wayside Inn,

Outside the Chesterfield Inn in the early 1900s.

James Herbert, was the first recorded licensee of the Rockingham Arms, later to be known as the Chesterfield Inn.

James Herbert purchased Lots 92 to 153 - 40 acres surrounding the East Rockingham cemetery - and his son James junior leased the pub from his father when he was 21.

The Arms developed a very good reputation as a quiet, peaceful country inn, popular with honeymooners, shooters, fisher-

men and travellers.

There were plenty of wild ducks, kangaroos, possums and fish.

It was sold in 1867 to William Rewell, who kept it for a couple of years and then sold it to George Seibert, who in turn sold it to William Summers, who ran it from 1874 to 1878 when it was sold to John Chester.

John, a butcher from Fremantle, changed the inn's name to Chesterfield Inn because William Day had built and licensed a building on his property and called it the Rockingham Inn.

It was at this time that a port was developing at Rockingham Beach for the timber trade.

Port Hotel was built by James Bell junior on Marine Terrace and the Chesterfield's trade suffered as a result.

John Chester sold the inn to David and Susan Whyte in 1898 and went back to Fremantle.

It was sold again before being bought in 1911 by two Fremantle businessmen.

The men, Brogan and Matthews, built the original Naval Base Hotel, Yvonne Thompson.

where Alcoa now stands and they transferred the licence to the Naval Base Hotel.

It was some time after this that Henry Day and his wife lived at Chesterfield.

By 1916, during World War I, the 10th Light Horse had a camp on the property and used the stables.

Phil and Sarah Ward bought the property in 1929 for use as a dairy. They carried out extensive repairs, bringing it back to some semblance of its original grandeur.

By 1967 the couple, who with their boys had run the dairy, decided that the pollution from Kwinana industries was affecting the milk and sold the property.

More recently it was used as a youth hostel until a front room was burnt and it has since fallen into disrepair.

The inn was the focal point of the East Rockingham settlement and renowned for its hospitality.

Facts from various sources for this article were researched by Wendy Durran and compiled by Yvonne Thompson.

TEL No.

08.08.94

0:27 P.12

J GRIFFIN PTY. LTD. incorporating MONITORING PERTH MEDIA

WEEKEND COURIER
(ROCKINGHAM)
DATE: 6.8.94
PAGE: 5

Jane - see if we can get
this information
for my meeting ✓

New evidence of the Inn's Heritage value

A LOCAL resident has unearthed more information which she believes proves Chesterfield House was not rebuilt on a different site following a fire in 1911.

Wendy Durrant, a member of the Rockingham Historical Society, has opposed a plan to demolish the old building and also a widely accepted theory that the original structure built in the 1850's was on a different site, with parts of it salvaged to construct the existing building.

She referred the building for listing with the Heritage Council of Western Australia but it has refused to offer its protection.

Heritage Council conservation officer, Ian Kelly said according to the information they had received it had insufficient historical significance to warrant listing on the register.

However, he said if information came to light which proved otherwise they would reconsider its listing.

In the meantime he suggested the building could be protected by listing in the municipal register.

Mrs Durrant said she was now pushing for the Rockingham City Council to list Chesterfield on its register which could offer the same

By Tanya
Hendriks

or more protection than the WA body.

She is also searching through state archives at the Battye Library and has spoken to long-term Rockingham residents and their relatives to learn more about the ambiguous history of the former inn, once known as the Rockingham Arms which was officially licenced in 1856 by James Herbert.

Mrs Durrant said she had found in the archives an old survey map from 1842/1843, that had been resurveyed in 1857, which marked the Chesterfield Inn block as being lot 71, the same site as the existing building.

She was also contacted by several people who remembered the old house including Pat Chester (nee Hymus), who was born in 1911 and had lived across the road from Chesterfield House.

Mrs Chester now lives in Fremantle and had been very upset after reading about the possible demolition of Chesterfield House. She confirmed the building had been burnt and partly damaged but she didn't

believe it had changed position.

Mrs Durrant said the most convincing evidence resulted from an evaluation of the property in 1918.

"The partners Brogan and Matthews bought Chesterfield Inn in 1911 and in 1918 when Thomas Matthews died an evaluation of the property was performed," she said.

"It was described in his will as being in 'a worn state' - not a likely condition of a new or partially new building."

Mrs Durrant said there was no proof that Chesterfield House was not the original building and she was amazed that it was being considered to knock down what was possibly one of Rockingham's oldest buildings.

She has sent a copy of her information to all the organisations involved with the old house, including the owning body LandCorp, and asked it to provide protection to the building which was being slowly destroyed by vandals.

The possible demolition of Chesterfield House was raised several months ago when LandCorp requested and received permission from the Rockingham City Council to demolish it, subject to several conditions.

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TELEGRAPH WEEKENDER

DATE: 22/7/94

PAGE: 2

Chesterfield's future clouded

CHESTERFIELD House will not be listed on the WA Heritage Council register, but its future is still uncertain.

Last month the Rockingham City Council gave LandCorp, which owns the land Chesterfield House is on, the go ahead to demolish it.

The building had a reprieve when it was proposed it would be listed with the Heritage Council.

This would have left its future open to negotiation between the Heritage Council and Landcorp.

But Heritage Council conservation officer Ian Kelly said the register committee felt that Chesterfield House was unlikely to meet the criteria for listing, on evidence presented to it.

Mr Kelly said that unless further information altered the committee's understanding of the

By LISA EDWARDS

house, it could not see why it should be placed on the register.

The committee based its decisions on the aesthetic, historic, scientific and social value of a building, as well as its condition, authenticity and integrity.

Chesterfield House, in East Rockingham, was known as Rockingham Arms when it was built in 1859 by James Herbert.

Its licence was held by a number of people before its name was changed by John and Mary Chester in 1896, to stop it being confused with the Rockingham Inn.

It passed out of the Chester family early in the 1900s and twice has been partially burned

down, once in 1910 and again in 1992.

In recent years the house was used as a private residence and then a youth hostel, but was not repaired after the 1992 fire.

Mr Kelly said there was a distinction between placing the house on the State register and on a municipal inventory.

This gave local government an avenue to protect places of significance through town planning schemes.

Mr Kelly suggested Rockingham City Council and LandCorp consider Chesterfield House for the municipal inventory.

He said it should look at it in the light of its relevance to other local buildings.

Landcorp and Rockingham City Council have not discussed the house's future since the Heritage Council made its decision.

WEEKEND COURIER
(ROCKINGHAM)
DATE: 25.6.94
PAGE: 1

Moves to preserve the 'Inn'

LOCAL residents have expressed outrage at the possible demolition of the East Rockingham early settlement building, Chesterfield House.

Queries have been raised as to the accuracy of evidence which suggests the original 1850's building was rebuilt on a different site after a fire in 1912.

Rockingham resident Wendy Durrant who investigated the matter has found the former bush inn was listed under the National Trust of Australia in 1970. Although this body offers no legislative protection it does reflect the community's view of the building as being of heritage value.

Mrs Durrant has since referred the building to be considered for listing with

By Tanya
Hendriks

the Heritage Council of Western Australia. If its recommendation for preservation is endorsed by the Heritage Minister, demolition could not take place without the council's compliance.

Chesterfield House, which is located in the IP14 heavy industrial area, came into the spotlight recently after the Rockingham City Council approved in principle its demolition follow-

ing correspondence from LandCorp who own the land.

LandCorp is still negotiating an insurance claim after the house was damaged in a fire in late 1992.

The council based its decision on a letter from the Rockingham District Historical Society which related the results of a heritage report on the East Rockingham Settlement by consultants J.C. Keen.

In the report it suggests the original two-storey structure built in the 1850's was burnt down and the existing structure was built 100 metres from the original site. The consultants regarded Chesterfield Inn as being of less significance than any of the others due to the fact that it had been rebuilt at a later date than the Day and Bell cottages.

• More P6

Moves to save Chesterfield

• From P1

However, Mrs Durrant has questioned this information and believes the building was in fact only partly damaged and was rebuilt on the same foundations.

"I have studied books, library clippings and other information but I have not seen any literature which suggests the inn was ever rebuilt on a different site," Mrs Durrant said.

"I don't believe it has been looked into sufficiently to warrant a decision to demolish it."

However, Mrs Durrant said even if the house had been rebuilt in 1912 it was still a valuable heritage building.

"Both Smirk and Sloan cottages which are within the Kwinana Town Council area have been preserved and turned into valuable tourist assets, why can't the Rockingham Council do the same?"

"The other buildings on the East Rockingham settlement including Bell Cottage and Hymus House are in decay and have not been registered by the State heritage body.

"I believe the whole settlement should be preserved and this is possible with the availability of heritage funding from the State Government upon application by the local authority."

Rockingham District Historical Society president Mary Davies said her letter to the council had been a personal overview and had not contained a recommendation to demolish Chesterfield House or otherwise.

She said without a great deal of research it was difficult to verify whether the house was on its original site, however she did know that it had been renovated twice during her lifetime.

Mrs Davies said she had been advocating for years the creation of a historical village which would be set aside specifically to contain a range of the different types of houses built within Rockingham since the early settlements. This proposal included the possibility of moving one of the old cottages and examples of other local housing designs, similar to the development at Sloan's Reserve in Kwinana.

TELEGRAPH WEEKENDER

DATE: 24/6/04

PAGE: 1

Chesterfield House fate under cloud

CHESTERFIELD House
East Rockingham could
be saved from demolition.

By LISA EDWARDS

The house was targeted for demolition but could be saved, depending on negotiations between LandCorp, which owns the land the house is on, and the Heritage Council of WA.

Rockingham City Council administration manager John Green said the council had agreed to the demolition subject to certain conditions, including it not having a heritage listing.

But LandCorp has since discovered the house was registered with the National Trust in October 1970, and it is being considered for listing in the Heritage Council's register.

Heritage Council of WA project officer Gerry MacGill said the council was looking at whether Chesterfield House was significant enough to be included in the register.

A Heritage Council committee would discuss the situation today and make a recommendation to the full Heritage Council.

But a final decision would not be announced for two or three weeks.

LandCorp project officer Graham Sunderland said the agency was waiting for the Heritage Council's decision, but did not know what would happen from there.

He said it would be a matter for negotiation.

Referring to the house, Mr Sunderland said it had seemed a most appropriate action because the house was an industrial building.

Redevelopment to demolish was also influenced by a report that suggested the house now standing in East Rockingham was not the original but a renovated version that was not on its original site.

But local resident Wendy Durant, who studies local history, said there were no records which said exactly where the original house was situated and no ancestors could remember if it was moved.

Mrs Durant wants to see the house preserved because of its significant historical past.

"It had a strong association with well known figures, local and state pioneers, such as John Forrest (WA's first premier) who honeymooned there in 1870 with his bride Margaret Hamersley," Mrs Durant said.

"From a social aspect, I feel that it would be a great loss to the education of future generations. We have to save our past as well as our future."

National Trust chief executive officer Tom Perrigo said the trust had received at least six calls regarding the house.

Mr Perrigo said there was an obligation for the trust to be consulted over the house's future.

There was probably no need for demolition if other options were considered.

C 1 P14 land.

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THE SOUND TELEGRAPH

DATE: 8.6.94

PAGE: 14

Chesterfield doomed

CHESTERFIELD House is planned for demolition to make way for the Compact Steel mill.

Rockingham City Council agreed to the plan at its meeting last month.

But before it goes the council has asked for a complete set of plans and photographs of the building.

It will also salvage building material and artefacts that may be used for restoration work on other historical buildings in the municipality.

A check will be made through the National Trust to ensure the building is not listed for classification.

The current building, which

was damaged by fire in 1992, is within the East Rockingham heavy industry park.

The move to have the building demolished was instigated by Landcorp, which has also applied to have Chesterfield Road closed and incorporated in its industrial park holdings.

★ ★ ★

PLANS by Optus to build a telecommunications station on Anniversary Park have been rejected by Rockingham City Council.

The council has told Optus it would prefer the base station to be erected on a site within the council's depot in Crocker Street.

The council said the project would not compliment its plans for the city centre development if it were erected on the Anniversary Park site.

★ ★ ★

UP to \$7500 has been allocated to appoint an architect to prepare preliminary outlines and designs for the dual use community facilities project as part of the Warnbro Community High School development.

★ ★ ★

BUCKINGHAM'S Stonemasonry has won the contract to build limestone walls at the East Rockingham cemetery.

The contract is worth \$23,400. Landscape Design will receive

\$1200 to supervise the work.

★ ★ ★

ROCKINGHAM'S garden of the year contest and tidy street competition will continue.

The competition will be held later this year.

★ ★ ★

DOG litter bags are being considered by Rockingham City Council.

At its last meeting the council decided to ask its manager for technical services, Juan Pradera, to investigate the matter.

He is to present a report to the next meeting of the Finance, Works, Parks and Recreation Committee.

2/7/1982

Letter to Industrial Land Development

Authority from CEO of NT

↑ (R.H. Clenow)

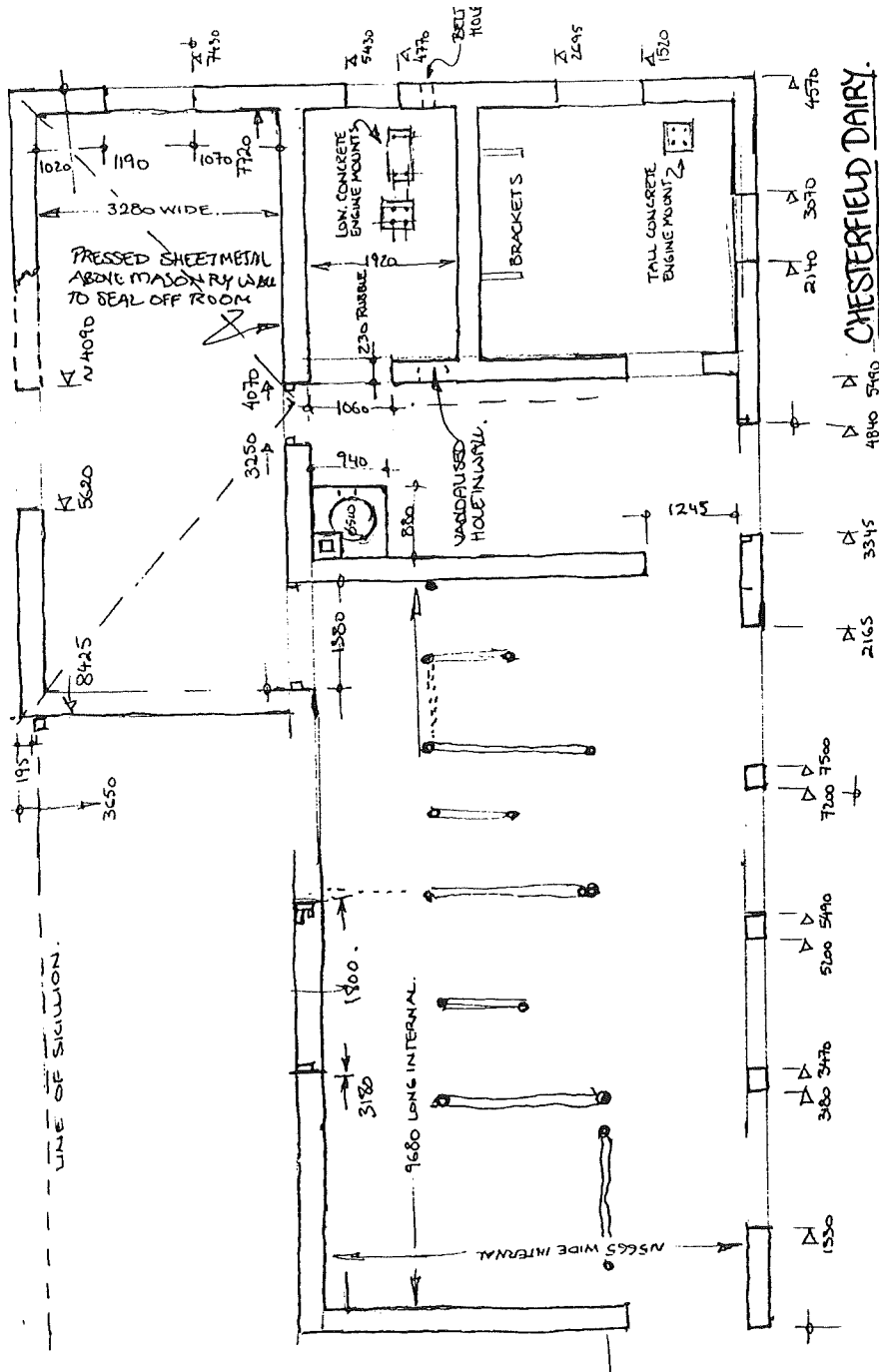
Re: Chesterfield Inn.

As Mr Pigion advised, the bldg is not included in our register of Classified Bldgs & there are no plans to re-assess it.

(There would like it to be retained & upkeep assured - as part of industrial development & finally approved - then area.

10.3 Sketch plans of Chesterfield House and the dairy

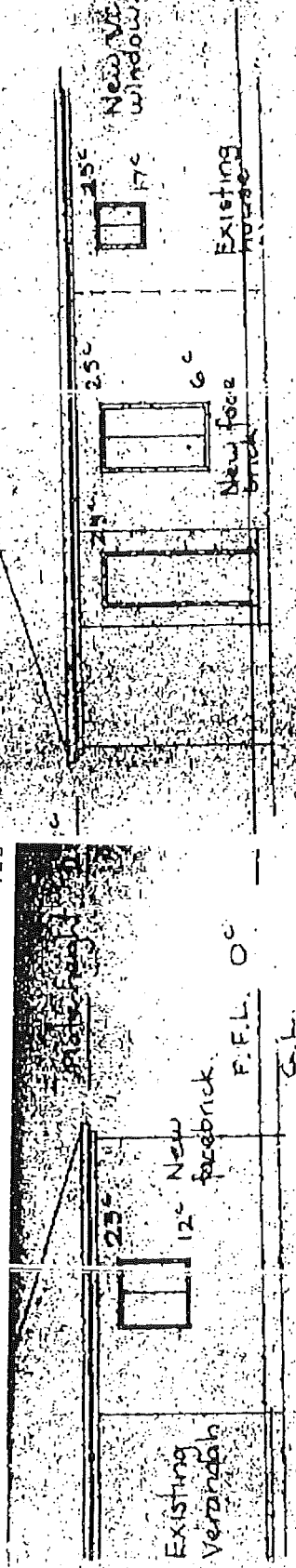
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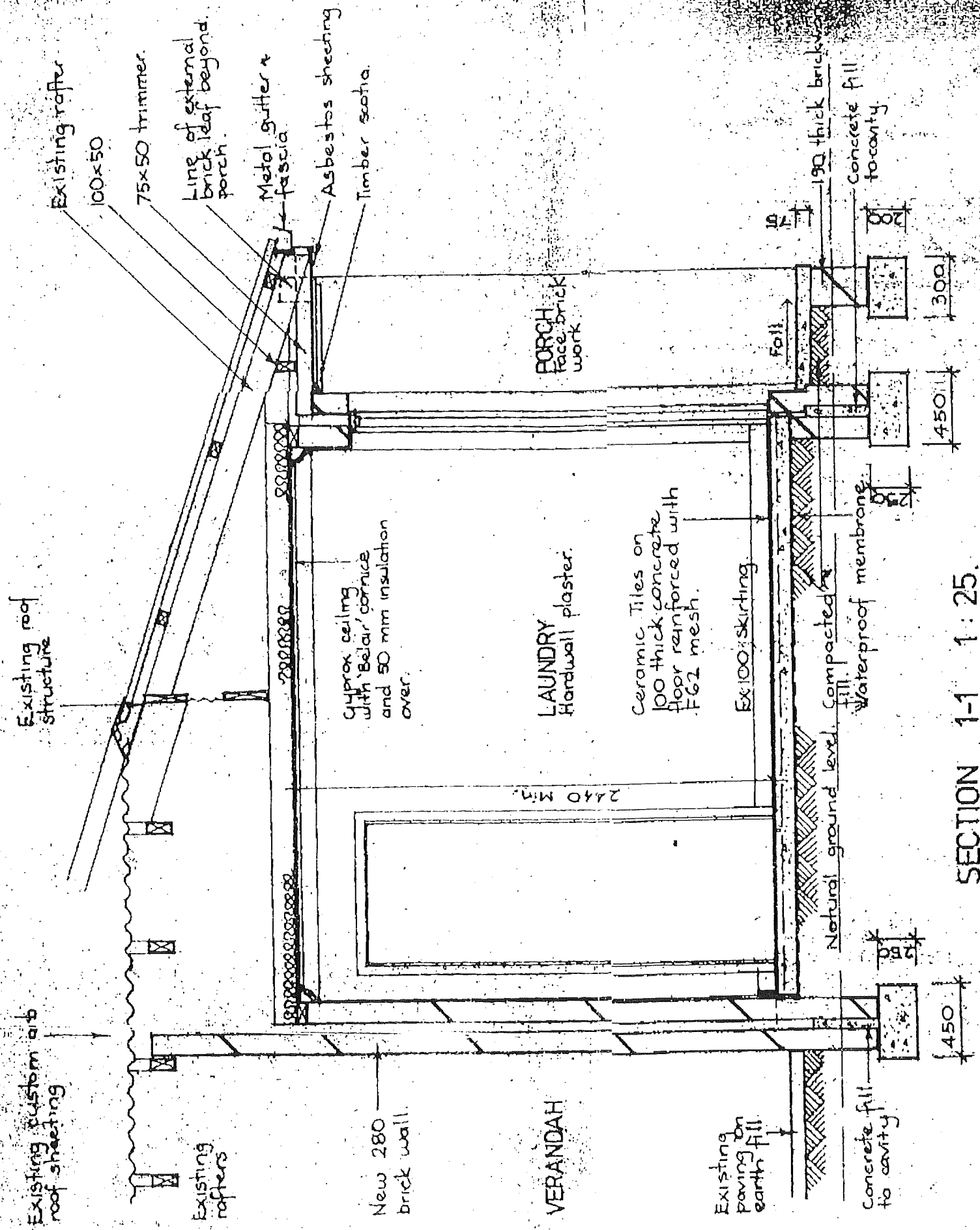
10.4 Architectural drawings of the place from the City of Rockingham archives

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WEST ELEVATION 1:100

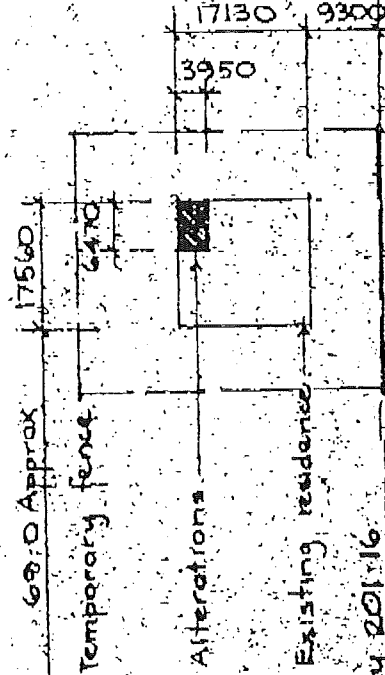
SOUTH ELEVATION 1:100



Boundary 201:16

Boundary 204:16

Boundary 207:16

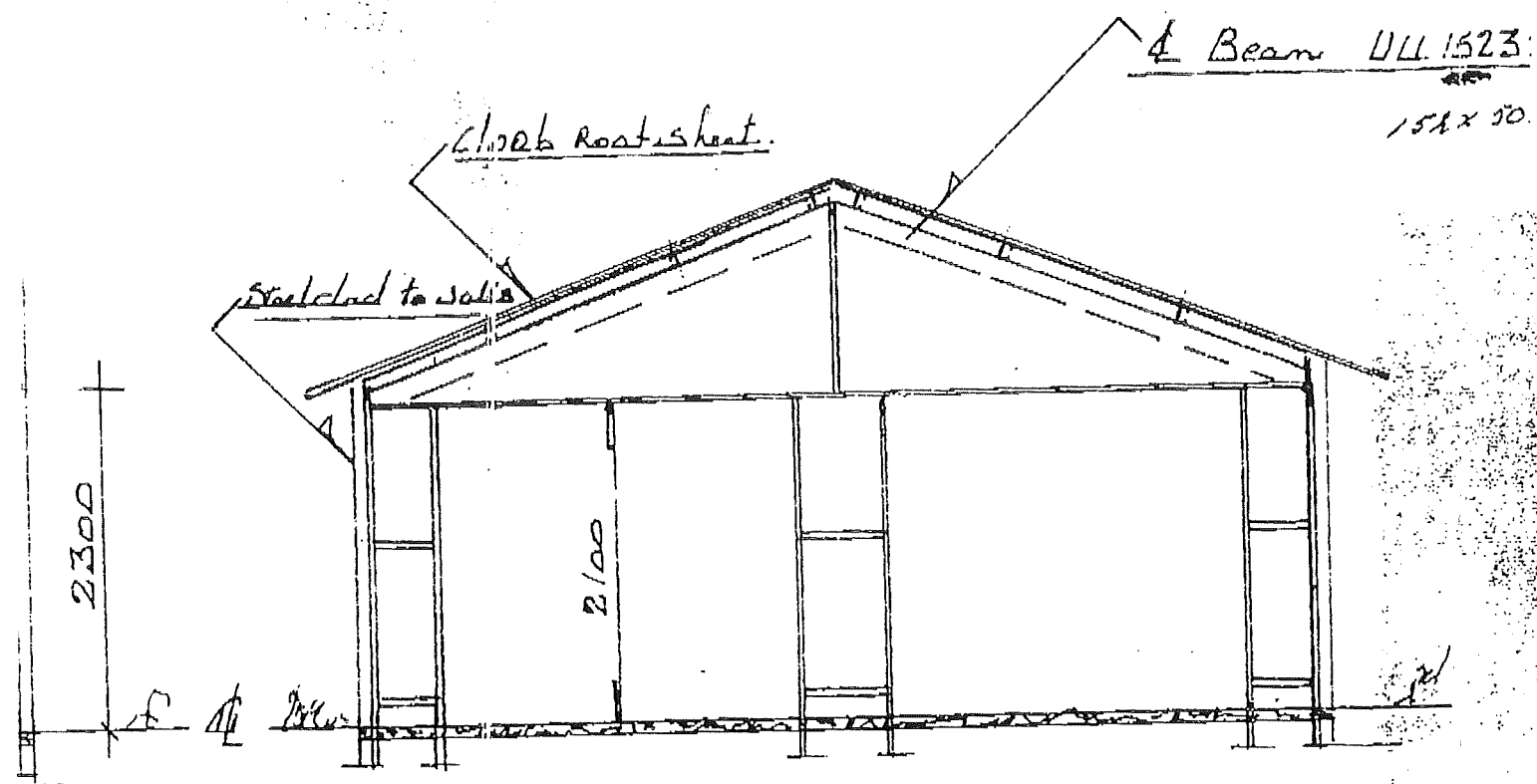


Boundary 201:16

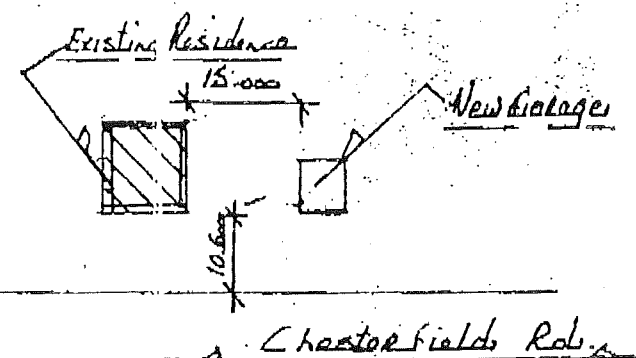
LOT 2

CITE DIAN 1-1000 CHESTERFIELD RD





SHIRE OF ROCKINGHAM
STRUCTURE TO BE
SECURELY ANCHORED
TO THE GROUND.



Note 1

This garage is to replace existing
unit, and is not an addition

SHIRE OF ROCKINGHAM

SIMPLICITY STEEL REG. 5758		
Proposed:	1:50	
Replacement Garage	J.T.B.	
Chatterfield House	P.V.T.	
Lot 2 Chatterfield Rd.	20/11/89	
Rockingham		

10.5 East Rockingham Industrial Park: IP-14 Structure Plan (Updated 1998)

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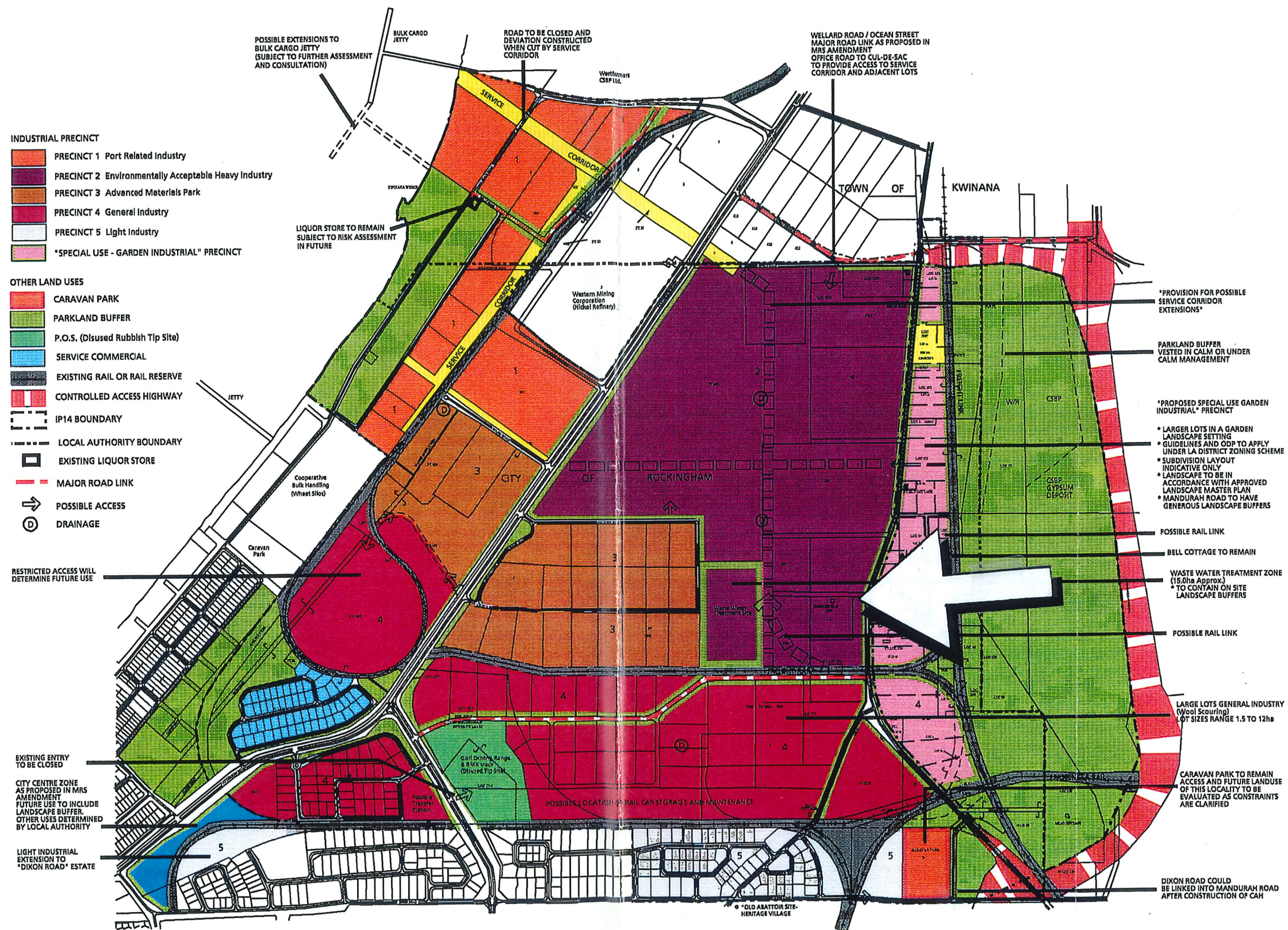
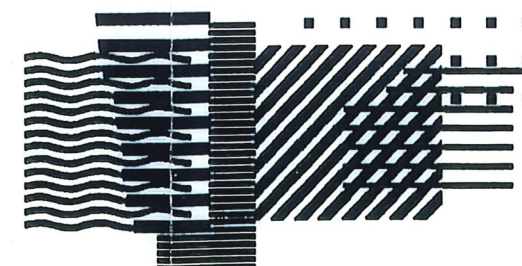


Figure 11

EAST ROCKINGHAM INDUSTRIAL PARK IP-14 Structure Plan (Updated 1998)



Taylor Burrell

Town planning and design

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