

ELANORA

ROCKINGHAM



CONSERVATION PLAN

prepared for **City of Rockingham**

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EXECUTIVE SUMMARY

Introduction

This conservation plan for *Elanora*, Rockingham, has been prepared the City of Rockingham to provide guidance for the future management, maintenance and conservation of the place.

Elanora is a relocated place and is temporarily held at the City Works Depot. Special consideration has been made in the formulation of this Conservation Plan to enhance the significance that has been reduced by its current location and condition.

The City of Rockingham acknowledges the cultural heritage value of the place and recognises the need to have an appropriate conservation management strategy to guide the future of the place.

Historical Overview

The Bell family first arrived in the Rockingham district in 1855 from Mandurah and established a farm on Mandurah Road (Bell Cottage or "Woodbine"). The fifth son, James (Jnr), born in 1857, found work in the timber industry in and around the developing port and town of Rockingham in the 1880s and went on to establish the Port Hotel (Rockingham Hotel) in 1886. He and his wife, Margaret (nee Ramsay), had four children. In 1900 he sold his interest in the Port Hotel and went on to build a new family home "Ocean View" on Marine Terrace from where he also ran a post office and general store and develop a dairy on the adjacent land.

Margaret died in 1900 and James went to Melbourne to stay for a time with his wife's family. He met Margaret's niece Edith who returned with him to Rockingham to help care for the children. James and Edith married in 1903 and went on to have three children. Edith is said to have named the house "Elanora" meaning seaside from Koori (Victorian/New South Wales Aboriginal) language.

In 1912, Title to Lot 20 Marine Terrace (later Rockingham Beach Road) was issued to Vera, James' daughter from his first marriage who worked in the family business at "Ocean View". The land was not developed until James and Edith commissioned local builder, William Swinbourn (and his son Harry) to construct their weatherboard and iron home "Elanora" on the front portion of the lot in the late 1920s. James was never to live in the house having died as a result of a motor vehicle accident in 1927. The lot was formally subdivided in 1928 with the Title of pt Lot 20 being transferred to Edith Bell.

Edith is presumed to have lived in the house from at least the mid-1930s until her death in 1954. She was affectionately known in the district and "Granma Bell". Title was transferred to her three children and the house was occupied at one time by her grandson Mervyn Regehr. The house was sold to Pauline Janice Hopkins in 1958 and was rented to various tenants. In 1980 the Title was amended to include Pauline (now Sanders), Charles and Michael Hopkins as joint tenants. In the late 1980s it was used as a place of music tuition and called "Music House".

In 2002, City of Rockingham approved a 12 storey mixed-use development proposal for Lot 26 and pt Lot 20 which would inevitably result in the demolition of *Elanora*. The Rockingham District Historical Society appealed to the City to relocate the building or at least retain some relevant historic items before demolition.

Ownership of the site transferred to Errichetti Nominees Pty Ltd and a demolition application was lodged in August 2002. Temporary relocation of the building to the Works Depot was approved by the City at this time however a blanket reduction in allowable coastal development to 8 storeys stalled the development and hence the relocation. The place was included on the City's Municipal Heritage Inventory in 2004 and in 2005 was declared unfit for human habitation due to continued vandalism and damage by squatters. The City acquired the building and had it relocated to the Works Depot in 2007 and pt Lot 20 was transferred to Ryrie Holdings in 2008.

A number of alternate sites for the building have been investigated by the City's Heritage Advisory Committee and the original site has remained vacant. There is no surface evidence of footings, outbuildings, pathways or gardens on the original site however some trees remain extant towards south-western boundary.

Physical Overview

Elanora is a modest weatherboard and tile (originally iron) residence consisting of four rooms under the main roof with a sleep-out, kitchen, bathroom/laundry, toilet, and other enclosed room under the verandah roof. The building is currently located at the Works Depot in Crocker Street, Rockingham having being relocated from its original site on Lot 20 Rockingham Beach Road (formerly Marine Terrace) in 2007. The place was substantially vandalised before relocation and the two halves have been temporarily stumped in the depot grounds. A substantial amount of the original fabric of the building is missing.

Statement of Significance

Elanora (c1927), a weatherboard and tile (originally iron) cottage, has cultural heritage significance for the following reasons:

The place is important the only remaining example of a Rockingham Beach residence of the 1920s;

It is valued by the community for its aesthetic characteristics derived from its scale, form and construction materials;

The place is important for its association with the Bell family who contributed significantly to the development of Rockingham; and,

The place has importance to the local community for its use as "Music House" from 1980s to 2002.

The significance of *Elanora* was significantly reduced by its relocation from its original site and the loss of original fabric.

Elanora has little significance in the context of its current location and current physical condition. The place displays a low degree of integrity and authenticity. It cannot be viably used in its current condition and requires significant reconstruction in its new location before considering restorative works which would increase the sustainability and viability of the assessed cultural heritage values.

Conservation Policy Intentions

The conservation policy provides the owners, users, occupants and administrators of this site with guidance as to the management, maintenance, development and use of the place that will enable the retention and enhancement of the identified cultural heritage values.

The conservation policy has taken into account:

- the requirements and constraints arising from the Statement of Significance.
- procedural constraints and requirements arising from the *Burra Charter*.
- the physical condition of the building, study area and site.
- the client's requirements.
- other external requirements such as health and safety and local government.

Summary of Conservation Management and Implementation Strategies

Implementation of the conservation policy is structured under the selection and adoption of an appropriate conservation management strategy. Seven strategies have been presented which cover a range of options for different possible conservation outcomes to maintain and enhance the assessed significance of the place. The degree to which the assessed significance can be enhanced varies between strategies. Strategy 1 is a high-end conservation outcome. It involves the highest level of investment and negotiation and would be the most desirable in conservation terms as it involves the relocation of *Elanora* on its original site. Strategies 2 - 4 also involve a high level of investment but the conservation outcome is lower. Strategies 5 and 6 are the least attractive in conservation terms and 7 involves the least expenditure on the physical fabric of *Elanora* but higher expenditure on interpretation.

The implementation strategy sets out who, what, why and when particular policies should be implemented. It is presented in a tabular form such that administration of the strategy can be easily charted.

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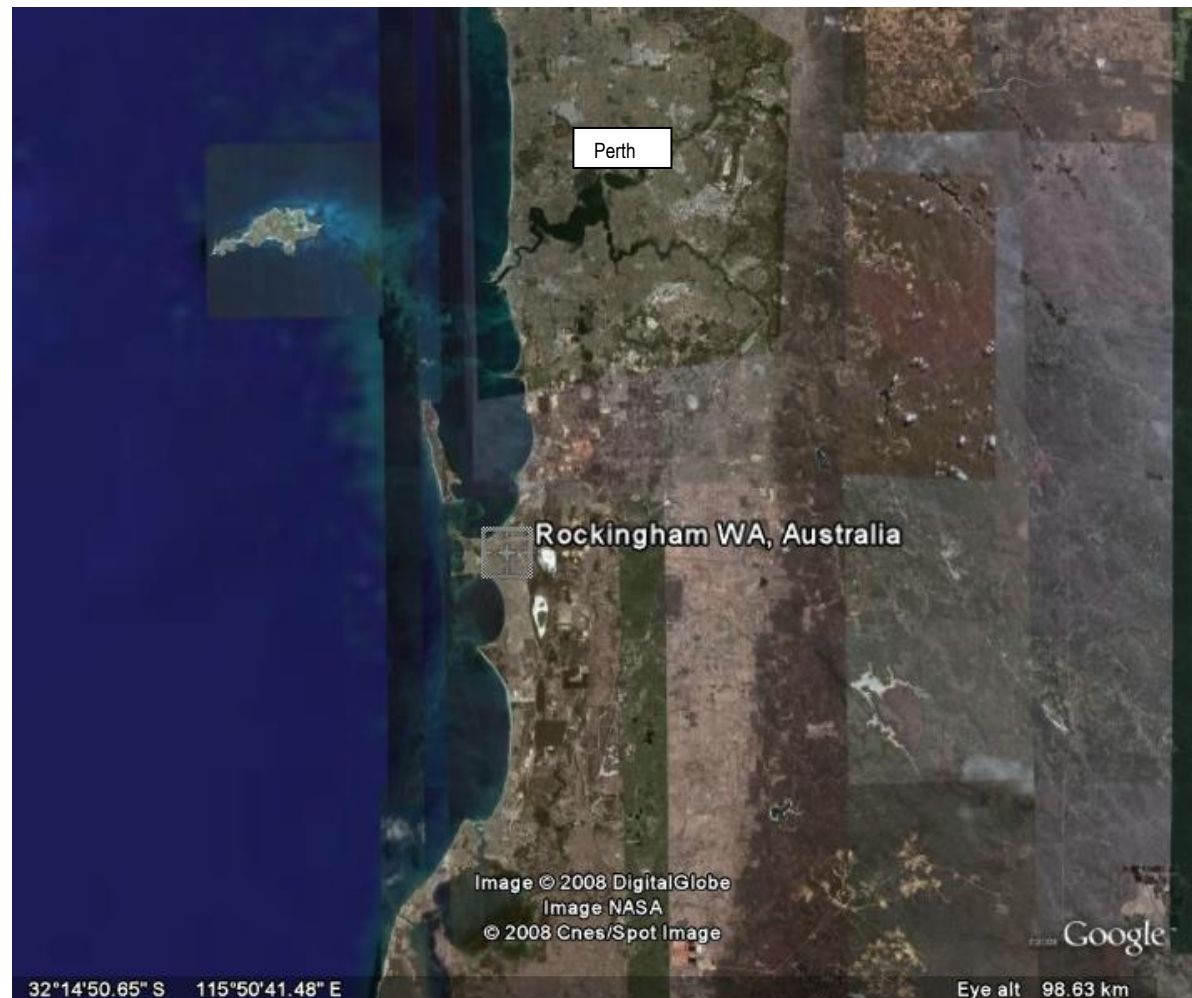
1.0 INTRODUCTION

The Conservation Plan for *Elanora*, Rockingham, has been prepared for the owners of the place to provide guidance for the future management, maintenance and conservation of the place.

1.1 Study Area

The study area is defined by the place itself. It was relocated to the Works Depot in Crocker Street, Rockingham in 2007, to be held on a temporary basis until a new site could be found.

Elanora was originally located at Lot 20 (No.49) Rockingham Beach Road, Rockingham.



Photograph 1: Location Plan – Rockingham, Western Australia (Google Earth)

1.2 Heritage Listings

The place is currently listed in the following registers under the name *Elanora (Music House)*:

Register of Heritage Places	N
National Trust of Australia (WA)	N
Town of Rockingham Municipal Inventory	Y (2004)
Register of the National Estate	N

1.3 Project Brief

This Conservation Plan has been prepared according to the Heritage Council of Western Australia's 'Conservation Plans – A Standard Brief for Consultants (October 2002).

The brief requires the Conservation Plan to be completed in accordance with the guidelines and principles of *The Conservation Plan*, James Semple Kerr (National Trust of NSW, 5th Edition, 2000) and *The Burra Charter* (The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance), Australian ICOMOS Inc. 1999.

1.4 Methodology

The Heritage Council of Western Australia's consultant's brief for conservation plans was used as a framework for this conservation plan.

The main aims were to assess and quantify the significance of the place, examine appropriate sites for its relocation and to define the conservation and maintenance works required in order that the stated significance of the place can be retained and enhanced.

The Conservation Plan required: consultation; historical research; assessment of the current condition of the place; assessment and statement of significance; development of conservation policies; and, the statement of an implementation plan. A photographic record and measured drawing of the place was also undertaken as part of the assessment of its condition.

1.5 Definitions

The preparation of a conservation plan involves the use of terms and procedures which are defined in *The Burra Charter* (Australia ICOMOS) to have specific meaning. The following provides a guide to the terminology used in this report:

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present and future generations.

Fabric means all the physical material of a place including components, fixtures, contents and objects.

Conservation means all the processes of looking after a place so as to retain its cultural significance.

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.

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 to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

Adaptation means modifying a place to suit the existing use or a proposed use.

Use means the functions of a place, as well as the activities and practices that may occur at the place.

Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

Setting means the area around the place, which may include the visual catchment.

Related place means a place that contributes to the cultural significance of another place.

Related object means an object that contributes to the cultural significance of a place but is not at the place.

Associations mean the special connections that exist between people and a place.

Meanings denote what a place signifies, indicates, evokes or expresses.

Interpretation means all the ways of presenting the cultural heritage significance of a place.

1.6 Limitations

This conservation plan for *Elanora*, Rockingham, has been prepared with the available documentary sources and information provided through consultation with the client and stakeholders. Some information has been taken from secondary sources

1.7 Consultant Team

Architect and Project Manager	Alice Steedman
Historian	Helen Munt

1.8 Acknowledgements

The consultants would like to acknowledge the assistance and cooperation of the following organisations in the preparation of this document:

- City of Rockingham
- City of Rockingham Heritage Advisory Committee
- Rockingham District Historical Society
- Annette Green – City of Rockingham Heritage Advisor

2.0 DOCUMENTARY EVIDENCE

2.1 Chronology

- 1855** James (Snr) and Jane Bell move to East Rockingham
- 1857** James Bell (Jnr) is born
- 1860s** James (Snr) builds the family home Woodbine at their farm
- 1870s** James Bell (Jnr) leaves the family farm to work in the timber industry, including the construction the Rockingham to Jarrahdale railway
- 1872** The jetty at Mangles Bay, Rockingham is constructed to export the timber being milled at Jarrahdale
- 1873** The railway from Rockingham to Jarrahdale is completed.
- 1886** James Bell (Jnr) (James) marries Margaret Lucinda Ramsay.
James opens his Port Hotel in Rockingham townsite
- 1890s** James sells his share of the Port Hotel to his sister, Fanny.
- 1900** James builds his family a new home and combined shop "Ocean View" on Marine Terrace, Rockingham
Margaret Bell dies
- 1902** Rockingham declines as activity in the Port winds down with the closure of many of the mills at Jarrahdale and the focus of port facilities being directed at Fremantle and Bunbury
- 1903** James marries his second wife, Edith Adelaide Ramsay.
- 1909** James' mother, Jane, passes away at Woodbine.
- 1911** James' father, James (snr) passes away
- 1912** Vera Bell (b1893) is allocated the Title for Rockingham Town Lot 20 which ran from Marine Terrace to Kent Street
- 1920s** Activity in Rockingham picks up with it becoming a popular holiday destination, facilitated by the emergence and growth of the private motor vehicle industry
- 1927** Construction of *Elanora* on Lot 20 is commenced with frontage to Marine Terrace. The builder is local building contractor, William Arthur Swinbourn
James is killed – the first victim of a motor vehicle accident in Rockingham
- 1928** The Title for Lot 20, which has been divided into two equal parts, is amended with Edith Bell taking the most north-western part containing *Elanora*.
- 1930s** Edith Bell moves into *Elanora*
- 1954** Edith dies and her grandson, Mervyn Regehr and his wife, Jean, move into *Elanora*
- 1956** Ownership of *Elanora* is transferred to Edith's three children: Lillian, James and William
- 1958** *Elanora* is purchased by Pauline Janice Hopkins

- 1961** A steel-framed asbestos shed was constructed at the rear of *Elanora*
- 1979** A smoke house is constructed at the rear of *Elanora*
- 1980** The Title for Lot 20 is amended to include Pauline Sanders (fmr Hopkins), Charles Francis Hopkins and Michael Ronald Hopkins as joint tenants
- 1989** *Elanora* becomes the Music House – a music shop and teaching facility operated by Jeanette Munday and Elmo Wjesundera
- 1991** An acoustically isolated transportable is added to *Elanora*
- 2001** A development application is lodged with the City of Rockingham for mixed-use development by the owners Charles Hopkins Pty Ltd (C. & M. Hopkins and P. Sanders)
- 2002** Development is approved by the City of Rockingham
Application for demolition is made for *Elanora*
Rockingham District Historical Society requests a meeting with the City to discuss options for *Elanora* including relocation and or salvaging.
It is decided to relocate *Elanora*, initially to the City's Works Depot, until a permanent location is identified and secured
- 2004** *Elanora* is included in the City of Rockingham Municipal Heritage Inventory for the first time
- 2005** *Elanora* is declared unfit for human habitation under the Health Act
- 2007** *Elanora* is relocated to the City's Works Depot
- 2008** The Title for Lot 20, now vacant land, is transferred to Ryrie Holdings Pty Ltd

2.2 Historical context

As early as the 1830s, land began to be opened up in the Rockingham district, with rural blocks purchased for farming and with other sites, particularly those adjacent to the beach, taken up for private purposes.¹

In 1855 husband and wife James and Jane Bell moved from Mandurah, where James been working as a hired labourer, and came to East Rockingham to start farming. In 1857, their fifth child was born -a son - taking the name of his father, James.

In the 1868, James (snr) built "Woodbine" (now referred to as Bell Cottage) for his family on Mandurah Road, also in East Rockingham. James and Jane Bell, with their family of eight children, continued to work hard on their farm, not only for their own personal needs but also to help build a community in Rockingham, initially with their farming activities and later with businesses in the Rockingham townsite.²

With the establishment of timber milling in Jarrahdale in the 1870s, a jetty was constructed in Mangles Bay at Rockingham in 1872 to export the timber which was transported to Rockingham from Jarrahdale via a tramway that was completed in 1873. The establishment of the jetty led to the development and growth of public and commercial facilities in the Rockingham township through the 1880s and 1890s to support its role as a port town.³

¹ Regehr, M B (comp.), 'The Bells of Rockingham: biographical research concerning the pioneers James and Jane Bell, their descendants and times including some early history of Rockingham, Western Australia', M. B. Regehr, 1999, Introduction.

² Regehr, M B (comp.), 'The Bells of Rockingham: biographical research concerning the pioneers James and Jane Bell, their descendants and times including some early history of Rockingham, Western Australia', M. B. Regehr, 1999, Forword.

³ Heritage Council WA Assessment Documentation; *Rockingham Hotel*, P2321, 23 May 2008.

As a teenager, James Jnr had left the family farm and followed his elder brother William to work in the timber (sandalwood) industry which was in full flight at the Port at Rockingham. James Jnr also worked on the construction of the Jarrahdale to Rockingham railway line (tramway). With this experience, James Jnr stayed on at the Rockingham coastal townsite to earn his living rather than return to farming inland, although he did return at busy times to help out with the 'crops and cattle'.⁴

In 1886, James Jnr married Margaret Lucinda Ramsay, who had come to Rockingham originally to take up the position of teacher at the East Rockingham School. It was at this time that James started a new venture with the opening of his Port Hotel in Rockingham. James and Margaret had four children together: Roy Ramsay (b.1889), Ethel Beatrice (b.1891), Vera Lucinda (b.1893) and Edward James (b.1896).

After James sold his share of the hotel to his sister, Fanny, he went on to build a new family home, which was called "Ocean View" in 1900. However, in keeping with his entrepreneurial pursuits, his home, which was ideally located on Marine Terrace, also doubled as a general store and Post Office. James also established his dairy on the adjacent land to "Ocean View" that he had purchased.

Unfortunately, Margaret Bell died in 1900.⁵ After Margaret's death, James went to Melbourne to stay for a time with his wife's family. It was there that he met Margaret's niece, Edith Adelaide Ramsay, who came back to Rockingham with James to care for his young family.

By 1902, four of the six timber mills at Jarrahdale had closed, and with the Rockingham Port losing favour with the timber industry as the preferred port against Fremantle and Bunbury, the further development of Rockingham started to decline. In addition, in 1902, the size of ships able to use Rockingham Port changed with the Chief Harbour Master at Fremantle issuing orders that vessels of a certain draught were no longer allowed to use the Challenger Passage to access the jetty at Rockingham. This severely, and permanently, limited the exporting potential of the Rockingham Port.⁶ However, having already left the timber industry and set up his own commercial enterprises, James Bell was ideally situated to supplying produce to permanent residents as well as holiday makers who were increasingly starting to come to Rockingham.

James and Edith eventually married in 1903. James and Edith had three children; Lillian May (b.1904), James Percy (b. 1909) and William John (b.1911).⁷

James Jnr's mother, Jane, died at the family home of Woodbine in 1909 and James Snr died in 1911 while living with his daughter.⁸

Having struggled somewhat since the port closure, by the 1920s the climate of Rockingham was to start looking up, mainly driven by the growing accessibility and use of the motor car. With the car, Rockingham was close enough to get to for people who lived in the city, either for holidays, weekends or day trips, but far enough away from the metropolitan area that qualified it for Sunday drinking sessions which were not permitted in the metropolitan area.⁹ This made Bell's former Port Hotel a particularly popular destination. However, ironically, it was the motor car that was to have a significant effect on the Bell family.

⁴ Regehr, M B (comp.), 'The Bells of Rockingham: biographical research concerning the pioneers James and Jane Bell, their descendants and times including some early history of Rockingham, Western Australia', M. B. Regehr, 1999, p. 78.

⁵ Regehr, M B (comp.), 'The Bells of Rockingham: biographical research concerning the pioneers James and Jane Bell, their descendants and times including some early history of Rockingham, Western Australia', M. B. Regehr, 1999, pp. 80-82.

⁶ Taggart, Nora, *Rockingham Looks Back: A History of the Rockingham District 1829-1982*, Rockingham District Historical Society, 1984, pp. 101-102, taken from Heritage Council WA assessment documentation: *Rockingham Hotel*, P2321, 23 May 2008.

⁷ Regehr, M B (comp.), 'The Bells of Rockingham: biographical research concerning the pioneers James and Jane Bell, their descendants and times including some early history of Rockingham, Western Australia', M. B. Regehr, 1999, pp. 82-84.

⁸ Regehr, M B (comp.), 'The Bells of Rockingham: biographical research concerning the pioneers James and Jane Bell, their descendants and times including some early history of Rockingham, Western Australia', M. B. Regehr, 1999, Introduction.

⁹ Heritage Council WA Assessment Documentation: *Rockingham Hotel*, P2321, 23 May 2008.

2.3 Specific history of the place

In 1912, the Certificate of Title for Rockingham Town Lot 20 was issued to James' daughter (to Margaret), Vera Lucinda. At that time, Lot 20 ran from Marine Terrace (later Rockingham Road/Rockingham Beach Road) to Kent Street and was 'two roods and thirty two perches'.¹⁰ This parcel of land was not far from the family home/shop "Ocean View" (Lot 17). Vera continued to live at "Ocean View" and operate the post office.

Although still owned by Vera, according to the Rockingham Road Board Rate Books, James Bell is listed as rateable owner of Lot 20 in 1915 which suggests that there was a family interest in the property.¹¹

Vera married Edward Thorpe in 1927 and remained as postmistress until the 1930s. In 1928 the Title for Lot 20 was cancelled and a new Title formally issued showing the subdivision of the Lot into two equal parts (one rood and 16 perches each), with Lot 20 remaining the one with frontage to Marine Terrace and the other to Kent Street address. The Title for the north-western portion of the Lot on Marine Terrace was transferred to Vera's step-mother, Edith.¹² However, James and Edith Bell had already well and truly commenced the construction of their new home *Elanora* on this Lot, which was to be where James would spend his retirement. However, a tragic incident was to occur in the interim.

James Bell was to never live in *Elanora*; it wasn't quite finished when he died in December 1927. James and Edith were still living at "Ocean View" when James was killed. James was hit by a truck, becoming the victim of the first motor vehicle accident in Rockingham.¹³

Although for many years local builder, Harry Swinbourn, was purported to have built *Elanora*, it was not until 2002 that a letter from his sister, May L. Cruttenden, revealed that their father, William Arthur Swinbourn, was the actual builder and contractor:

The actual builder and contractor was my father William Arthur Swinbourn who employed his son, Henry known as Harry to help build "Elanora" and other buildings in Rockingham. Harry later became a Builder and Contractor in his own right and continued to build in Rockingham and elsewhere, even after my father died in 1933.¹⁴

William Swinbourn was a local Rockingham resident, and built many houses and shops in Rockingham, most of which are now gone.¹⁵

Edith, who named the house¹⁶, did not move into *Elanora* immediately after it was completed, which was not long after James had been killed, staying for some time instead with her daughter, Lillian. A photograph of *Elanora* taken in 1938 shows the timber weatherboard clad residence with a broken-back hipped iron roof, wrap-around verandah, timber verandah posts and floor which is almost flush with the ground level. There is a gabled porch entry and what appears to be a plaque with the house name, *Elanora*. A post, rail and mesh fence surround the residence. There is little evidence of any landscaping

¹⁰ *Certificate of Title*, Vol. 537, Fol. 112, 27 November 1912.

¹¹ Rockingham Roads Board Rate Book, 1915 [held at Rockingham District History Museum]. Lot 20 was not the only land that the Bell family owned in Rockingham townsite. James Bell Jnr was also listed as the owner of Lots 21,22,18,19,17,13, and by 1928, in addition to Lot 20, the members of the Bell family between them still owned 6, 17, 18, 19 and 22.

¹² *Certificates of Title*: Vol. 537, Fol. 112 27 November 1912 & Vol. 1002, Fol. 788 6 August 1928.

¹³ Letter from Rockingham District Historical Society to City of Rockingham, held in Rockingham District Historical Society files.

¹⁴ Letter from May L Cruttenden (nee Swinbourn) to Rockingham District Historical Society, 22 August 2002.

¹⁵ Conversation with Wendy Durant, Rockingham District Historical Society, 3 July 2008.

¹⁶ In the publication by S.May, *Queensland Place Names* 1958, p.54 "Elanora" is said to be an Aboriginal word meaning "A home by the sea". Cecily Dynes in *Baby names for Australia and New Zealand*, Harper Collins 2000, p246 (originally published 1931) cites "Elanora" as a Koori name meaning seaside. No listing of this name is noted in *Macquarie Aboriginal Words: words from Australian Aboriginal and Torres Strait Islander Languages* (The Macquarie Library Pty Ltd, NSW 2005).



Photograph 2: Edith Bell outside *Elanora*, Christmas 1938 (photo courtesy of Mervyn Regehr)



Photograph 3: Lill and Otto Regehr in 1940. Taken outside “*Elanora*” (photo courtesy Mervyn Regehr)

The first entry of Edith Bell appearing at her own address in Wise’s Post Office Directory (as Mrs E Bell) was 1949, but it is likely she lived at *Elanora* at least by the early to mid-1930s.¹⁷ In 1935, Lillian married Otto Regehr, and according to their son, Mervyn Regehr, the couple made their home in Rockingham two doors away from Lillian’s mother, Edith:

The family had owned a lot of land in the town and Edith gave the newlyweds a block to build their own house. This they did with Otto doing much of the construction himself.¹⁸

Living in close proximity to one another was a convenient arrangement because Edith had since become blind due to sunstroke some years earlier which had affected her eyesight, and Lillian had become her mainstay.¹⁹

Edith continued to live at *Elanora* until she died on 31 December 1954. Probate of her will was granted to her son James Percy. In December 1956, the Title for Lot 20 was transferred to her three children, Lillian, James and

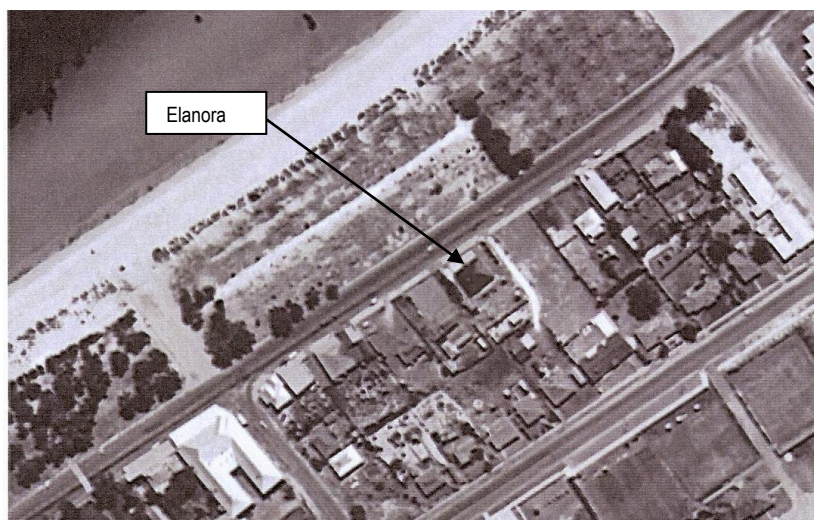
¹⁷ Wise’s Post Office Directory 1949 [available on-line from LISWA website].

¹⁸ Regehr, M. B., ‘Otto Regehr of Rockingham – 1927 to 1945’, manuscript held at RDHS 2000.

¹⁹ Regehr, M. B., ‘Otto Regehr of Rockingham – 1927 to 1945’, manuscript held at RDHS 2000.

William.²⁰ However, after Edith died, it was her grandson, Mervyn Regehr, who lived at *Elanora* with his wife, Jean.²¹ Mervyn recalls that the house still had a wooden verandah floor and iron roof.²²

In February 1958, *Elanora*, which by now was referred to by its street address of 49 Rockingham Road, was purchased by Pauline Janice Hopkins.²³



Photograph 4: Aerial photograph 15/10/1963 D28 Run 38:5238 (Landgate)

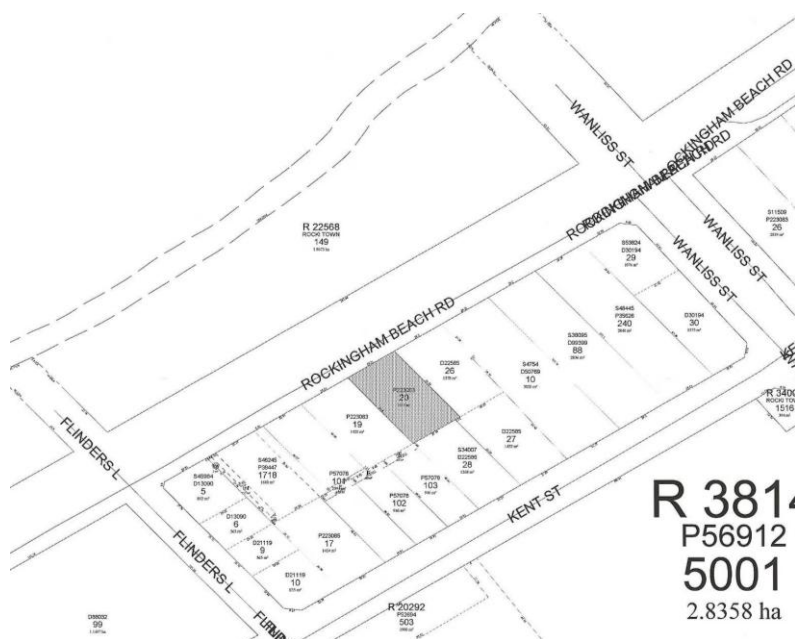


Figure 1: Lot 20 Rockingham Beach Road (WA Land Information Authority 2008)

²⁰ *Certificate of Title*: Vol. 1002, Fol. 788 11 December 1956.

²¹ Regehr, M. B., 'Otto Regehr of Rockingham – 1927 to 1945', manuscript held at RDHS 2000.

²² Phone conversation with Merv Regehr and Wendy Durant, Rockingham District Historical Society, 3 July 2008. No evidence has been located to confirm when the roof was changed to tiles.

²³ *Certificate of Title*: Vol. 1002, Fol. 788 14 February 1958; Marine Terrace was renamed Rockingham Road in the 1950s

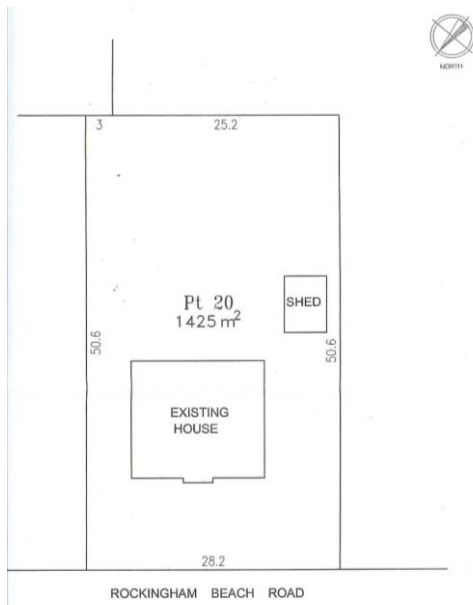


Figure 2: Site Plan. Greg Rowe and Associates 19/04/2002 (City of Rockingham)



Photograph 5: Elanora April 2002 (Rockingham District Historical Society)



Photograph 6: Elanora April 2002 (Rockingham District Historical Society)



Photograph 7: Elanora April 2002 (Rockingham District Historical Society)



Photograph 8: Elanora – south-western side. April 2002 (Rockingham District Historical Society)



Photograph 9: Elanora – rear elevation. April 2002 (Rockingham District Historical Society)



Photograph 10: Shed at Elanora April 2002 (Rockingham District Historical Society)



Photograph 11: Shed at Elanora April 2002 (Rockingham District Historical Society)



Photograph 12: Mantle piece in lounge room April 2002 (Rockingham District Historical Society)



Photograph 13: Interior – view from entry hall to bed 1April 2002 (Rockingham District Historical Society)



Photograph 14: Elanora in poor condition 2003. P74/2003 A (Rockingham District Historical Society)



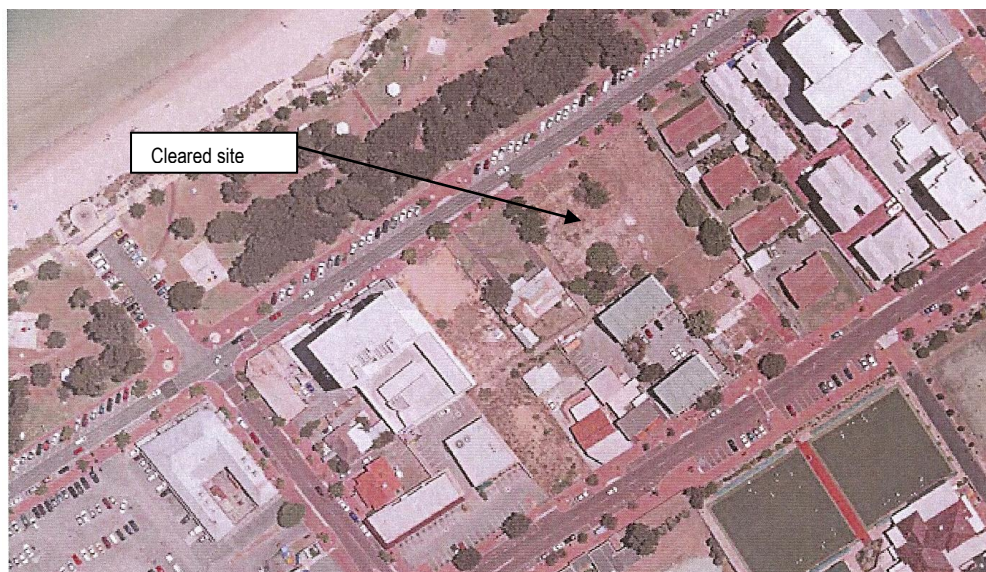
Photograph 15: Aerial photograph 14/12/2006. Project 060001 Run 12D:5017 (Landgate)

In 1961, approval was given for a steel frame and asbestos shed to be constructed at *Elanora*. According to the City of Rockingham records, the application was made by Pauline Sanders (formerly Hopkins) of 223 Loftus Street Leederville. This indicates that *Elanora* was being rented out and not used as a permanent family residence for the Hopkins/Sanders family.²⁴ This is further demonstrated as in 1968, an application was made by the Colonial Estate Agency to the then Shire of Rockingham for permission for a representative of the company to reside in 49 Rockingham Beach Road and to use front room on southern side as an office.²⁵ Council approved the erection of a neon sign which was installed. However, a month later, Council wrote to the Colonial Estate Agency that place not to be used as offices as it would require a change of use application and the place would not conform to the Uniform General Building By-laws.²⁶

In 1979, the then tenant of *Elanora*, a Mr T. Mancini, applied to install a smoke house at the rear which was approved.²⁷

In 1980, the Title for Lot 20 was amended to include Pauline (now Sanders) and also Charles Francis Hopkins and Michael Ronald Hopkins as joint tenants.²⁸

Although still owned by Sanders/Hopkins, it was in the late 1980s that *Elanora* took on its next most well-known role in the Rockingham community apart from being the home of Edith Bell. This was as the “Music House”. In 1989, an application from tenants Elmo Desmond Wjesundera and Jeanette Denise Munday was made to the City of Rockingham to operate ‘...a cottage industry for 49 Rockingham Road’.²⁹ Sound-proofing, including double glazing to windows and Raven acoustic seals to existing solid timber door was installed, all of which was supported by advice from acoustic engineer.³⁰ In 1991, Jeanette Munday wrote to the City of Rockingham with a proposal to place an extension to the rear of the property for music tuition. This was to be a 12ft x18ft acoustically isolated transportable for tuition of flute, clarinet, sax and organ. Letterhead of the time shows that Elmo and Jayne as partners of the “Music House-on the Beach” which provided sales, books, accessories, tuition.³¹



Photograph 16: Aerial photograph 09/12/2007 following relocation. Project 070001 Run 12D:5242 (Landgate)

Given its prominent foreshore location, pressure on its future retention began to emerge. By 2000, the eventual fate of *Elanora* was becoming evident – that it was unlikely to stay. In November 2001, a proposed mixed use development for Lot 26 and pt Lot 20 Rockingham Beach Road and Lot 27 Kent St was submitted by Greg Rowe

²⁴ City of Rockingham planning files, 4 September 1961.

²⁵ City of Rockingham planning files, letter from Colonial Estate Agency Victoria Park to Shire Clerk, 20 February 1968.

²⁶ City of Rockingham planning files, letter from Colonial Estate Agency Victoria Park to Shire Clerk, 19 March 1968

²⁷ City of Rockingham planning files, 15 December 1979.

²⁸ *Certificate of Title*: Vol. 1002, Fol. 788 13 March 1980.

²⁹ City of Rockingham planning files, 28 August 1989

³⁰ City of Rockingham planning files, 13 November 1989

³¹ City of Rockingham planning files, 28/2646, 29 October 1991.

and Associates on behalf of Charles-Hopkins Pty Ltd, C. and M. Hopkins and P. Sanders. This proposal would inevitably result in the demolition of *Elanora*.³² This proposal was approved by the City in February 2002.

In a letter dated 28 February 2002, the Rockingham District Historical Society (RDHS) wrote to the Rockingham City Council outlining their concerns on demolition without some thought being given to the significance of *Elanora* to Rockingham's cultural heritage:

Representatives of the Rockingham Historical Society request a meeting at the Council to put forward a positive plan either for relocation of existing building to be established as a historic home (perhaps near the existing Museum,) to be furnished and open to the public, managed by the Historical Society as a tourist attraction...Or before the building is demolished that some relevant historical items be saved to be included in the new building...³³

In August 2002, the application for demolition was made by the then owners, Errichetti Nominees Pty Ltd.³⁴

At a Council meeting of 19 Aug 2002, there was discussion on the possible relocation of *Elanora*, as had been suggested by the RDHS. Council supported relocation temporarily to its Works Depot until a permanent location could be found and decided upon. A Working Party, comprising representatives from Heritage Advisory Committee, RDHS, Councillors and Technical Officers was formed to identify suitable site and consider funding options for further relocation.³⁵

In 2004, *Elanora* was included in the City's reviewed Municipal Heritage Inventory.

In 2005, *Elanora* was declared unfit for human habitation under the Health Act due to vandalism and squatters.

In March 2007, *Elanora*, which had been acquired by the City, was relocated to the City's Works Depot, where it is still extant in 2008. No formal consideration of a location has still been undertaken, although the Heritage Advisory Committee has investigated a number of options.

In 2008, Lot 20 was transferred to Ryrie Holdings Pty Ltd.³⁶

Originally the proposed 12 storey building was approved by the City of Rockingham to built on Lot 20, however, the State Government had introduced a blanket 8-storey limit on coastal development and the project stalled, leaving Lot 20 still vacant in 2008.³⁷

2.4 Significance of the place to the community, and people associated with or who used the place and their descendents

James Bell Jnr and the Bell Family

James Bell Jnr was the son of James (snr) and Jane Bell who were one of the original families to settle in the Rockingham area after land began to be opened up for selection in the 1830s. The Bells not only established their own farming interests (in the 1850s) but subsequently went on to help establish other facilities and resources integral to a growing local community.

Like his father, James Bell Jnr was an entrepreneur and well-known contributor to the development of the Rockingham district. He was the builder and first licensee of the Rockingham Hotel which was established in 1886 - as the Port Hotel - when the timber trade was in full swing. His sister, Fanny Bell (who was married to Daniel Hymus) was also an owner of the hotel.³⁸ James was also a butcher and milkman and had the Post Office Agency

³² City of Rockingham planning files, 28/1750, 13 November 2001.

³³ Letter from Rockingham District Historical Society to City of Rockingham, 28 February, 2002 [held in Rockingham District Historical Society files].

³⁴ City of Rockingham planning files, 28/1750, August 2002

³⁵ City of Rockingham planning files, 28/1750, minutes of meeting 19/08/2002.

³⁶ *Certificate of Title*: Vol. 1002, Fol. 788, 20/DP223083, 7 January 2008.

³⁷ Interview, Ross Underwood, Senior Planning Officer, City of Rockingham, April 2008.

³⁸ Regehr, M. B., 'Otto Regehr of Rockingham – 1927 to 1945', manuscript held at RDHS 2000.

attached to his family residence, "Ocean View".³⁹ The Postmistress was his daughter, Vera Bell, who held this position from the mid 1920s to mid 1930s.⁴⁰

James supplied the ships arriving at the Rockingham port (to load timber) with milk from his dairy, meat from his cattle and vegetables from his garden. After the port at Rockingham had closed, he then turned his attentions to supplying produce to holiday makers who were now regularly coming to Rockingham.⁴¹ James was listed in the *Post Office Directories* in his various occupations including storekeeper, grocer, farmer and gardener.⁴²

James and his brother, John, were founding members of the Rockingham Road Board, established in 1897. James was also a founding member of the Rockingham Agricultural Society.⁴³

Lillian, his daughter with his second wife, Edith, was also a well-known local identity often helping out at the Rockingham Hotel during busy periods and, being a skilled pianist, playing for the local dances held at the Trocadero.⁴⁴

Edith was well known in the local community affectionately called "Granma Bell".⁴⁵

The Retention and Relocation of Elanora

In 2007, *Elanora* was relocated to its current location at the City's Works Depot. This was always to be a temporary measure until a permanent location could be sourced. The house was relocated, as opposed to demolished, owing to the efforts of the local community, most particularly the Rockingham District Historical Society and the City of Rockingham's Heritage Advisory Committee, who recognised that the place had heritage significance to Rockingham and should not be completely lost to the community in order to accommodate a new proposed development.

Although not identified in the City's first Municipal Heritage Inventory (1998), *Elanora* was included in the review of this document in 2004.⁴⁶ The Statement of Significance for the place noted the following:

The place has aesthetic value as a modest but pleasing weatherboard cottage dating from the 1920s.

The place is associated with the Bell family, particularly James Bell (Jnr) and his wife, Edith, who built the house and operated a number of businesses in Rockingham from the 1880s.

The place is an uncommon example of a cottage-style residence still extant on one of the original town lots of Rockingham and in close proximity to the town centre.

The significance of *Elanora* and its reconstruction at a suitable location is supported by the City of Rockingham's Regional Heritage Advisor:

I believe that the City of Rockingham has taken a positive action in supporting the retention of *Elanora* as part of the City's heritage. This not only provides the opportunity to conserve a place that is valued by the community, but will also help future generations understand part of the early history of the town (as told through the role of one family) and to understand the physical changes that have taken place along the original foreshore lots.⁴⁷

³⁹ The Bell residence, Ocean View, eventually became Malibu Diving shop, which has been demolished.

⁴⁰ Letter from May L Cruttenden (nee Swinbourn) to Rockingham District Historical Society, 22 August 2002. Vera is listed in Wise's Post Office Directory as Postmistress in Rockingham from 1926 to 1934.

⁴¹ Letter from Rockingham District Historical Society to City of Rockingham [held in Rockingham District Historical Society files].

⁴² *Wise's Post Office Directories* 1895-1925.

⁴³ Regehr, M B (comp.), 'The Bells of Rockingham: biographical research concerning the pioneers James and Jane Bell, their descendents and times including some early history of Rockingham, Western Australia', M. B. Rehehr, 1999, p. 86.

⁴⁴ Regehr, M. B., 'Otto Regehr of Rockingham – 1927 to 1945', manuscript held at RDHS 2000.

⁴⁵ Conversation with Wendy Durant, Rockingham Museum

⁴⁶ Green, Annette, City of Rockingham Regional Heritage Advisor, Report to the City of Rockingham, 7 March 2006.

⁴⁷ Green, Annette, City of Rockingham Regional Heritage Advisor, Report to the City of Rockingham, 7 March 2006.

The intention is that, once it is in its permanent location, the building could be used by one or more community groups who are looking for space. Uses may include craft shop, tea rooms, museum (including providing additional exhibition space for the existing Rockingham District Museum) or by the genealogical society. The basis of operation (i.e. whether it is leased at market value or at peppercorn rent) has not been considered.⁴⁸

⁴⁸ Information from Ross Underwood, City of Rockingham, Senior Planning Officer, April 2008.

3.0 PHYSICAL EVIDENCE

(See also Appendix A – Physical Survey for a more comprehensive photographic record of the place.)

3.1 Description of the site and setting

Elanora is currently located at the City of Rockingham Works Depot in Crocker Street, Rockingham. It was cut in half and relocated from its original site in 2007.

The original site at Lot 20 Rockingham Beach Road overlooks the ocean. As the building was unoccupied on this site for a period of time, it became subject to damage by squatters and vagrants.

Its current setting is temporary and provides secure storage of the building.

3.2 Current function of the place

The place does not have any current function. It could not be used in its current state as it was temporarily re-stumped on relocation and the two halves of the building were not re-joined. It has no floor where the chimney and hearths were removed and where concrete floors were removed in the toilet and bathroom.

3.3 Description of surviving fabric

Elanora is a timber-framed and weatherboard clad building with a hipped tiled roof. It has broken-back roofed verandahs to all four sides, the rear being originally enclosed to provide a sleep-out, kitchen/dining, and bathroom/laundry, and the right side enclosed at a later date.

The front elevation is symmetrical with a centrally located front entrance. A projecting gabled bay on the verandah highlights this as one of the few features of the house. Several structural timbers of the gable appear to have been damaged in the relocation process.



Photograph 17: Front elevation of Elanora (Alice Steedman, April 2008)

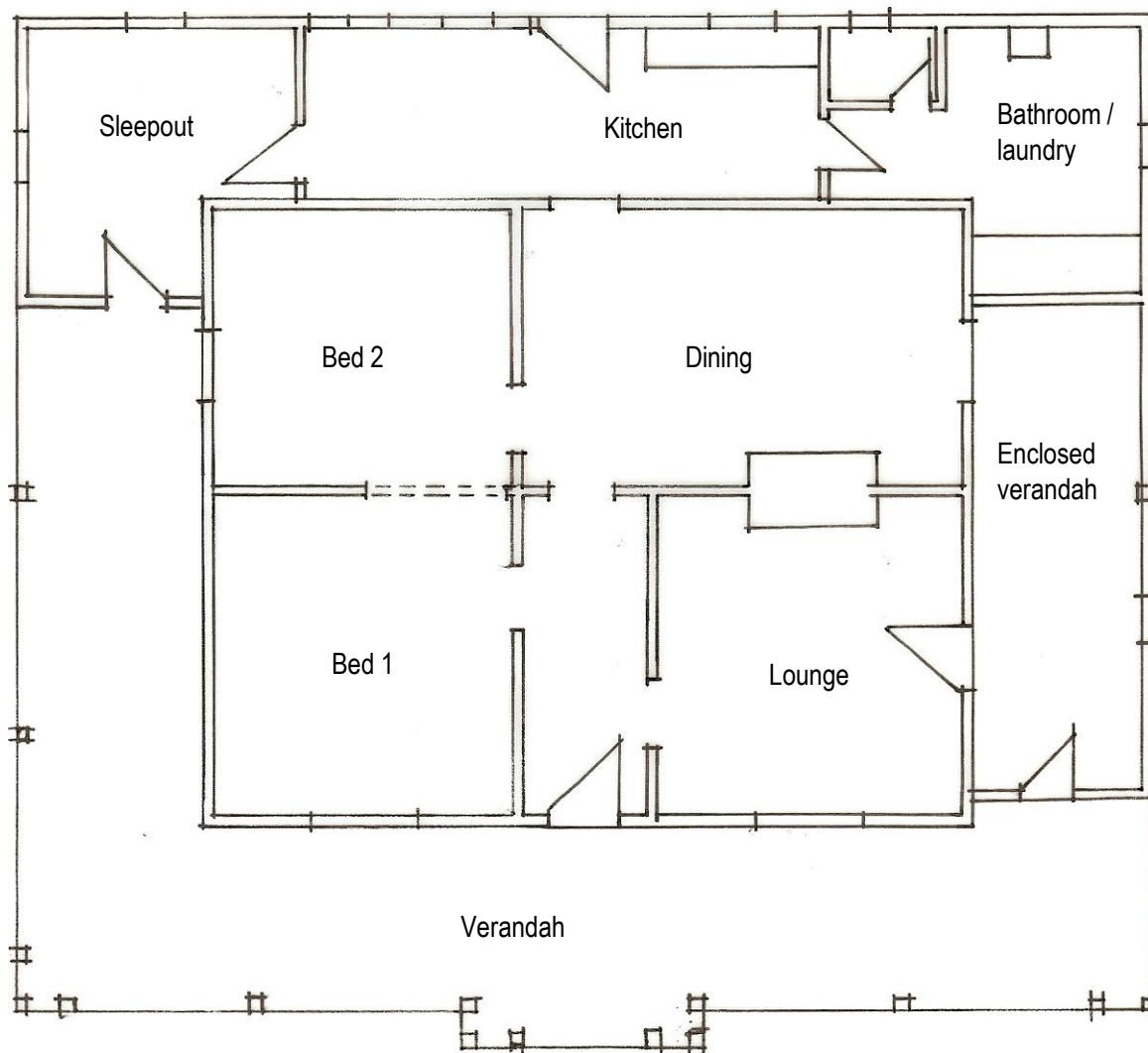


Figure 3: Floor Plan (Alice Steedman, June 2008)

The verandah posts at the corners of the house and at the central gable are paired and decorated with a simple horizontal timber member near the top of the posts. There is evidence of an earlier balustrade around the verandah although it appears to have been absent for some time. The front verandah floor has been entirely removed and there is evidence of rot in the post bases. The exposed verandah floor on the left side of the building shows evidence of board replacement over the outer two joists consistent with repair due to weathered or rotten boards.

The two ends of the rear verandah are enclosed with weatherboards whereas the central section containing the kitchen/dining area is clad in asbestos cement sheet. The verandah floors project beyond this central infill, indicating that this was not an original enclosure. The exposed floor boards are in a very poor condition. The weatherboard enclosure of the verandah is in a fair-poor condition.

Windows

The front windows consist of two pairs of narrow double-hung sashes with clear glazing. The window pair on the right has substantial rot in the window sill. Both sets of windows are in a fair to poor condition. The window on the left side elevation is a large single pane double-hung sash. The two windows to the sleep-out at the left rear corner are four-pane casements. The remainder of the windows along the rear elevation are louvres, being aluminium-framed adjustable type to the kitchen/dining and laundry area and fixed timber-framed type to the toilet. There are no extant original windows on the right side elevation. The bathroom window on the right side elevation appears to have been removed and a small timber framed casement window has been installed in the more recent verandah enclosure. There is a large opening in the main wall on the right side of the house that may have once contained a window.

Doors

The original front door has been removed in its entirety and is located in the front right-hand side room. It is a three-panel door with leadlight glazed upper panel and matching leadlight fanlight. The fanlight and door exhibit some original hardware. This element is in good condition.



Photograph 18: Leadlight front door (Alice Steedman, April 2008)

The door to the sleep-out from the left side verandah, the back door, an internal door from the front left-side room to enclosed verandah and the external door to the more recent verandah enclosure on the right are all three panel doors and all in a fair condition.

Internal doors to the sleep-out, laundry/bathroom and toilet are ledged and braced and in a good condition.

Roof and Chimneys

The chimneys were removed for relocation of the house. The location of the hearths in the right-hand side rooms is evident in the floors. The roof over has been propped and a large area roughly clad with sheets of corrugated iron.

The hearth for the laundry copper has also been removed along with the flue which projected through the roof at the corner of the house.

Internal Spaces

Most of the internal linings have been removed. From the remnant fabric it can be determined that the main four rooms of the place had vertical timber-boarded dados with plasterboard walls above and simple battened plasterboard ceilings. There is a pressed tin ceiling rose and part ceiling evident in the front left-side room. Both ceiling and rose are in a very poor condition. Much of the dado lining has been removed and original wall studs in many areas have been replaced with pine.

A large opening has been formed between the two left side rooms and trimmed with craft-wood architraves.

The sleep-out is the most intact room, with wall linings and ceiling generally intact. This room has the ceiling lined on the rake as it wraps around the rear corner of the house. It exhibits vertical boarded timber dado and plasterboard wall lining over.



Photograph 19: Sleepout (Alice Steedman, April 2008)

The kitchen/dining area has weatherboards to the main wall of the house and asbestos cement lining to the outer wall and ceiling. The outer cladding and ceiling are in a poor condition.

The toilet does not appear to have had any internal linings and the exposed studwork and weatherboards have been painted. The floor has been removed. The toilet and bathroom areas have masonite ceilings which have been covered with acoustic tiles.

The bathroom/laundry area has some weatherboard internal lining. It appears as though waterproof linings may have been applied over the weatherboards in the shower location. The floor has been removed in the location of the original laundry copper.

The right elevation verandah is lined externally with fibre-cement strip planks. There does not appear to have been any internal lining.

3.4 Changes to the fabric

Changes to the fabric of *Elanora* are primarily indicated by loss of original fabric including walls, wall linings and ceilings and the original iron roof. Adaptations include the enclosure of the right side verandah, the formed opening between the two left side rooms and the enclosure of the kitchen area at the rear. These are demonstrative of the use of the place over time. New pine stud wall framing has been constructed in place of original walls for structural stability when relocating the building. Acoustic tiles on the ceiling of the bathroom and toilet are the only indication of the use of the place as "Music House".



Photograph 20: Elanora is essentially stripped of most of its original fabric (Alice Steedman, April 2008)

3.5 Moveable Heritage

There is no moveable heritage associated with this place in its current location.

4.0 ANALYSIS OF DOCUMENTARY AND PHYSICAL EVIDENCE

4.1 Summary of Documentary Evidence

The Bell family first arrived in the Rockingham district in 1855 from Mandurah and established a farm on Mandurah Road (Bell Cottage or "Woodbine"). The fifth son, James (Jnr), born in 1857, found work in the timber industry in and around the developing port and town of Rockingham in the 1880s and went on to establish the Port Hotel (Rockingham Hotel) in 1886. He and his wife, Margaret (nee Ramsay), had four children. In 1900 he sold his interest in the Port Hotel and went on to build a new family home "Ocean View" on Marine Terrace from where he also ran a post office and general store and develop a dairy on the adjacent land.

Margaret died in 1900 and James went to Melbourne to stay for a time with his wife's family. He met Margaret's niece Edith who returned with him to Rockingham to help care for the children. James and Edith married in 1903 and went on to have three children. Edith is said to have named the house "Elanora" meaning seaside from Koori (Victorian/New South Wales Aboriginal) language.

In 1912, Title to Lot 20 Marine Terrace was issued to Vera, James' daughter from his first marriage who worked in the family business at "Ocean View". The land was not developed until James and Edith commissioned local builder, William Swinbourn (and his son Harry) to construct their home "Elanora" on the front portion of the lot in the late 1920s. James was never to live in the house having died as a result of a motor vehicle accident in 1927. The lot was formally subdivided in 1928 with the Title of pt Lot 20 being transferred to Edith Bell.

Edith is presumed to have lived in the house from at least the mid-1930s until her death in 1954. She was affectionately known in the district and "Granma Bell". Title was transferred to her three children and the house was occupied by her grandson Mervyn Regehr. The house was sold to Pauline Janice Hopkins in 1958 and was rented to various tenants. In 1980 the title was amended to include Pauline (now Sanders), Charles and Michael Hopkins as joint tenants. In the late 1980s it was used as a place of music tuition and called "Music House".

In 2002, City of Rockingham approved a 12 storey mixed-use development proposal for Lot 26 and pt Lot 20 which would inevitably result in the demolition of Elanora. The Rockingham District Historical Society appealed to the City to relocate the building or at least retain some relevant historic items before demolition.

Ownership of the site transferred to Errichetti Nominees Pty Ltd and a demolition application was lodged in August 2002. Temporary relocation of the building to the Works Depot was approved by the City at this time however a blanket reduction in allowable coastal development to 8 storeys stalled the development and hence the relocation. The place was included on the City's Municipal Heritage Inventory in 2004 and in 2005 was declared unfit for human habitation due to continued vandalism and damage by squatters. The City acquired the building and had it relocated to the Works Depot in 2007 and pt Lot 20 was transferred to Ryrie Holdings in 2008.

A number of alternate sites for the building have been investigated by the City's Heritage Advisory Committee and the original site has remained vacant. There is no surface evidence of footings, outbuildings, pathways or gardens on the original site however some trees remain extant towards south-western boundary.

4.2 Changes to the Physical Fabric

The current condition of the building is poor as a result of vandalism and relocation.

The 1938 photograph (page 8) shows *Elanora* with a timber verandah and a corrugated iron roof set behind a timber post and rail wire mesh fence. By 2002, the timber floor to the front verandah had been removed and replaced with concrete slabs (Photograph 5, page 10) and the balustrade had been removed. The right-hand side verandah had been enclosed and the iron roof replaced with concrete tiles.

Internal changes noted in documentary evidence include the installation of Raven acoustic seals to doorways, and double glazing. Photograph 13 shows an opening between the 2 rooms on the left side of the house and possible widening of the opening from the entry hall to the left side front room.

Current physical evidence confirms most of the above changes although little evidence of acoustic seals and double glazing is apparent. Most internal walls and linings and most ceilings have been removed, apparently by squatters, and the structure has been stabilised with temporary pine stud framing. Gaps in the floors are evident where the chimney, hearths and the concrete floors of the toilet and bath have been removed when the building was relocated. The building was also cut in half for relocation and the front door was removed. It is still extant in the front room of the house.

4.3 Comparative analysis

Rockingham Beach Residences

Elanora is the only remaining cottage related to the development of the Rockingham Beach area in the 1920s. Other buildings of the era are still extant within the City of Rockingham but are located towards Palm Beach Precinct which was developed as an area for holiday homes.⁴⁹

"Lynch House" on Lot 19 Marine Terrace was constructed in approximately 1942. Lynch came to Rockingham in late 1930s and the place was owned by the son Robert until 2008. The place is not included on the Municipal Inventory.

Builder

Elanora is one of a few remaining buildings constructed by William Arthur Swinbourn. He was a local builder and his works were once common in Rockingham area.⁵⁰

Bell Family Residences

"Ocean View" constructed on Marine Terrace in 1900. Shops were built on the adjoining Lot ("to the front") facing Flinders Lane. It was converted to commercial premises in the 1950s. It was used by Malibu Dive until it was demolished for a new development in the 1980s.⁵¹

"Woodbine" (Bell Cottage) at East Rockingham was constructed in 1868 by James Bell (snr). The ruins of the cottage are still extant and is included on the Register of Heritage Places and Municipal Heritage Inventory.⁵²

Other Bell family developments

The Port Hotel (Rockingham Hotel) constructed in 1886 is still extant and in operation. It is included on the Municipal Inventory and the Register of Heritage Places. The Trocadero on the corner of Flinders Lane and Rockingham Beach Road has strong associations with the Bell family and the 1920s development of Rockingham. This place has been excluded from the 'Port Hotel' listing on the Interim State Register, but is still included on the Municipal Inventory. The place is in a poor condition and a demolition licence has been approved.

Other places on the Municipal Heritage Inventory

There are 60 places on the Municipal Heritage Inventory adopted by the City of Rockingham in March 2008. 37 are included on a Heritage List appended to the City of Rockingham Town Planning Scheme No.2 and 6 are/were residences. The fact that *Elanora* is only one of six residential places on the MI emphasises the significance of the place to the local community and the relative rarity of residential properties representing the early settlement and seaside development of the town centre. 17 places in the Municipal Inventory are in the control of the City.

4.3 Previous Heritage Assessment

Elanora was included in the review of the Municipal Inventory in 2004.⁵³ The Statement of Significance for the place noted the following:

The place has aesthetic value as a modest but pleasing weatherboard cottage dating from the 1920s.

⁴⁹ Conversation with Wendy Durant, Rockingham Museum August 2008.

⁵⁰ Conversation with Wendy Durant, Rockingham Museum August 2008

⁵¹ Conversation with Wendy Durant, Rockingham Museum August 2008

⁵² Conversation with Wendy Durant, Rockingham Museum August 2008

⁵³ Green, Annette, City of Rockingham Regional Heritage Advisor, Report to the City of Rockingham, 7 March 2006.

The place is associated with the Bell family, particularly James Bell (Jnr) and his wife, Edith, who built the house and operated a number of businesses in Rockingham from the 1880s.

The place is an uncommon example of a cottage-style residence still extant on one of the original town lots of Rockingham and in close proximity to the town centre.

4.4 Conclusion

The place has lost some of its earlier stated significance due to its relocation from its original site. Its name is significant in its association with its location. It has some significance in relation to the Bell family but less in relation to James Bell who never actually resided in the place.

Reconstruction of the basic elements of the place is feasible due to the existence of good photographic evidence, simplicity of structure and extant remnant fabric.

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 Preamble

The Burra Charter defines 'cultural significance' to mean 'aesthetic, historic, scientific, social or spiritual value for past, present or future generations'.⁵⁴

The significance of the place known as *Elanora* is assessed in accordance with requirements established in the Heritage Council of Western Australia's Criteria for Entry into the Register of Heritage Places. This employs the terms outlined in *The Burra Charter* and the degree of significance is determined in the level of rarity and representativeness. Significance is also affected by the condition, integrity and authenticity of the place.

5.2 Aesthetic value

Criterion 1: *It is significant in exhibiting particular aesthetic characteristics valued by the community.*

Elanora is valued by the community for its aesthetic characteristics derived from its scale, form and construction materials. (Criterion 1.1)

5.3 Historic value

Criterion 2: *It is significant in the evolution or pattern of the history of Western Australia.*

The place is important as an example of a Rockingham Beach residence of the 1920s. (Criterion 2.1)

The place is important for its association with the Bell family who contributed significantly to the development of Rockingham. (Criterion 2.3)

5.4 Scientific value

Criterion 3A: *It has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of Western Australia*

Not applicable

Criterion 3B: *It is significant in demonstrating a high degree of technical innovation or achievement.*

Not applicable

5.5 Social value

Criterion 4: *It is significant through association with a community or cultural group in Western Australia for social, cultural, educational or spiritual reasons.*

The place has importance to the local community for its use as "Music House" from 1980s to 2002. (Criterion 4.1)

5.6 Rarity

Criterion 5: *It demonstrates rare, uncommon or endangered aspects of the cultural heritage of Western Australia.*

Elanora is important as the only remaining residence of the 1920s development of Rockingham Beach and one of only six residential properties on the Municipal Inventory. (Criterion 5.1)

⁵⁴ *The Burra Charter*, Australia ICOMOS, 1999.

5.7 Representativeness

Criterion 6: *It is significant in demonstrating the characteristics of a class of cultural places or environments in the State.*

The place is representative of the type of residence constructed in Rockingham Beach in the 1920s. (Criterion 6.2)

5.8 Condition

Elanora is in a poor condition as a result of being vandalised and relocated. Major works are required beyond any further relocation and reconstruction of the two halves. These include replacement of nearly all internal linings, the chimney and fireplaces, the verandah flooring, balustrades and decorative elements, roof structural repairs, roof cladding, gutters and downpipes, re-wiring, re-plumbing, new fixtures and fittings and so on.

5.9 Integrity

Elanora has a low degree of integrity. The place requires a significant amount of restorative work to support a viable use.

5.10 Authenticity

Elanora has a low degree of authenticity due to the amount of missing fabric and its removal from its original context. The intention of the room layout is still discernible despite the removal of the original internal walls and linings.

5.11 Conclusion

The significance of *Elanora* was significantly reduced by its relocation from its original site. It cannot be viably used in its current condition and requires significant reconstruction to make it structurally stable before considering restorative works which would increase the sustainability and viability of the assessed cultural heritage values.

6.0 STATEMENT OF SIGNIFICANCE

6.1 Generally

The Statement of Significance is based on the evidence gathered and discussed in previous sections of this report. The Statement of Significance is the principal reference for the development of the Conservation Policy for the place. The Statement of Significance deals with significance of the place in descending order of importance in terms of cultural heritage value.

6.2 Statement of significance

Elanora (c1927), a weatherboard and tile cottage, has cultural heritage significance for the following reasons:

The place is important the only remaining example of a Rockingham Beach residence of the 1920s;

It is valued by the community for its aesthetic characteristics derived from its scale, form and construction materials;

The place is important for its association with the Bell family who contributed significantly to the development of Rockingham; and,

The place has importance to the local community for its use as "Music House" from 1980s to 2002.

The significance of *Elanora* was significantly reduced by its relocation from its original site and the loss of original fabric.

6.3 Conclusion

Elanora has little significance in the context of its current location and current physical condition. Within this context, the place displays a low degree of integrity and authenticity. It cannot be viably used in its current condition and requires significant reconstruction before considering restorative works which would increase the sustainability and viability of the assessed cultural heritage values.

7.0 GRADED ZONES AND ELEMENTS OF SIGNIFICANCE

7.1 Introduction

Elanora has little significance in the context of its current location and current physical condition. It is included in the City of Rockingham's Municipal Heritage Inventory and was given a management category B when it was in its original location.

The object of this section is to identify the levels of significance of the spaces and elements of the extant fabric. The elements are considered within their historical and physical context and in relation to the significance of the place as a whole.

The accompanying figures in this chapter are designed to assist as a summary analysis of significance.

For the purposes of informing Conservation Policy, the zones and elements of *Elanora* have been graded into levels of significance using the following terms and definitions:

EXCEPTIONAL SIGNIFICANCE

Items of exceptional significance would warrant inclusion on any register of heritage places; conservation is essential. This ranking is within a national context.

CONSIDERABLE SIGNIFICANCE

Items of considerable significance would warrant inclusion on any register of places of significance; conservation highly recommended. This ranking is within a state context.

SOME SIGNIFICANCE

Items of some significance are at the threshold for entry onto the Heritage Council's (WA) Register of Heritage Places, The Australian Heritage Council's Register of the National Estate (retained only as a database), or the National Trust of Australia (WA) Classified List. These areas are extremely important in terms of the place and should be conserved if the place is to retain its meaning and significance; conservation is recommended.

LITTLE SIGNIFICANCE

Items of little significance can include additions and alterations made to accommodate changing requirements. Items of little significance contribute to significance in a small way and there should not be an automatic presumption that such items should be removed. However, items of little significance tend to be expedient and ephemeral, and their impact upon the place ranges from neutral to moderately intrusive. Where necessary, they can be altered for adaptive or other conservation works; conservation is not essential. This ranking generally means that the zone or elements contributes to significance in a small way, or neither contributes, nor detracts from, the significance of the place.

INTRUSIVE

Intrusive items are those which, in their present form, have an adverse affect upon the significance of the place. These elements should be removed when the opportunity arises, or when the element is no longer required, unless their removal is identified as an urgent matter. Zones or elements in this classification generally detract from the significance of the place.

7.2 Zones of significance

The purpose of establishing Zones of Significance is to relate appropriate Conservation Policies to them.

The place as a whole is of little significance in the context of its current location and current physical condition.

7.3 Elements of Significance

Items of some significance

Front door
Remaining internal panel door
Weatherboard cladding
Remnant interior lining boards
Front windows and double hung sash window to left side
Sleep out windows
External door to sleep out
Interior floorboards

Items of little or no significance

Remnant and replacement interior wall structure
Remnant ceiling linings
Doors to laundry, toilet and sleepout
Tiled roof
Roof structure
Verandah floorboards
Verandah enclosure (right side)
Kitchen ceiling
Kitchen fitout
Kitchen exterior wall

Intrusive items

Temporary sheeting and bracing
Location

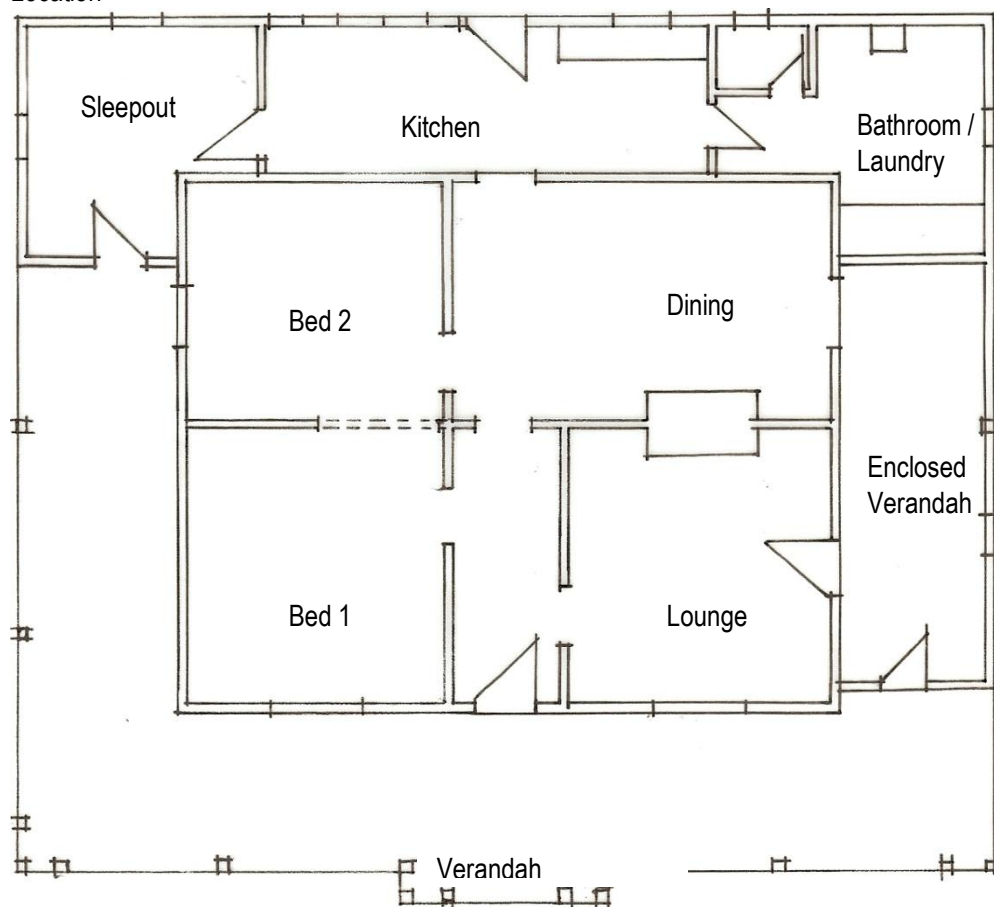


Figure 4: Floor Plan - the place as a whole is of little significance and contains items of some significance

8.0 CONSERVATION MANAGEMENT STRATEGY

8.1 Introduction

The significance of *Elanora* has been substantially reduced by relocation, loss of original fabric and poor condition. As a consequence there is a degree of flexibility relating to the management strategy adopted for the place. It is important to attain a balance between the requirements and resources of the owners, users and stakeholders, the economic factors of relocation, re-construction and restoration, and social /cultural value of conservation.

A number of conservation management strategies have been presented below to illustrate different possible conservation outcomes whilst still maintaining and enhancing the assessed significance of the place. The degree to which the assessed significance can be enhanced varies between strategies. Strategy 1 is a high-end conservation outcome. It involves the highest level of investment and negotiation and would be the most desirable in conservation terms as it involves the relocation of *Elanora* to its original site. Strategies 2 and 3 also involve a high level of investment but the conservation outcome is lower. Strategies 4 - 6 are the least attractive in conservation terms and 7 involves the least expenditure on the physical fabric of *Elanora* but higher expenditure on interpretation. In this case a good interpretation outcome is better than a poor conservation outcome.

8.2 Conservation Management Strategy 1

- Relocate to original site
- Conserve significant remnant fabric
- Reconstruct missing and/or damaged elements
- Adapt with quality fit-out for new use
- Interpret the significance of the place

Strategy 1 A *Provide conservation development incentives for the owners of pt Lot 20.*

Development incentives should be offered to the owners to encourage the relocation of *Elanora* to its original lot. It should be incorporated into the redevelopment of pt Lot 20 and the adjoining site and an appropriate adaptive re-use applied.

Strategy 1 B *Enter into a Heritage Agreement with the owners of pt Lot 20.*

If *Elanora* is relocated to its original site it should be retained and maintained for the benefit of Rockingham residents and visitors. Public access should be encouraged and interpretation of its significance should be provided. This conservation plan should also form part of the Heritage Agreement.

Strategy 1 C *Implement conservation works to the significant remnant fabric of the building.*

Conservation works to the remnant fabric are outlined in section 9.4.

Strategy 1 D *Implement a high quality works program for the reconstruction and recreation of *Elanora**

Reconstruction is not strictly achievable under the terms of the Burra Charter (See policy 10) as the majority of the fabric would be new or introduced. However as the structure is relatively simple, there is extant fabric that can be easily reproduced and clear photographic evidence of missing detail, reconstruction/recreation is possible without conjecture. A high quality works program would ensure the survival of the place and its relocation to its original site would restore much of its lost significance.

Strategy 1 E *Provide quality fit-out for adaptive re-use.*

Adaptive re-use should involve the least structural and detail changes to the original design intention of the building. It should involve quality design and fit-out to obtain a "best-fit" with conservation works. It should be integrated into the adjoining development and preferably have a high level of public accessibility.

Strategy 1 F *Provide interpretation of the significance of *Elanora*.*

Visitors to place and to Rockingham in general should be able to discover the cultural heritage significance of *Elanora*. See section 9.5.

8.3 Conservation Management Strategy 2

- Relocate to a *new* site
- Conserve *significant* remnant fabric
- Reconstruct *missing* and/or damaged elements
- Adapt with quality fitout for new use
- Interpret the significance of the place

Strategy 2 A *Find an appropriate site and viable use*

The identification of an appropriate site and viable use for the building is discussed in section 9.7.

Strategy 2 B *Implement conservation works to the significant remnant fabric of the building.*

Conservation works to the remnant fabric are outlined in section 9.4.

Strategy 2 C *Implement a high quality works program for the reconstruction and recreation of Elanora*

As for Strategy 1 D above.

Strategy 2 D *Provide quality fit-out for adaptive re-use.*

As for Strategy 1 E above.

Strategy 2 E *Provide interpretation of the significance of Elanora.*

Visitors to place and to Rockingham in general should be able to discover the cultural heritage significance of *Elanora*. See section 9.5.

8.4 Conservation Management Strategy 3

- Relocate to a *new* site
- Conserve *significant* remnant fabric
- Adapt with quality fit-out for new use
- Interpret the significance of the place

Strategy 3 A *Find an appropriate site and viable use*

The identification of an appropriate site and viable use for the building is discussed in section 9.7.

Strategy 3 B *Implement conservation works to the significant remnant fabric of the building.*

Conservation works to the remnant fabric are outlined in section 9.4.

Strategy 3 C *Provide entire new fit-out for the building to suit the desired use.*

Install all new internal ceilings, linings, fittings and fixtures to suit desired use. See policy 18.

Strategy 3 D *Provide interpretation of the significance of Elanora.*

Visitors to place and to Rockingham in general should be able to discover the cultural heritage significance of *Elanora*. The more removed from its original site and appearance it becomes the higher the need for interpretation of its significance. See section 9.5.

8.5 Conservation Management Strategy 4

- Relocate to a *new* site

- Repair and renovate *significant* remnant fabric
- Adapt with quality fitout for new use
- Interpret the significance of the place

Strategy 4 A *Find appropriate site and viable use*

The identification of an appropriate site and viable use for the building is discussed in section 9.7.

Strategy 4 B *Implement repair and renovation works to the remnant fabric of the building.*

Required works to the remnant fabric are outlined in section 9.4.

Strategy 4 C *Provide entire new fit-out for the building to suit the desired use.*

Install all new internal ceilings, linings, fittings and fixtures to suit desired use. See policy 18.

Strategy 4 D *Provide interpretation of the significance of Elanora.*

Visitors to place and to Rockingham in general should be able to discover the cultural heritage significance of *Elanora*. The more removed from its original site and appearance it becomes the higher the need for interpretation of its significance. See section 9.5.

8.6 Conservation Management Strategy 5

- Identify a new site
- Recreate incorporating *significant* remnant fabric
- Adapt original plan/layout to new use
- Interpret the significance of the place

Strategy 5 A *Find appropriate site and viable use*

The identification of an appropriate site and viable use for the building is discussed in section 9.7.

Strategy 5 B *Recreate the place using new materials and salvaged significant fabric of the building.*

Document the existing structure for construction with new materials incorporating items of some significance. Items of little significance could be used if desired.

Strategy 5 C *Provide entire new fit-out for the building to suit the desired use.*

Install all new internal ceilings, linings, fittings and fixtures to suit desired use. See policy 18.

Strategy 5 D *Provide interpretation of the significance of Elanora.*

Visitors to place and to Rockingham in general should be able to discover the cultural heritage significance of *Elanora*. The more removed from its original site and appearance it becomes the higher the need for interpretation of its significance. See Section 9.5.

8.7 Conservation Management Strategy 6

- Demolish extant fabric
- Re-use salvaged fabric in a new structure for community/museum purposes
- Interpret the significance of the place

Strategy 6 A *Find an appropriate site for re- use*

This strategy aims to retain the most significant portions of the fabric should all other attempts to relocate the whole of the remnant structure fail. The outcome is a museum collection of significant fabric that will require

interpretation. It could be re-used in a practical application (ie extension/modification to an existing building) or as an interpretative installation.

Strategy 6 B *Demolish remnant fabric and salvage components for re-use.*

Items of some significance should be salvaged and conserved for re-use. Items of little significance can also be salvaged and re-used if desired.

Strategy 6 C *Install salvaged materials in new location.*

Install salvaged materials using quality construction techniques and materials.

Strategy 6 D *Provide interpretation of the significance of Elanora.*

Visitors to place and to Rockingham in general should be able to discover the cultural heritage significance of *Elanora*. The more removed from its original site and appearance it becomes the higher the need for interpretation of its significance. See Section 9.5.

8.8 Conservation Management Strategy 7

- Interpretation only outcome

Strategy 7 A *Provide interpretation of the significance of Elanora*

Visitors to Rockingham should be able to discover the history of development of the area including the cultural heritage significance of *Elanora*. Interpretation can become an integral part of enriching public spaces through art, photographic, written, digital or other installation. Once the physical fabric of the place is removed other methods of interpretation become more important in maintaining the assessed cultural heritage values in the public consciousness. See section 9.5.

Strategy 7 B *Offer remnant fabric to private ownership.*

Remnant fabric could be offered for private ownership, perhaps for use as a residence. The degree of any conservation work or public access would need to be negotiated.

9.0 CONSERVATION POLICY

9.1 Introduction

The following sections provide the owners, users, occupants and administrators of this site with guidance as to the management, maintenance, development and use of the place that will enable the retention and enhancement of the identified cultural heritage values.

The conservation policy has taken into account:

- the requirements and constraints arising from the Statement of Significance.
- procedural constraints and requirements arising from the *Burra Charter*.
- the physical condition of the building, study area and site.
- the client's requirements.
- other external requirements such as health and safety and local government.

The policies listed below need to be implemented at different times. The time frame is listed in brackets after each policy.

- Urgent policies (U) need to be implemented within twelve months of receiving the plan.
- Short term policies (S), need to be implemented within two years of receiving the plan.
- Long term policies (L), need to be implemented within five years of receiving the plan.
- Some policies do not have a definite time period and tend to be ongoing for the life of the building. These are designated (O).

The Implementation Strategy (Section 10) sets out which policies apply for which conservation management strategy and charts when they should be applied.

9.2 Conservation aims

- | | |
|-----------------|---|
| Policy 1 | <i>The policies developed in this conservation plan should be adopted as forming the foundation for any future conservation works or other works which may impact on the significant elements of Elanora. (O)</i> |
| Policy 2 | <i>The Statement of Significance (Section 6.0) and the Graded Zones of Significance (Section 7.0) should be accepted as forming the basis for future decisions about the place. (O)</i> |
| Policy 3 | <i>Where specific policies do not exist, the Burra Charter should be accepted as the principal guiding document for the conservation of this place. (O)</i> |
| Policy 4 | <i>No activities or changes should be made which will compromise the aesthetic, historic, scientific or social values of the place. (O)</i> |

9.3 Policies arising from the cultural significance of the place

The *Burra Charter* is a document that was drafted by the Australian chapter of ICOMOS in 1979. The Charter can be applied to a wide range of places and defines the basic principles and procedures that should be observed when conserving heritage places. All of the articles in *The Burra Charter* are relevant to the conservation of heritage places. Some articles in particular describe the conservation processes which are important in preserving the cultural significance of a place and some of these are listed below. For further clarification of the articles refer to the Charter. Defined terms are included in section 1.5.

9.3.1 Opportunities arising from the assessment of significance

Policy 5 *Adopt and implement a Conservation Management Strategy (S)*

The City of Rockingham in consultation with its Heritage Advisory Committee should adopt and implement a Conservation Management Strategy to guide the immediate decision making process in regard to the desired conservation outcome for *Elanora*.

Policy 6 *Document the existing structure for archival and/or re-building purposes (U)*

As the building is in a fragile state it would be prudent to commission full measured drawings of the building that would enable its reconstruction or recreation (physical or via interpretation) should the existing structure fail to be successfully relocated.

Policy 7 *The assessment and statement of significance should be used in determination of an appropriate conservation management strategy for the place. (U, O)*

A clarification of the cultural heritage significance of the place presents the opportunity to further understand the factors that are important in retaining and enhancing the assessed significance of the place.

Policy 8 *The assessed significance of Elanora should be interpreted. (S,O)*

As *Elanora*'s removal from its original site dramatically reduced its cultural heritage significance and it has lost a significant amount of its original fabric the need to interpret its assessed significance is extremely important.

Policy 9 *The significant fabric of Elanora should be reconstructed or adaptively re-used on a suitable site which will ensure its ongoing and viable use and/or interpretation.*

Elanora is important as the only remaining example of a Rockingham Beach residence of the 1920s and is valued for its aesthetic characteristics derived from its scale, form and construction materials.

Selection of a beach or waterside site is critical to enhancing the significance of the place. Reconstruction to its original form will involve a considerable amount of new fabric. The remnant fabric can be conserved and new materials introduced. Adaptation can occur.

9.3.2 Requirements arising out of *The Burra Charter*

Policy 10 *A building or work should remain in its historical location. The moving of all or part of a building or work is unacceptable unless this is the sole means of ensuring its survival.*

The removal of *Elanora* from its original location has dramatically reduced its significance. This could be regained if relocation to its original site were possible.

Policy 11 *Restoration is appropriate only if there is sufficient evidence of an earlier state of the fabric and only if returning the fabric to that state reveals the cultural significance of the place. (U)*

Restoration is not possible as there is not sufficient extant fabric to return to its original state. The majority of fabric would be new fabric.

Policy 12 *Reconstruction is appropriate only where a place is incomplete through damage or alteration and where it is necessary for its survival, or where it reveals the cultural significance of the place as a whole. Reconstruction is limited to the completion of a depleted entity and should not constitute the majority of fabric.*

Reconstruction is not strictly possible under the terms of the Burra Charter as there is not sufficient extant fabric to return to its original state. The majority of fabric would be new fabric however this is deemed appropriate where it

can be easily identified as new work on close inspection. The introduction of a majority of new fabric is defined as recreation or conjectural reconstruction which is outside the scope of the Burra Charter.

Policy 13 *Adaptation is acceptable where the conservation of the place cannot otherwise be achieved, and where the adaptation does not substantially detract from its cultural significance.*

Adaptation is achievable where the significant extant fabric can be modified for a proposed compatible use.

Policy 14 *Change may be necessary to retain cultural significance, but is undesirable where it reduces cultural significance. The amount of change to a place should be guided by the cultural significance of the place and its appropriate interpretation.*

As *Elanora* is of little significance it is possible to change the fabric to a larger degree and still maintain the significance of the place through interpretation.

Policy 15 *Maintenance is fundamental to conservation and should be undertaken where fabric is of cultural significance and its maintenance is necessary to retain that cultural significance.*

A decision to conserve *Elanora* should include provision for its ongoing maintenance.

Policy 16 *Appropriate professional direction and supervision must be sought and maintained at all stages of the work.*

9.3.3 Requirements arising out of graded zones and elements of significance

These policies are derived from Section 7.0, and reflect the findings obtained from the analysis of the documentary and physical evidence and the integrity and authenticity of the place. (Sections 4.0, 5.9 and 5.10) It is also supported by the information contained in the physical survey report in Appendix A. The following recommendations for Zones of Significance are drawn from information supplied by the Heritage Council of Western Australia in their Consultants Brief for Conservation Plans (see Appendix B).

Note: No areas of the place were identified as being of exceptional or considerable significance.

Policy 17 **Zones of some significance:** *The significant fabric of such spaces or elements should be preserved, restored or reconstructed as appropriate. Adaptation is acceptable to the extent of installing fixtures, services and reversible partitions provided this does not affect the significant external and internal appearance of the building. Discrete structural additions and openings can be made. New or different finishes are acceptable, provided these do not obscure or damage important evidence of significant materials and finishes. Any alterations to the building fabric should be documented. For archaeological sites, disturbance of the area should be avoided where possible. Where disturbance cannot be avoided, an archaeologist should be present when works are undertaken in order to identify and/or collect material of archaeological significance.*

Landscape elements should not be removed without due consideration of their heritage values. Where removal of significant trees is necessary due to their condition, appropriate replacement plantings should be made. There should be no new building work in open space areas which will adversely affect the setting of the building or obscure important views to and from the site.

There should be no new building work in open space areas which will adversely affect the setting of the building or obscure important views into and out of the site. (O)

Areas or elements which were considered to be of some significance are as follows:

Elements:

- Front door

- Remaining internal panel door
- Weatherboard cladding
- Remnant interior lining boards
- Front windows and double hung sash window to left side
- Sleep out windows
- External door to sleep out
- Interior floorboards

Policy 18 **Zones of little or no significance:** *The fabric of such spaces or elements may be retained or removed depending on the future use requirements. However, care should be taken to ensure that any such works do not detract from the significance of adjoining spaces or elements. Before removal ensure that comprehensive photographic and graphic recording is completed. (O)*

Areas or elements which were considered to be of little or no significance were:

Area:

- The place as a whole

Elements:

- Remnant and replacement interior wall structure
- Remnant ceiling linings
- Doors to laundry, toilet and sleepout
- Tiled roof
- Roof structure
- Verandah floorboards
- Verandah enclosure (right side)
- Kitchen ceiling
- Kitchen fitout
- Kitchen exterior wall

Policy 19 **Intrusive Zones:** *Intrusive spaces or elements have been identified as detracting from the significance of the place and their removal, and/or replacement with more appropriate detailing, should be encouraged. Their removal needs to be assessed against other considerations, such as function and economics, before implementation. Before removal/demolition ensure that comprehensive photographic and graphic recording is completed. (O)*

Areas or elements which were considered to be intrusive were:

Area:

- Location

Elements:

- Temporary sheeting and bracing

9.4 Policies arising from the physical condition of the place

The physical condition of the place has been assessed as poor and the structure as a whole has been assessed as being of little significance. As a consequence, the degree to which the remaining fabric of the place is relocated, conserved, renovated, reconstructed or adapted is reasonably flexible depending on the requirements and resources of the City of Rockingham.

Adoption of a Conservation Management Strategy will enable the conservation and/or interpretation of the remnant fabric of *Elanora* to be effectively managed for the benefit of the community of Rockingham.

The following policies address issues in relation to the relocation, conservation, renovation, salvage and adaptive re-use of *Elanora*. Relevant conservation management strategies are noted above applicable policies.

9.4.1 Required works prior to relocation

- Conservation Management Strategies 1 - 4

Policy 20 *Remove all materials containing asbestos fibres*

If the place is to be relocated and re-used all materials containing asbestos fibres should be professionally removed from the structure in accordance with occupational health and safety standards.

Policy 21 *Remove concrete roof tiles*

The concrete roof tiles should be removed and retained on pallets prior to any relocation. The additional weight of tiles on the already compromised structure should be avoided during transport. As the tiles are not original fabric, it would be preferable that corrugated steel roof sheeting be installed on re-construction.

Policy 22 *Ensure structural stability of building*

All ties and struts around the structure and the structure itself should be reviewed for stability and strength prior to relocation.

Policy 23 *Prepare new site*

The new site should be level and prepared with timber stumps, ant caps, etc at appropriate levels according to photographic evidence.

9.4.2 Urgent works

- Conservation Management Strategies 1-4

Policy 24 *Implement urgent works immediately on relocation*

These works are considered a minimum in order to maintain the cultural heritage significance of the remnant fabric on relocation to a suitable site.

- Refix to new stumps. Provide hold down straps as necessary for the coastal location
- Strap and reinforce joins in floor joists, wall, ceiling and roof framing where building has been cut
- Provide concealed galvanised steel post brackets under front verandah posts and secure
- Replace roof covering with corrugated Zinalume including rolled top ridge cappings and flashings (note: remove existing battens, install foiled insulation to main roof area and enclosed verandahs and provide new battens as required) (Also note chimney works in section 10.3)
- Replace existing gutters and downpipes with profile suitable to the style and period of the house. These should be Zinalume given the coastal location.
- Repair/replace missing/cut floor boards
- Reinstall front door and frame
- Replace lengths of weatherboard where building has been cut and where damage has occurred
- Temporarily secure access through floor to lounge and dining (chimney), toilet and laundry areas and kitchen door

9.4.3 Essential conservation works

- Conservation Management Strategies 1 - 3

Policy 25 *Implement essential conservation works within 12 months of relocation*

These works are considered a minimum to conserve the remnant fabric of the building and enhance its assessed cultural heritage values.

Policy 26 *Conserve the patina of age*

Where original fabric has deteriorated beyond viable repair, reconstruction should be considered using replacement material that matches the original material as closely as possible. In some cases, simple stabilisation is the first task, to ensure that there will be something to conserve in the future. However, since it is authentic fabric that represents the greatest value of the place, conservation is the highest priority and replacement should only be carried out when other means of conserving original fabric have been investigated and proved inadequate. Conserving the existing fabric does not require that it appear 'as new' when conservation is complete. The patina of age that results from minimum interference with the original fabric, but involves well-managed maintenance, is also important.

Essential conservation works include:

- Remove existing kitchen external wall and damaged flooring. Repair/replace floorboards and rebuild wall to suit requirements. (Note: this should still look like an infill section and should be clad in something other than weatherboards.)
- Repair left side verandah floor (lapped joins)
- Remove and service sash windows to front elevation and Bed 2, and casement windows to sleepout. Repair as required, sand and prep for painting. Replace any broken or damaged beading, Repair frames as needed. Reglaze and/or re-putty as required. Retain and conserve toilet window.
- Repair or replace other windows to suit requirements
- Conserve front door, glazing and door furniture
- Repair and conserve all external timber framing, weatherboards and joinery. Remove all loose paint, sand and prepare for painting.
- Paint exterior in approved colour scheme.
- Remove all damaged/incomplete plasterboard ceiling and wall linings and acoustic panels. Remove and retain ceiling rose from Bed 1. Where possible retain and repair linings to sleepout. Conserve remaining internal timber wall lining.
- Conserve existing skirtings and architraves

9.4.4 Medium-term conservation works

- Conservation Management Strategies 1 – 2

Policy 27 *Implement medium term conservation works within 3 years or when works commence for re-use, whichever is sooner.*

Medium-term conservation works are those that would enhance and contribute to an appreciation of the assessed cultural heritage significance of the place.

Policy 28 *Introduced fabric should be identifiable on close inspection as new work.*

As *Elanora* has lost a significant degree of its original fabric, most of these works will involve the introduction of new and/or salvaged materials. Care should be taken to distinguish old work from new without resulting in the new work being intrusive.

Medium-term works include but are not necessarily limited to:

- Reinstall front verandah floor using traditional timber framing methods and floorboards, reinstall missing posts, balustrade and timber brackets
- Rebuild brick chimney and hearths. (Note: The original mantle pieces as shown in the photographs of the place before relocation should be reinstated)
- Upgrade pine stud wall framing to reflect original design layout, door openings and requirements of wall lining.
- Re-wire. Provide wiring and services concealed in framing as required by new use.
- Provide other services. Where known, other services such as plumbing and gas should be incorporated into the structure at this stage.
- Reline walls above dado and ceilings in plasterboard with battened joins and scotia to junctions as indicated in sleepout. Replace missing lengths of dado rail. (Note: Insulation may be included in the framing cavity is desired.)
- Repair/replace ceiling rose to Bed 1
- Provide new internal doors and frames similar to door in Lounge
- Sand and seal floors with Tung oil. Install oiled quad to skirting/floor junction.
- Paint interior in approved colour scheme
- Explore appropriate lighting fixtures to integrate with the building whilst still provide adequate lighting for desired use.
- Provide window treatments which are appropriate to the design intent and desired use of the building.
- Construct an appropriate front fence with reference to photographic evidence (Note: depending on use/location)

9.4.5 Adaptive works to conserved building

- Conservation Management Strategies 1 - 4

Policy 29 *Carry out adaptive works within 3 – 5 years*

The extent of adaptation is dependent on the conservation strategy adopted. Strategies 1 and 2 attempt to present the place as it was originally intended whereas strategies 3 and 4 aim to present the significant fabric in a conserved and renovated form, respectively. For all 4 strategies new openings in the exterior walls should be limited to the rear kitchen wall and the right side verandah enclosure. Openings to the laundry/bathroom area can be modified to suit the new use but not involve the removal of entire walls.

Interior adaptation for strategies 1 and 2 is limited to the re-use of the kitchen, laundry/bathroom and right side verandah enclosure. Minor openings may be made or retained between these spaces and the main rooms of the place.

Interior adaptation for strategies 3 and 4 will generally be defined by the requirements of the new use. A contemporary finish alongside the retention and conservation of significant fabric is desirable. New openings can be made in already altered walls, and doors can be placed in original or new openings if desired. New doors can be in a contemporary finish. It is not necessary to reconstruct the chimney but the vestige of the hearth and chimney should remain. The area could be neatly filled with floorboards or other flooring material.

It is not necessary to replace missing timber dado and battened wall and ceiling linings. Contemporary flush linings can be installed and junctions between surfaces and materials can be handled in a contemporary manner.

Floorboards can be sanded and oiled as per original or covered with desired floor covering to suit new use. The installation of new floor treatments should be reversible.

New electrical, plumbing, gas, computer and phone services should be installed to suit required use giving due respect to the significant fabric.

The interior colour scheme should suit the new use. Windows and doors should not be painted closed and previously unpainted surfaces should be left unpainted.

9.4.6 Salvage and re-use of significant fabric

- Conservation Management Strategies 5 - 6

For a place such as *Elanora* where its significance has been substantially reduced by relocation, poor condition and missing fabric, the primary cultural heritage values are not related to the site or physical fabric of the place. The reduction in significance of the place as a whole is such that elements may be taken from the remnant fabric and incorporated into a new structure without any further reduction in the significance of the place.

Alternatively, the cultural heritage values of the place could be maintained in the public realm through interpretation and the remnant fabric returned to private ownership for reconstruction as a residence.

Policy 30 *Remove and conserve all fabric of some significance*

All fabric of some significance should be removed from the remnant structure. All nails, surplus fixings and paint removed and where necessary skirtings, architraves, floorboards, weatherboards, etc should be re-machined flat-packed and stored for re-use. Windows and doors should be securely stored.

Policy 31 *Remove and re-use fabric of little or no significance*

The remnant fabric of little or no significance can be used as a source of recycled materials. Where necessary, structural timber could be re-machined to provide new lining boards, floor boards, etc

9.4.7 Maintenance

- Conservation Management Strategies 1 – 4

Informed maintenance will ensure that nothing deleterious will occur to the significant fabric. Once conservation works are complete, regular periodic maintenance will ensure effective conservation of the place

Policy 32 *Maintenance items should be acted on immediately and procedures developed into a regular maintenance schedule that is adopted as part of the day-to-day management of the place. (S, O)*

Policy 33 *Any recommended maintenance work must comply with procedures outlined in the Burra Charter and section 7.2.2 General Actions and Controls. (O)*

- A program of pest management should be maintained
- Continually monitor significant areas and elements for signs of deterioration and take appropriate action.
- Paint exterior and interior previously painted surfaces as required. All surfaces should be professionally prepared and expertly painted. Damaged or degraded materials or surfaces should be made good or replaced in accordance with best conservation practices.
- Ease and repair all windows and doors to operable condition
- Ensure adequate sealing and fixing of roof sheeting, flashings, gutters and downpipes. Ensure all gutters and downpipes are regularly cleared of any debris and stormwater is dispersed away from the building into soak wells or water tanks (where appropriate). All rainwater goods shall be in galvanised steel in appropriate profile to suit the style and period of the property.
- Maintain a monitored security system (if appropriate).

- Continually monitor the building fabric for signs of deterioration and take appropriate action.
- Assess fire risks to the building and take appropriate action.

9.5 Policies arising from the requirement to interpret the place

Although *Elanora* is a relocated place, and many of the values associated with its cultural heritage significance have been compromised or lost as a result of this action, there is still merit and value in considering an interpretation outcome for the place.

However, interpretation does not need to be restricted just to the place when it was in its original location. The story of the relocation itself and the reasons for this has now become part of the history of *Elanora* and demonstrates the importance that the place has to the local community. The story of this individual place also has relevance to the broader story of the changes and development pressures that have been, and still are, occurring in the Rockingham Beach area and how this is changing the cultural, natural and historic landscape.

Interpretation should enhance appreciation of its past, complement the present, and guide the future in an evocative, emotive, popular and challenging way. In addition, interpretation will be a means through which the many community projects can be undertaken (through community events, participation and activities) and a mechanism by which the broader community and the Town of Rockingham can re-engage with the place in a meaningful, positive and vibrant way.

To guide this process, the following guidelines can be utilized to establish basic principles and approach:

'Interpretation Planning Guidelines' developed by the National Trust of Australia (WA)
and
'Interpreting Heritage Places and Items Guidelines' prepared by NSW Heritage Office.

Interpretation and conservation are, more often than not, inextricably linked. Interpretation is an important element in presenting the significance of the place which in turn has positive influence on the conservation of the place. In this way, the general principles and philosophy of the *Burra Charter* should be taken into consideration in the interpretation of *Elanora* to ensure that any interpretive activity or device is not in conflict with but complements policies relating to the conservation of the place.

9.5.1 Definitions

The National Trust's Interpretation Planning Guidelines' gives the following definition of interpretation:

Interpretation is an interactive communication process, involving the visitor, through which heritage values and cultural significance are revealed, using a variety of techniques in order to enrich the visitor experience and enhance the enjoyment and understanding of the site.

[Murphy, S. 1997:5]

The NSW Heritage Office gives the following definition in 'Interpreting Heritage Places and Items Guidelines'.

Interpretation means all the ways of presenting the significance of an item⁵⁵. Interpretation may be a combination of the treatment and fabric of the item; the use of the item; the use of interpretive media, such as events, activities, signs and publications, or activities, but is not limited to these.

⁵⁵ The use of the word 'item' is the same as place.

9.5.2 General Approach to the Interpretation of *Elanora*

Policy 34 *Interpretation should highlight, consider and incorporate all the following themes and aspects at varying degrees according to the potential for information to be revealed and mindful of the final location and use of Elanora*

Elanora the place – as a town residence (home) and as the Music House, including consideration of the (original) fabric and layout of the place.

The Bell family – the place as a link to the well-known Rockingham family and one of its earliest settlers – the Bell family - in association with the other extant places including Bell Cottage (Woodbine) East Rockingham, the Rockingham Hotel (former Port Hotel), and Rockingham Hostel (Trocadero).

Landscaping – the gardens and other plantings as well as hard landscaping established by the Edith Bell, although historical photographs indicates that this may have been modest.

The surrounding context – taking into consideration the original location of the place – including its orientation – as well as its relationship to the coast (including if any design features related to its proximity to the beach – e.g. shutters, blinds) and the context of the broader cultural and natural environment of the Rockingham Beach area.

Non-extant structures – any significant outbuildings and other associated structures or elements (i.e. fencing) that may have existed at the original location.

Moveable heritage –related objects, artefacts and archival material that may still be available and accessible including those items that may not have been sourced or identified yet.

Archaeological remnants – any evidence relating to the place (including structural footings or objects) that may be revealed through the excavation of the original site. Any evidence should be documented and collected as appropriate.

9.5.3 Specific policies relating to the Interpretation of *Elanora*

The following policies incorporate many of the recommendations for interpretation presented in a report by Annette Green, City of Rockingham Regional Heritage Advisor (7 March 2006).

Policy 35 *Any decisions about the future location of Elanora should take into account it being one of the original town residences and its close proximity to the water.*

The degree and complexity of any interpretation of *Elanora* greatly depends on the final location decided for its reconstruction.

The City of Rockingham's 'Draft Municipal Heritage Inventory' (Palassis Architects, 2004) specifically refers to the relationship of the house with the original town lots and its proximity to the town centre. It is therefore strongly recommended that priority be given to identifying a site within the Rockingham Beach area in order to support effective interpretation of both the history of this house and the evolution of the original town. The selection of a future site should also seek, as much as possible, to minimize the distance from its original location.

The name of the place, *Elanora*, obviously has strong associations with being originally situated near the beach, with the meaning of the name being "a home by the sea". Proximity to water (preferably coastal) will therefore greatly contribute to the interpretation of the place.

At a minimum, the place should retain a comparable degree of public visibility as did the original site which would also reduce or minimize the risk of vandalism.

Policy 36 *The future use of Elanora should be considered in relation to the contribution this can make to the interpretive outcomes desired for the place and in turn to strengthen the cultural heritage values associated with the place.*

The future use of the place can play an important role in the interpretive outcomes.

Elanora was a private residence for most of its history however, it was also used as commercial premises. If neither of these past uses are viable options for its future use, then it is recommended that an alternative use be found which still supports some degree of public access and interpretation.

Any new use should ideally require minimal adaptation of the original fabric and layout. However, this does not preclude compatible additions and sensitive alterations if required.

Policy 37 *The reconstruction of Elanora should incorporate aspects related to the original fabric at the time of its original construction.*

The reconstruction of *Elanora* should be taken as an opportunity not only to use as much of the useable salvaged fabric but also as an opportunity to reintroduce original fabric and elements that were removed or altered over time. Examples of this include the iron roof, timber verandah floor, fireplaces and mantelpieces. Historical photographs and information should be used to guide this process. Later adaptations and changes would have little if any significance and therefore contribute little to its interpretation.

Policy 38 *The reconstruction and reuse of Elanora in a location that supports interpretation of both its history and the evolution of the original town, provides a good opportunity for the City of Rockingham to maintain an active and highly visible role in protecting and promoting local heritage.*

An appreciation of the cultural heritage values of the place will also be enhanced through some public access to the place.

9.5.4 Funding

Policy 39 *The City should actively identify and seek funding sources and other opportunities to assist with the development and implementation of the interpretation of Elanora.*

It may be possible to obtain a grant for the various aspects of interpretation under the annual Lotterywest Interpretation of Cultural Heritage Grants Program, as well funding through the Department of Culture and the Arts and the Peel Development Commission's Regional Development Scheme.

Policy 40 *Interpretation of the place should only relate to those themes that have some or considerable significance to the place.*

As well as the interpretation of the stories that directly relate to *Elanora*, interpretation could also embrace broader themes in relation to associated places and activities. The story of the relocation itself and the reasons for this has now become part of the history of *Elanora* and demonstrates the importance that the place has to the local community. The story of *Elanora* also has relevance to the broader story of the changes and development pressures that have been, and still are, occurring in the Rockingham Beach area and how this is changing the cultural, natural and historic landscape.

Elanora could also be linked in with other interpretive activities. For example keying *Elanora* in to any existing heritage trails/walks that encompass all historic town residences or perhaps properties owned by the Bell family in Rockingham.

Policy 41 *Proactive collecting of moveable heritage that has provenance and/or a significant relationship to the place or that directly contributes to improving interpretation should be encouraged according the resources and capabilities of the City and the local community.*

Depending on final use, it is important not to allow a place such as *Elanora* to become a repository for historic and other items that have no provenance to the place nor contribute to the interpretation of the place and family. A selective and targeted collecting practice is encouraged that could potentially source important material that is currently not identified.

9.5.5 Interpretation Plan

Policy 42 *That the City of Rockingham has an Interpretation Plan prepared for Elanora.*

There are many benefits to having an interpretation plan prepared, including but not limited to:

- having a professional framework and strategy for interpretation of the place
- ensuring improved access to the cultural heritage significance of the place for user groups, the community and visitors
- a tiered set of recommendations so that incremental implementation is possible
- a plan from which specific projects may be scoped, designed, costed and then documented for implementation.

In addition to, or as part of the interpretation of *Elanora*, this policy could be broadened to include the interpretation plan for the Rockingham Beach area which would incorporate both private residences as well as commercial and public facilities that are and are not extant. Alternatively, or as well, this policy could also be broadened to interpretation of the former places associated with the Bell family, as a way of telling the story of this family and the legacy they have left in Rockingham. This project should be done in association with the Rockingham District Historical Society.

9.6 Policies arising from external requirements

9.6.1 Current heritage listings

National Trust - The place is not classified by the National Trust of Australia (WA). The National Trust is a respected voluntary body and an entry on their Classified List engenders moral obligations only, rather than any legal protection or obligations.

Register of the National Estate - *Elanora* is not entered on the Register of the National Estate. The Australian Heritage Council is responsible for the maintenance of the Register of the National Estate. Entry on this register, whilst giving national status to buildings or sites, only has legal implications for Commonwealth bodies.

Municipal Heritage Inventory - *Elanora* was listed as management category B in the City of Rockingham Municipal Heritage Inventory (2004), adopted 1998 and has been maintained in the review of the Municipal Heritage Inventory in 2007.

Management category B is defined in the City of Rockingham Town Planning Scheme No.2 as follows:

- Considerable Significance
- Worthy of a high level of protection
- Conservation of the place is highly desirable
- A detailed Heritage Impact Statement should be undertaken before Council determines an application for any major redevelopment or demolition

Town Planning Scheme - *Elanora (the building only)* is included in the Heritage List appended to Town Planning Scheme No 2 and as such is provided statutory protection under the Scheme.

Under the Scheme, the City's Heritage Conservation and Development Policy provides further information on making an application for works on a heritage-listed property. The policy applies the development control principles contained in the State Planning Policy 3.5 Historic Heritage Conservation; provides development and design guidance for development of places in the Heritage List established pursuant to the City of Rockingham Town Planning Scheme No.2; and details procedures for making applications for approval of heritage-related development.

The objectives of the Heritage Conservation and Development Policy are:

- To conserve and protect places of cultural heritage significance within the City of Rockingham
- To ensure that development does not adversely affect the significance of heritage places
- To ensure that heritage significance is given due weight in decision making for applications for planning approval
- To provide greater certainty to landowners and the community about the planning processes for heritage identification and protection in the City of Rockingham.

Heritage Council of WA - *Elanora* is not entered on the Register of Heritage Places. Registration recognises that a place has cultural heritage significance for the people of Western Australia. Places on the Register of Heritage are provided with protection under the Heritage of Western Australia Act 1990. The requirements of the Act are binding on all State Government Departments and instrumentalities as well as corporations and individuals.

Policy 43 *Review the level of significance assigned to Elanora in the Municipal Heritage Inventory and Heritage List. (S)*

In the context of its current location and current physical condition, this conservation plan has assessed *Elanora* as being of little significance (according to the definitions included in the HCWA brief - See Appendix B). This may equate more closely to Management Category C or D as defined by City of Rockingham rather than its current B Category. The assigned level of significance in the MI should be reviewed following the implementation of an appropriate Conservation Management Strategy (See Section 8.0).

Policy 44 *Seek funding for conservation works and/or maintenance. (O)*

Conservation incentives are available to owners of heritage listed buildings. Incentives may be financial in the form of grants, low interest loans, relief from taxes and charges, or non-financial by way of planning incentives. Incentives are not linked to a place being included on the State register however adoption and implementation of this conservation plan will assist in obtaining works and interpretation funding.

9.6.2 State government policy

As *Elanora* is owned by the City of Rockingham and not by the State Government, the Government Heritage Property Disposal Process does not apply.

The City of Rockingham is bound by the development control principles contained in the State Planning Policy 3.5 Historic Heritage Conservation.

9.6.3 Requirements of statutory authorities

Policy 45 *Obtain necessary approvals for works (O)*

The place is listed on the City of Rockingham Municipal Inventory with protection Category B and included on the Heritage List appended to the TPS No.2. All building works (if the place changes ownership) should be referred to the City for approval. The City may seek the advice of the Heritage Council under the *Heritage of Western Australia Act 1990*, but as the place is not eligible for entry into the State register approval for works is not required.

Development applications for any works (including soft and hard landscaping, fencing, maintenance, new construction, or building conservation) within or adjacent to a registered curtilage⁵⁶ must have the approval of

⁵⁶ The 'curtilage' is described as being the boundary of the registration. It is shown on the title of the land.

Heritage Council of WA. This would only become relevant if *Elanora* were to be relocated to a State Registered site.

Policy 46 *Comply with building codes, town planning schemes, health acts, fire regulations and other statutory restraints which may affect the place. (O)*

As the place was a residence which is now disused and located in the City Works Depot it does not have the use constraints of a suburban house. In any redevelopment or change of use all relevant codes should be followed except where they conflict with desired conservation outcomes. In this case a modified solution should be resolved with the necessary authority.

9.7 Requirements of the owners and users of the place

This section aims to set out the opportunities and constraints experienced by the owners and users of the place in reference to the maintenance and management of its assessed cultural heritage significance.

9.7.1 Managing a heritage property portfolio

There are 60 places on the Municipal Heritage Inventory adopted by the City of Rockingham in March 2008 and 37 of those are included on a Heritage List appended to the City of Rockingham Town Planning Scheme No.2. Only 6 places on the Heritage List are (or were) residences emphasising the importance of such places to the local community.

The City of Rockingham is in control of 17 places listed in the Municipal Inventory reflecting a strong commitment towards conservation of the cultural heritage of the place. It is critical that the City develop and maintain a strategy for the effective management of the portfolio of heritage properties given the skilled expertise and higher cost associated with maintenance of the properties. Those properties of highest significance (ie Management Category A+ and A) and those most at threat should receive priority funding over those of lower management categories.

9.7.2 Identification of a relocation site

The City's Officers and Regional Heritage Advisor, with input from the Heritage Advisory Committee identified 21 potential sites for the relocation of *Elanora*. These are noted in figure 6 and photograph 21. A detailed analysis was undertaken to identify the strengths, weaknesses, opportunities and threats offered by each site. The City's Heritage Advisory Committee shortlisted 7 sites based on the contribution the location would make to the retention of heritage values of the building. These were as follows:

- Kent Street adjacent to Tourist Centre/Museum (Site 1)
- Attwood Way Precinct (Site 2)
- Wanliss Street near Rockingham Tennis Club (Site 17)
- Rockingham Bowling Club (Site 18)
- Kent Street east of the Bowling Club (Site 19)
- Lewington Reserve (site 20)
- Rockingham Beach Primary School (Site 21)

These 7 sites were reviewed by the City in respect of economic and planning objectives and 4 sites identified for consideration in greater detail, including discussion with relevant stakeholders, preparation of business plan for relocation and long-term use and consideration of costs associated with relocation, renovation and ongoing maintenance. The 4 sites being considered by the City are as follows:

- Wanliss Street near Rockingham Tennis Club (Site 17)
- Rockingham Bowling Club (Site 18)
- Kent Street east of the Bowling Club (Site 19)
- Lewington Reserve (site 20)

The site analysis for the sites 17, 18 and 19 notes:

The future of the Tennis and Bowling Clubs has not been determined. Although the site(s) supports the cultural heritage significance of Elanora, the long term availability of the site is uncertain.

The site analysis for Lewington Reserve notes:

The site located at Rockingham Beach, is situated in a similar context to the original location and supports the cultural heritage significance of Elanora, although not to the same extent as location within the waterfront village.

Policy 47 *Investigate possible relocation to original site.*

Notwithstanding the above investigations by the City of Rockingham, the ideal site for the relocation of *Elanora*, in terms of enhancing its heritage value, is a return to its original site. Conservation and development incentives should be offered to the owners of pt Lot 20 and a Heritage Agreement entered into to involve the retention and incorporation of *Elanora* in a new development.

Policy 48 *The site should have a seaside location.*

The primary factor involved in the reduction of significance of the place is its removal from its seaside location. This location is important in demonstrating early 20th Century residential development in the City of Rockingham, reflecting the meaning given to the place through its name, and re-creating a tangible connection to the Bell family landholdings and influence in the development of Rockingham.

9.7.3 Management of the property

Policy 49 *A lease should be formalised between the City of Rockingham and user/s of the place to set out the terms and conditions for use and management of the place. (L)*

Policy 50 *The conservation, maintenance and management of the place should be the responsibility of the City of Rockingham. (L, O)*

Policy 51 *A copy of the Conservation Plan for Elanora should be lodged with the City of Rockingham and made available to all involved in the management and maintenance of the place. (U)*

9.7.4 Compatible Use

Policy 52 *Compatible uses are preferred over any other uses for the place. (O)*

A preferred compatible use for a place of cultural heritage significance is one that matches its purpose of construction. Where this is not viable, compatible uses are preferred. As defined in the Heritage Council's Conservation Plan Study Brief, these include uses that:

- maintain the integrity of the place, including retention of interior and exterior spaces;
- require only adaptations that can be easily reversed without causing damage to the significant fabric;
- not require partitioning or fixtures that cannot be easily removed without damaging other fabric;
- not destroy the opportunity for interpretation of the place; and,
- take the opportunity to conserve fabric described in other policies in this document.

Compatible uses and/or development for *Elanora* may include:

- Residence
- Commercial/retail
- Cafe
- Community centre or facility

Policy 53 *Future use should respect and acknowledge the identified cultural heritage significance of the place. (O)*

Other factors to be considered in any relocation proposal include landscape, setting, surrounding development, ground surface finishes and suitability to proposed use.

Current use - The place is currently unused.

Future use - There are no current development plans for the place.

Areas for redevelopment include - All areas of the place may be redeveloped with due respect to the graded levels of significance as defined in Section 7 and 9.3



Photograph 21: City of Rockingham aerial view showing possible sites

10.0 IMPLEMENTATION AND MANAGEMENT STRATEGY

10.1 Responsibility

Responsible agencies for the place are as follows:

- Owner: City of Rockingham (CoR)
- Rockingham District Historical Society (RDHS)
- Heritage Council of Western Australia (HCWA)
- Local Authority: City of Rockingham (CoR)
- Other: Specified
- All agencies involved in decision making regarding the place (A)

10.2 Conservation and maintenance

As owner of the place, the City of Rockingham is wholly responsible for the maintenance of the place. The place is currently unused.

10.3 Adoption of the policy

The City of Rockingham should adopt the Conservation Plan and the Burra Charter as the primary guiding documents for the conservation of the place.

10.4 Time frame

The policies detailed in Section 9 require implementation at different times. The time frame is listed in brackets after each policy and the responsible party and any particular process is listed in the table below.

Code to implementation time frame is as follows:

- Urgent policies (U) need to be implemented within twelve months of receiving the plan.
- Short term policies (S), need to be implemented within two years of receiving the plan.
- Long term policies (L), need to be implemented within five years of receiving the plan.
- Some policies do not have a definite time period and tend to be ongoing for the life of the building. These are designated (O).

10.5 Review

The Conservation Plan should be reviewed after 10 years or if the circumstances regarding the operation and management of the place are altered.

10.6 Implementation

The following table sets out the policies contained within the conservation plan, which agency is responsible for the implementation, the time frame and note whether or not any particular process is required in implementation.

Policy No.	Summary of Policy	Page No.	Responsible Agency	Time Frame	Process
1	Adopt the Conservation Plan	35	A	O	
2	Statement of Significance and graded zones to guide future decisions	35	A	O	
3	Refer to the Burra Charter	35	A	O	
4	No activities to occur that compromise the assessed cultural heritage significance	35	A	O	
5	Adopt and Implement a Conservation Strategy	36	CoR	S	
6	Document the existing structure	36	CoR	U	Employ a consultant or skilled draftsman
7	Use assessment and statement of significance	36	CoR	U, O	
8	Interpret the significance	36	CoR, RDHS	S, O	
9	Ensure fabric of Elanora has an ongoing and viable use and/or interpretation	36	CoR, RDHS	U, S	
10	A building should remain in its historical location	36	A	U	
11	Restoration is not possible as there is not sufficient extant fabric	36	A	U	Obtain advice from a heritage consultant.
12	Reconstruction is not strictly possible	36	A	U	Obtain advice from a heritage consultant.
13	Adaptation is achievable	37	A	S	Obtain advice from a heritage consultant.
14	Change may be necessary	37	A	S	
15	Maintenance is fundamental	37	A	O	
16	Appropriate professional direction and supervision	37	A	O	
17	Zones of Some Significance	37	A		Obtain advice from a heritage consultant.
18	Zones of Little or No Significance	38	CoR	U	Obtain advice from a heritage consultant.
19	Intrusive Zones	38	CoR	S	
20	Remove asbestos	39	CoR	U	Employ a skilled contractor
21	Remove concrete roof tiles	39	CoR	U	Employ a skilled contractor
22	Ensure structural stability	39	CoR	U	Obtain advice from a consultant and employ a skilled contractor
23	Prepare new site	39	CoR	U, S	Obtain advice from a consultant and employ a skilled contractor
24	Implement urgent works on relocation	39	CoR	U	Obtain advice from a consultant and employ a skilled contractor
25	Implement essential conservation works	40	CoR	U, S	Obtain advice from a consultant and employ a skilled contractor
26	Conserve the patina of age	40	CoR	S, O	Obtain advice from a

					heritage consultant
27	Implement medium term conservation works	40	CoR	S, L	Obtain advice from a consultant and employ a skilled contractor
28	New work should be identifiable	41	CoR	O	Obtain advice from a heritage consultant
29	Carry out adaptive works	41	CoR	S, L	Obtain advice from a consultant and employ a skilled contractor
30	Conserve fabric of some significance	42	CoR	U, S	Obtain advice from a consultant and employ a skilled contractor
31	Remove and re-use fabric of little or no significance	42	CoR	U, S	Obtain advice from a consultant and employ a skilled contractor
32	Develop and implement a maintenance schedule	42	CoR	S, O	Obtain advice from a consultant and employ a skilled contractor
33	Ensure maintenance work complies with the Burra Charter	42	CoR	O	Obtain advice from a consultant and employ a skilled contractor
34	Interpretation must encompass relevant themes	44	CoR, RDHS	S, O	Obtain advice from a heritage and interpretation consultant
35	The future location of Elanora should reflect its close proximity to the town centre and water	44	CoR	O	Obtain advice from a heritage consultant
36	Future use should add to cultural heritage value and interpretative outcomes	45	CoR, RDHS	O	
37	Incorporate missing items during reconstruction	45	CoR, RDHS	S, L	
38	Reconstruction and reuse of Elanora provides opportunities for City of Rockingham and the community	45	CoR, RDHS	S, O	
39	Seek funding and support for interpretation	45	CoR, RDHS, HCWA	U, O	
40	Interpret important themes	45	CoR, RDHS	S, O	Obtain advice from an interpretation consultant
41	Proactively locate and acquire appropriate moveable heritage	46	CoR, RDHS	U, O	Obtain advice from an interpretation consultant
42	Prepare an Interpretation Plan	46	CoR	S	Employ a consultant
43	Review the MI level of Significance	47	CoR	S, L	Obtain advice from a heritage consultant
44	Seek funding for conservation works and/or maintenance	47	CoR, Lessees	U, O	Obtain advice from a heritage consultant
45	Obtain necessary approvals for works	48	CoR, Lessees		
46	Comply with building codes	48	CoR, Lessees	O	
47	Investigate relocation to original site	49	CoR	U	
48	The site should have a seaside	49	CoR	U	

	location				
49	Formalise a lease	49	CoR, Lessees	S, L	Seek legal/commercial advice
50	Identify responsibility for conservation, maintenance and management with CoR	49	CoR. Lessees	O	Seek legal/commercial advice
51	Make a copy of the Conservation Plan available for public use	49	CoR	O	A copy of the Conservation Plan should be lodged with Heritage Council of WA
52	Compatible uses are preferred over any other uses	49	CoR	O	
53	Future use should respect and acknowledge the identified cultural heritage values of the place	50	CoR	O	

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Appendix A – Physical Survey

Physical Survey – Elanora

	<p>Front Elevation. Roof tiles and verandah flooring removed. Decorative detail to verandah posts and balustrade missing.</p>
	<p>Projecting gable of front verandah. Panel removed when house divided in half for transport. Front door removed.</p>



Damage to structure of projecting gable on front verandah



Front verandah showing paired double-hung sash windows.



Corner detail of front verandah.



Corner detail of front verandah. Simple decoration achieved through twin posts and cross-bracket.



Steel plate to verandah beam on right side of house showing significant corrosion.



Left side verandah with separate door to sleep-out at rear corner.




Laundry/
bathroom
window at right
side of house.
Fibre-cement
cladding to
portion of
enclosed
verandah. Paint
failing on
remainder of
timber weather-
boards and rot
to lower boards
and timber
structure.



Rear corner of laundry/ bathroom. Corner stop to weather-boards has rotten. Foam fill (applied internally) has now perished.



Rear elevation. Paint almost completely failed to bathroom/ laundry corner. Asbestos cement infill to centre portion containing kitchen/ dining area. Weather-boards to sleep-out at far right. Louvre windows to laundry and kitchen areas.

	<p>Sub-floor structure appears relatively sound.</p>
	<p>Roof structure appears relatively sound despite the removal of the chimney due to relocation. Corrugated steel sheet in place of tiles where chimney removed.</p>
	<p>Verandah floor on right side of house. The ends of most floor boards have been replaced with narrower boards cut back to the first joist. Corner stop to weather-boards has rotten.</p>



Significant weathering and rot to exposed floor-boards on back verandah (back door to kitchen area)



Advanced rot in timber window frame on front elevation.



Cut through house viewed from back to front.



Interior front hallway. Most timber wall lining removed and wall structure reconstructed in pine.



Front door with fanlight is intact in its frame and is located in the right front room of the house. The leadlight is slightly damaged.



Leadlight glazing and fanlight to front door. Hardware to fanlight extant.



View looking from right hand side room towards front hall.



Hearth locations in right hand side front and rear rooms. Chimney removed for relocation of house.



Left hand side front room. Dado lining extant to front wall only.



Damaged pressed metal ceiling rose to front left hand room. Battened plasterboard ceiling damaged.



Vertical timber panelling to dado.



View from left hand side rear room looking through to front room. Large opening in wall between the rooms with bull-nosed craftwood architrave. Ovolo jarrah architrave to original doorway on left side of picture.



Sleep-out at left rear corner of house is the most intact room. It exhibits four-pane casement windows with obscure glazing and battened plasterboard upper walls and ceilings which are lined on the rake. Most jarrah dado linings are extant.



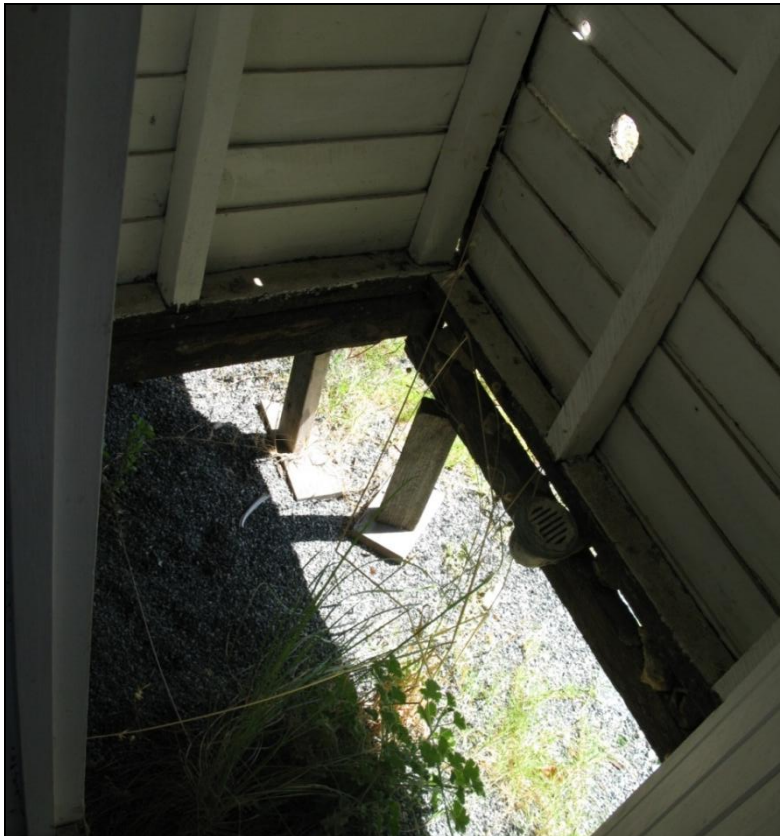
Rear enclosed verandah – dining area adjacent to kitchen with sleep-out at far end of space. Ceiling and exterior lining in asbestos cement sheet which is damaged. Timber framed louvre windows in very poor condition. Floor and door opening damaged due to relocation of house.



Kitchen area in rear enclosed verandah. Four-panelled external door and timber panelled ledged and braced doors internally. Timber framed ply cupboard unit with stainless steel sink.



The toilet has no internal wall linings, timber-framed fixed louver windows. Ceiling lined on rake masonite with acoustic ceiling tiles fixed over.



Floor removed
in toilet due to
relocation.



Bathroom/
laundry. Linings
(masonite)
removed from
laundry. Paint
colours indicate
other linings
may have been
applied over the
top of weather-
boards in
bathroom areas.
Corner of floor
removed
indicating
location of
copper for
laundry.







Appendix B – HCWA standard Consultant's Brief for Conservation Plans

www.heritage.wa.gov.au/publications

Appendix C – Extract from City of Rockingham Municipal Heritage Inventory and Heritage List